



# Waitaki

DISTRICT COUNCIL

*TE KAUNIHERA Ā ROHE O WAITAKI*

**I hereby give notice that the  
Council Meeting  
will be held on:**

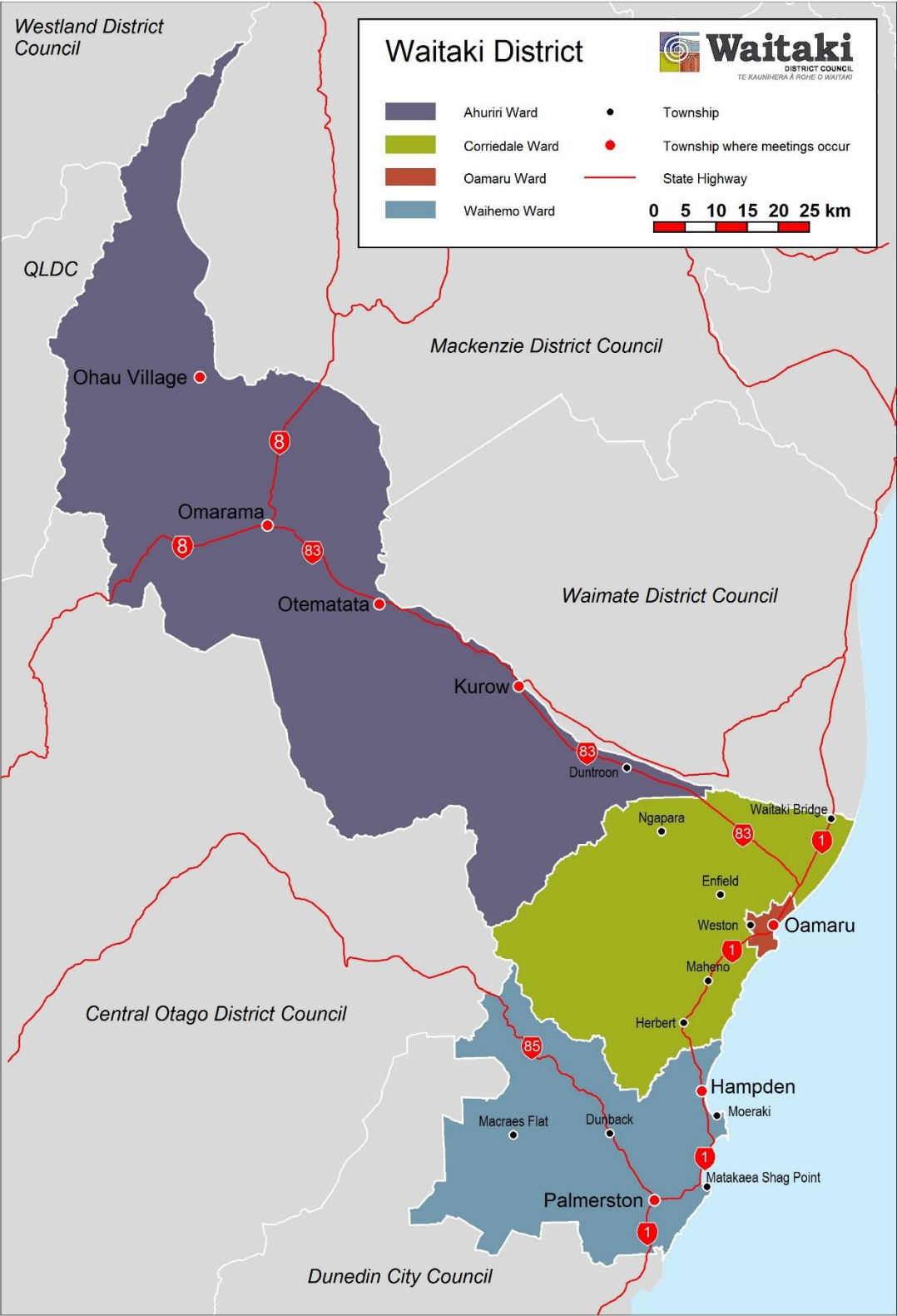
**Date: Monday, 17 March 2025**  
**Time: 9:00 am HEARINGS (Long Term Plan)**  
**Location: Council Chamber, Third Floor**  
**Office of the Waitaki District Council**  
**20 Thames Street, Oamaru**

