
Thursday, 15 June 2023

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council
Council Meeting

Kaupapataka

Attachments Vol 1

SUBMISSIONS TO LONG TERM PLAN AMENDMENT AND DRAFT DEVELOPMENT CONTRIBUTIONS POLICY

Te Rā Hui:
Meeting date: **Commencing Thursday, 15 June 2023**

Te Wā:
Time: **1.00pm**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

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HASTINGS DISTRICT COUNCIL
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TE KAUNIHERA Ā-ROHE O HERETAUNGA

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6/7/23, 5:03 PM

Wufoo · Entry Detail

HDC - Long Term Plan Amendment 2023/24

COMPLETE

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PUBLIC

Jun 7th 2023, 4:59:31 pm

IP ADDRESS



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Please indicate whether or not you wish to speak to Council in regards to your feedback on this proposal on 15 June 2023.

No

Please indicate which item you wish to feedback on below.

Draft Development Contributions Policy

Please tell us your views here. Alternatively you can attached your submission below.

If a development is not economic it will not proceed. The proposed changes to the Development Contributions will cause developments to no longer be feasible. Costs can't always just be passed on to end users, owners, tenants etc.

Take a hypothetical industrial development as an example.
Building size - 5000m2
Land area - 10000m2
The following would be the Development Contributions payable:

	Current	Proposed
Omahu area	\$290,100	\$305,300
Irongate area	\$118,500	\$122,600
Tomoana/Whakatu	\$510,931	\$1,146,987

I don't see how the policy can justify increasing the DC's for a typical sized industrial building in Tomoana for example from \$510,931 to \$1,146,987. There are no more people working in the building, no more toilets... The increase in costs are simply making future development unfeasible. Hawkes Bay is competing for business like any other region in New Zealand. New businesses will simply decide to locate elsewhere that are feasible to develop.

Further, we oppose the increased development levies proposed by HDC on the basis that:

1. The vast increase in costs is not equitable,
2. That HDC has not demonstrated or justified that all the projects listed are required.
3. The consultation documentation lacks the required transparency to determine what portion of the costs should be funded by development contributions.
4. The Auditor General has given the proposal an Adverse Opinion.
5. What has changed in the 2 years since the LTP that warrants such significant increase in the level of development contributions?
6. Why wasn't this captured by the 2021 Infrastructure Strategy?
7. Why is this being done in advance of the "Future Development Strategy".
8. The consultation document acknowledges that the construction work that is planned will not physically be able to be completed.
9. What analysis has there been on future industrial growth in Hawkes Bay simply not proceeding based on the increased Development Contributions?

Attach your submission

