

Statement of Proposal

Development Contribution Policy 2018

Consultation 29 October – 16 November

Background

As new development occurs throughout the Central Hawke's Bay District it places demands on the Council to provide a range of new and upgraded infrastructure. It is important to ensure that the potentially high costs of providing new assets for development are adequately and sustainably accounted for.

Councils are required by law to provide details about how they will fund capital expenditure – the costs of providing new assets or increasing their capacity. As the cost of growth is driven by development, we consider that it is equitable that a development should meet its share of the resulting costs. Development Contributions are the funds received from people or organisations when they develop property. They are used to fund capital works that are driven by the need to provide services to our growing communities.

This statement of proposal includes a summary of the proposed changes, the draft Development Contributions Policy 2018 (the Policy), the reasons for it, reasonably practicable policy options and information about how you can have your say. Consultation is being undertaken with the public so we can assess public support for the Policy and can consider alterations to the Policy as a result of the public submissions we receive.

We invite feedback from anyone who has an interest in these issues before final decisions are made on what will and will not be included in the Policy.

Reasons for the Proposal

Our Development Contributions Policy was last updated in 2015 as part of the Long Term Plan. The Policy requires update again now to meet legislative requirements as well as to meet the changes in real growth and in growth projections that place increased demand on the districts infrastructure.

Issues

Growth

Central Hawke's Bay is experiencing strong growth and forecasting this to continue until 2028. This growth will create the need for water, wastewater, roads, stormwater, parks, reserves and community facilities beyond what normal levels of service and maintenance provides for. We are proposing to charge Development Contributions for water, wastewater, and stormwater.

Development Contributions help fund growth

Our current Development Contributions Policy came into force in 2015. It affects most people and companies developing new residential, commercial or industrial land and buildings. Like the 2015 Development Contributions Policy, the Policy ensures that those who create the need for this infrastructure and directly benefit from our provision of infrastructure capacity are those who pay for it. Development Contributions are paid on any subdivision and non-residential development that generates additional demand on infrastructure services as calculated under the Policy. This includes extensions to existing commercial buildings which create additional floor space, as well as new developments, subdivisions, and houses.

Types of activities that may be funded

While possible to charge development contributions for a range of activities, we propose to only charge contributions for water, wastewater, and stormwater. In future revisions of the Policy, Council may seek to charge contributions for;

- network infrastructure - the provision of roads and other transport, water, wastewater, and stormwater collection and management;
- community infrastructure - the provision of the following assets if we own and operate them:
 - community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated;

- play equipment that is located on a neighbourhood reserve;
- toilets for use by the public.
- reserves.

Development Contributions Policy – from draft to adoption

We are consulting on this policy as Council believes this is a key funding stream to help with the cost of addition capital work in the areas of 3 water for increased capacity for future development. This process also meets one of the key corner stone principle in funding capital works as recommended in the consultation process for the #bigwaterstory under taken in late 2017.

This consultation process is in accordance with section 82 of the Local Government Act which requires the Central Bay District Council to advise parties it believe are affected by this policy of the proposed ammended policy is open for consultation.

Anyone can make a submission on the Development Contribution Policy. Submissions should clearly show the submitters name, address, contact phone number and whether the submitter wishes to be heard by Council in support of their submission.

The Submission Process

Key Project Stage	Completion Date
Consultation	29 th October – 16 th November 2018
Hearings and Deliberation	29 th November 2018
Amendments made, proposal adopted	13 th December 2018
Proposal application date	1 st January 2019.

Submissions are invited and must be received by Council no later than 5pm Friday 16th November 2018.

Submissions can be,

Delivered to: 28-32 Ruataniwha Street, Waipawa 4210

Posted to: Central Hawkes Bay District Council - PO Box 127, Waipawa 4240

Emailed to: governance@chbdc.govt.nz

Completed online at www.chbdc.govt.nz

Submission Form

Submitters Name:

Postal Address:

Day Time phone:

Night Time phone:

Email:

Do you wish to present you submission in person at the hearing Yes No

Please note that your submission (including any personal information supplied) will be made available to Councillors and the public.

Submissions close on 16th November 2018 at 5 pm.

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Submission Questions:

1. Do you agree with the intent of the policy?

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2. Do you consider the value of the contribution acceptable?

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3. Any other suggestions:

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