## Agenda

### Council Meeting

**17 March 2025**

**Alex Parmley**  
**Chief Executive**





Agenda Items

1 Apologies ..... 5

2 Declarations of Interest ..... 5

3 Public Forum..... 5

4 Memorandum Reports..... 6

4.1 CONSIDERATION OF COMMUNITY FEEDBACK ON THE DRAFT 2025  
POLICY ON DEVELOPMENT CONTRIBUTIONS AND FINANCIAL  
CONTRIBUTIONS AND THE DRAFT 2025/2034 LONG TERM PLAN ..... 6

5 Meeting Close ..... 31

- 1      APOLOGIES**
- 2      DECLARATIONS OF INTEREST**
- 3      PUBLIC FORUM**




## 4 MEMORANDUM REPORTS

### 4.1 CONSIDERATION OF COMMUNITY FEEDBACK ON THE DRAFT 2025 POLICY ON DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS AND THE DRAFT 2025/2034 LONG TERM PLAN

**Author:** Mandy McIntosh, Strategy and Commissioning Lead

**Authoriser:** Joanne O'Neill, Director Strategy, Performance, and Design

**Attachments:**

1. Submission Booklet for the Draft 2025 Policy on Development Contributions and Financial Contributions [↓](#) 
2. High Level Analysis of the Submissions Received to the Draft 2025-34 Long Term Plan [↓](#) 
3. Draft 2025\_34 Long Term Plan Submissions Booklet (under separate cover) [↓](#) 

## RECOMMENDATION

That Council:

1. Receives and notes the community feedback following consultation on the Draft 2025 Policy on Development Contributions and Financial Contributions and the Draft 2025/2034 Long Term Plan; and
2. Agrees to receive and consider any submissions that were received after the closing date of the engagement period for the consultation processes outlined in point (1) above; and
3. Agrees to receive and consider any submissions that were received anonymously; and
4. Provides guidance to officers on the consideration of feedback received through community engagement and additional information sought on submissions received that will be provided for the Deliberations to be held on Monday 31 March 2025 and Tuesday 1 April 2025 (if required).

## PURPOSE

The aim for these hearings is for Council to:

- Provide guidance on the consideration of feedback received as a result of the community engagement on the draft 2025 Draft Policy on Development Contributions and Financial Contributions; and
- Provide guidance on the consideration of feedback received as a result of the community engagement on the draft 2025-2034 Long Term Plan; and
- Provide direction to officers on the draft 2025-34 Long Term Plan and the draft 2025 Policy on Development Contributions and Financial Contributions with respect to any additional information required for the Deliberations to be held on 31 March and 1 April 2025, and the Key Directions paper to be considered at the 27 May 2025 Council Meeting.

## **SUMMARY**

Community engagement on the draft 2025 Policy on Development Contributions and Financial Contributions and draft 2025-34 Long Term Plan was open for feedback from Tuesday 4 February through to 4 March 2025.

During this time, five (5) submissions were received on the draft Policy on Development Contributions and Financial Contributions and 650 submissions + four (4) late submissions + six (6) anonymous submissions were received on the draft 2025-34 Long Term Plan.

## **PROCESS**

The Hearings will consider the feedback on the draft 2025 Policy on Development Contributions and Financial Contributions and the draft 2025/34 Long Term Plan that was received during the community engagement period.

Officers propose that submissions to the draft 2025 Policy on Development Contributions and Financial Contributions are considered first, followed by submissions to the draft 2025/34 Long Term Plan.

At the time of writing this report, no late submissions had been received on the draft Policy on Development Contributions and Financial Contributions, and four (4) late and six (6) anonymous submissions had been received on the draft 2025-34 Long Term Plan.

Submissions to the draft 2025 Policy on Development Contributions and Financial Contributions are included in Attachment 1.

As there were only five (5) submissions received to the draft 2025 Policy on Development Contributions and Financial Contributions, and two of those submissions had the same content, no further analysis was done.

The submission that identified they wanted to speak to the draft Policy on Development Contributions and Financial Contributions has withdrawn from speaking to that submission.

Of the 650 submissions to the draft 2025-34 Long Term Plan, 71 submissions are to be heard.

A high level analysis of the submissions received for each topic in the 2025-34 Long Term Plan has been provided as Attachment 2. This was generated from the "Let's talk" platform. A more detailed analysis will be prepared for deliberations.

The Submission booklet has been presented as full individual submissions.

A schedule of speakers over the two days is at the front of the submission's booklet, followed by anonymous and late submissions, followed by verbal submissions then non-verbal submissions. The Submission Booklet is at Attachment 3 (under a separate attachment).

Officers have endeavoured to set verbal submissions in 45-minute blocks with 15 minutes in between each speaking block to consider non-verbal submissions.

If Elected Members require additional information relating to submissions, this information is to be requested at these Hearings. Officers will provide that additional information for the Deliberations which are scheduled to be held on Monday 31 March and Tuesday 1 April 2025.

## **BACKGROUND TO THE 2025 DRAFT POLICY ON DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS**

At the 17 December 2024 Council Meeting, Council:

- Approved for consultation the proposed key changes to the draft 2025 Policy on Development Contributions and Financial Contributions:
  - Introduce a remission for development on Maori land to support the principles set out in the Te Ture Whenua Maori Act 1993.

- Introduce a remission for Social Housing Developments to support this activity in our community.
- Introduce a remission for residential care for non-premium care beds.
- Expand the definition of Development Contributions to reflect the Local Government Act (2002).
- Define the interest rate basis to be applied to deferred payment agreements.
- Refine the definition of “self-contained”.
- Minor grammatical or spelling corrections.
- Reflect the year of the Policy and the Long Term Plan.
- Update the (Water, Wastewater and Roothing) proposed charge in line with the Draft Infrastructure Strategy which forms part of the of the 2025-34 Long Term Plan;
- Adopts with any amendments agreed at this meeting, the Draft 2025 Policy on Development Contributions and Financial Contributions for consultation;
- Adopts with any amendments agreed at this meeting, the Draft 2025 Policy on Development Contributions and Financial Contributions Statement of Proposal;
- Consults on these changes in a manner that meets the requirements of section 82 of the Local Government Act 2002.

The draft 2025 Policy on Development Contributions and Financial Contributions was consulted on in parallel with the 2025-34 Long Term Plan, from Tuesday 4 February 2025 to Tuesday 4 March 2025.

During this time there were five (5) submissions received to the draft 2025 Policy.

## **BACKGROUND TO THE DRAFT 2025-34 LONG TERM PLAN**

At the 3 February 2025 Council Meeting, Council:

- Received the Audit New Zealand audit report on the Waitaki District Council 2025-34 Long Term Plan Consultation Document and supporting information and notes that the Audit New Zealand audit report is to be included in the consultation document; and
- Adopted, for public consultation purposes, the audited draft supporting information that is relied upon for the content of the consultation document, as follows:
  - Draft Financial Strategy; and
  - Draft Waitaki District Council Infrastructure Strategy 2025-34; and
  - Draft Significant Forecasting Assumptions; and
- Resolved that it is financially prudent to adopt an unbalanced budget for each financial year of the term of the 2025-34 Long Term Plan; and
- Adopted for consultation purposes, subject to the inclusion of changes as directed by Audit New Zealand the audited Waitaki District Council 2025-34 Long Term Plan Consultation Document; and
- Noted that the formal public consultation period commences on Tuesday 4 February and concludes on Tuesday 4 March 2025. Community engagement ran for the period 28 March 2024 to 30 April 2024. During this period, 95 submissions were received.



At the time of writing this report (11 March 2025), four (4) late submissions have been received and six (6) anonymous submissions.

Receiving submissions from more than 650 submitters is a positive response from the community with the majority of submissions received responding to all topics. This broad response will be very useful to the Governance Team to help inform the decisions to be made on the 2025-34 Long Term Plan.

### **Summary of Community Feedback**

Council officers have provided a high level analysis of the feedback received during the draft 2025-34 Long Term Plan engagement (Attachment 2).

A more detailed analysis will be provided to the Deliberations scheduled on 31 March and 1 April.

Any submissions or feedback that would have a financial impact on the 2025-34 Long Term Plan will be presented for further discussion at the Council Deliberations on 31 March and 1 April 2025.

### **Late Submissions**

At the time of writing this report, there have been four (4) late submissions received. However, more may follow.

The late submissions are included at the front of the submissions booklet (Attachment 3 – separate attachment) for the Governance Team to determine whether they wish to accept these.

### **Anonymous Submissions**

There have been six (6) anonymous submissions received. The anonymous submissions are included at the front of the submissions booklet (Attachment 3) for the Governance Team to determine whether they wish to accept these.

## **NEXT STEPS**

### **31 March 2025 and 1 April 2025 Council Deliberations**

Deliberations for the draft 2025 Policy on Development Contributions and Financial Contributions and the Draft 2025-34 Long Term Plan.

### **27 May 2025 Council Meeting**

Approval of Key Directions for the 2025-34 Long Term Plan

Adoption of the Policy on Development Contributions and Financial Contributions

Adoption of the Liability and Investment Policy

Receive and note Fees and Charges for 2025-26.

### **24 June 2025 Council Meeting**

Adoption of the 2025-34 Long Term Plan – if the Audit Opinion has been received.

If the Audit Opinion has not been received, the Adoption of the 2025-34 Long Term Plan will be at a Council Meeting to be held on Monday 30 June 2025.

Resolution to set the Rates for FY 2025-26.

# **2025 Policy on Development Contributions & Financial Contributions Submissions Booklet**



**Respondent No:** 1

**Login:** Anonymous

**Email:** n/a

**Responded At:** Feb 26, 2025 08:08:47 am

**Last Seen:** Feb 26, 2025 08:08:47 am

**IP Address:** n/a

Q1. Full Name	Simon Berry
Q2. Are you submitting on behalf of an organisation?	Yes
Q3. Which organisation are you submitting on behalf of?	Whitestone Cheese Co
Q4. Email Address	[REDACTED]
Q5. Phone Number	[REDACTED]
Q6. Postal Address	[REDACTED]
Q7. Do you wish to speak in support of your submission at a hearing?	No
Q8. Age	[REDACTED]
Q9. Ethnicity	[REDACTED]
Q10. Are you...	[REDACTED] [REDACTED]
<p><b>Q11. What comments would you like to provide on the proposal?</b></p> <p>The definition of "Developer" requires revision. Any existing growing business should not be taxed for providing growth by Development Contribution charges. The WDC Economic Development policy is supportive of growth however our Development Contribution (DC) policy hinders growth as businesses are penalized financially for growing. DC'S should be charged to property developers and this cost is then loaded into the land value by the developer. Our District wide policy is preventing business growth from the business community occurring, I know of multiple examples of this. Other Council's do not apply DCs to businesses. Which makes them more attractive to operate in, neighboring Council's recognize the value of growing businesses for their rates generation and support Business Development initiatives. However the Waitaki District c policy penalises growing businesses with the current DC policy. Please review and exclude all businesses from the DC policy, this must be charged to property developers only. This would bring us into line with the other NZ Council's DC policies and practices, who support, attract and encourage business development.</p>	
Q12. Please attach any documents or images you would like to include with your submission here	not answered



**Respondent No:** 2  
**Login:** Anonymous  
**Email:** n/a

**Responded At:** Mar 03, 2025 19:22:58 pm  
**Last Seen:** Mar 03, 2025 19:22:58 pm  
**IP Address:** n/a

Q1. Full Name	Ray Henderson
Q2. Are you submitting on behalf of an organisation?	No
Q3. Which organisation are you submitting on behalf of?	not answered
Q4. Email Address	[REDACTED]
Q5. Phone Number	[REDACTED]
Q6. Postal Address	[REDACTED]
Q7. Do you wish to speak in support of your submission at a hearing?	No
Q8. Age	[REDACTED]
Q9. Ethnicity	[REDACTED]
Q10. Are you...	[REDACTED] [REDACTED]
<p><b>Q11. What comments would you like to provide on the proposal?</b></p> <p>1. A Limited Resource. Knowing that Development/Financial Contributions may be siphoned off to help offset the UP TO extra \$5m that Council has signed off on, for the Waitaki Stadium I have concerns. The new Remission Policies will shrink this available Pool of money. This will impinge on what may already be a limited Resource, especially if Population growth, and associated Development fall well short of the optimistic predictions. 2. New Remissions Policy. a. Remission on Social housing Development, on the face of it, appears to be an honourable thing to do. But any large Project that is essentially Commercial should be examined closely. b. Remission on any establishment providing Care beds has to stand up Socially &amp; Commercially. If Care beds are just part of, for example, a large Retirement village, then pro rata Remission allowances should apply. c.1. The 100% Remission applying to Development on Maori Land should only be applicable if 100% of the Development is of a Community nature. It should not have any hint of being a Commercial residential subdivision. c.2. Definition to be clarified: is Maori Land that which has an historical connection to the particular iwi? is Land more recently purchased by local iwi, NOT Maori Land? * * * * *</p>	
Q12. Please attach any documents or images you would like to include with your submission here	not answered



**Respondent No:** [REDACTED]

**Login:** [REDACTED]

**Email:** [REDACTED]

**Responded At:** Mar 04, 2025 14:14:04 pm

**Last Seen:** Mar 06, 2025 02:06:42 am

**IP Address:** [REDACTED]

Q1. Full Name	Nivonne Schultz
Q2. Are you submitting on behalf of an organisation?	No
Q3. Which organisation are you submitting on behalf of?	not answered
Q4. Email Address	[REDACTED]
Q5. Phone Number	[REDACTED]
Q6. Postal Address	[REDACTED]
Q7. Do you wish to speak in support of your submission at a hearing?	<input checked="" type="checkbox"/>
Q8. Age	not answered
Q9. Ethnicity	not answered
Q10. Are you...	not answered
<p><b>Q11. What comments would you like to provide on the proposal?</b></p> <p>While I agree on the sentiment of the remissions, the above Statement of Proposal of WDC Draft Policy on DC &amp; FC did not have any links to deep dive into the DC's &amp; FC's costings of the proposed remissions for: development of Maori Land; Social Housing devpmt; Residential Care It was unclear what the cost of the remissions would be to WDC &amp; rates This information/costing should be available readily, as it is part of the budget. I was unable to open the link to the DCs &amp; FCs via the supporting information on your website/fees &amp; charges from 1 July 2025 (p 11 &amp; 12) (See attachment) How is the new 'development levy system' going to impact the budget?</p>	
<p><b>Q12. Please attach any documents or images you would like to include with your submission here</b></p>	<p><a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/c999ba7da283a7463066b748e0ff36d9d12a4007/original/1741050842/2c737c8fca0900e9a103b6fa51cc2621_Nivonne%20Schultz.pdf?1741050842">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/c999ba7da283a7463066b748e0ff36d9d12a4007/original/1741050842/2c737c8fca0900e9a103b6fa51cc2621_Nivonne%20Schultz.pdf?1741050842</a></p>

(11)

Waitaki District Council  
Fees and Charges effective from 1 July 20252023  
1 July  
2024  
1 July  
2025  
1 July

Activity	Basis for Charge	Fees and Charges from 1 July 2023	Fees and Charges from 1 July 2024	Proposed Fees and Charges from 1 July 2025	Change \$	Change %	Reason for proposed change
Traffic Management Plan approval (site specific)/Application - Traffic Management Plan (site specific)		100.00	150.00	150.00	0.00	N/A	
Traffic Management Plan approval (general)/Application - Traffic Management Plan (general)		690.00	710.00	710.00	0.00	N/A	
Corridor Access Request (Non Utility)		100.00	100.00	100.00	0.00	N/A	
Application - Single (Non excavation)		228.65	250.00	250.00	0.00	N/A	
Corridor Access request (Non Utility)	Application - re-inspection fee	228.65	250.00	250.00	0.00	N/A	
Traffic Management Plan Design	Services to create Traffic management plan	Staff time per hour required + disbursements	Staff time per hour required + disbursements	Staff time per hour required + disbursements	0.00	N/A	Delete this line as not able to provide this any more
Private pipeline/utility permit	Application fee \$150/permit + legal + disbursements	\$150 + legal + disbursements	\$300 + legal + disbursements	\$300 + legal + disbursements	0.00	N/A	
Non Public Works within road corridor	Refundable bond of 2.5 times construction cost	2.5 times construction cost	2.5 times construction cost	2.5 times construction cost	0.00	N/A	
Any activity within Road Corridor	Re-inspection Fee (for non-compliant activities)	\$150 + time + disbursements	\$250 + time + disbursements	\$250 + time + disbursements	0.00	N/A	
Activity	Basis for Charge	Fees and Charges from 1 July 2023	Fees and Charges from 1 July 2024	Proposed Fees and Charges from 1 July 2025	Change \$	Change %	Reason for proposed change
average							
Kuraw	Development Contributions/HEU	Please refer to the Development Contribution Policy, click here for more information	Please refer to the Development Contribution Policy, click here for more information	Please refer to the Development Contribution Policy, click here for more information			
Lake Ohau	Development Contributions/HEU	0	0	0			
Moraki	Development Contributions/HEU	0	0	0			
Omarama (includes Weston and Kaharoa)	Development Contributions/HEU	0	0	0			
Omarama	Development Contributions/HEU	0	0	0			
Omatetata	Development Contributions/HEU	0	0	0			
Palmersburg	Development Contributions/HEU	0	0	0			
All towns/villages/localities	New connection						
	- 110mm connection	670.00	860.00	868.00	28.00	3.26%	CPI adjustments
	- 150mm connection	cost plus 10%	cost as quoted	cost as quoted	0.00	N/A	
	Disconnection	2,630.00	cost as quoted	cost as quoted	0.00	N/A	
Trade Waste							
Annual minimum charge		1,060.00	1,060.00	1,068.00	35.00	3.30%	CPI adjustments
Collection	Per litre/second	2,960.00	2,960.00	3,048.00	68.00	2.31%	CPI adjustments
Treatment	Per kg BOD per day	230.00	230.00	237.00	7.00	3.04%	CPI adjustments
Monitoring	Per year	2,550.00	2,550.00	2,624.00	84.00	3.29%	CPI adjustments
Tanker/Trade Waste	Per year (for each access km)	10,880.00	10,880.00	11,250.00	369.00	3.39%	CPI adjustments

\* Can't Open a laptop

Activity	Basis for Charge	Fees and Charges from 1 July 2023	Fees and Charges from 1 July 2024	Proposed Fees and Charges from 1 July 2025	Change \$	Change %	Reason for proposed change
Water Supply							
A1	Disconnection fee	670.00	Cost as quoted	Cost as quoted	0.00	N/A	
A1	Reconnection charge (physical costs)	490.00	490.00	490.00	0.00	N/A	
A1 - Standard Connection 20 mm	On demand supply	2,750.00	3,795.00	3,795.00	0.00	N/A	
A1 - Standard Connection 20 mm	Metered On demand supply	2,900.00	3,995.00	3,995.00	0.00	N/A	
A1	Water Supply inspection (includes scheduled contractor fee)	Actual cost	Actual cost	Actual cost	0.00	N/A	
A1	Water meter installation (includes scheduled contractor fee)	Actual cost	Actual cost	Actual cost	0.00	N/A	
A1 - Non-standard connection	Restricted (Extraordinary) other supply	Actual cost	Actual cost	Actual cost	0.00	N/A	
A1	Engineer hourly charge	120.00	120.00	124.00	4.00	3.33%	
A1	Senior Engineer hourly charge	180.00	180.00	188.00	8.00	4.44%	
A1	Administration hourly charge	80.00	80.00	82.00	2.00	2.50%	
A1	Bulk Water per m <sup>3</sup>	5.00	5.00	5.00	0.00	N/A	
A1	Backflow prevention device installation and maintenance (includes scheduled contractor charge)	Actual cost	Actual cost	Actual cost	0.00	N/A	Delete these will be charged as a targeted rate
A1	Backflow Preventer Inspection / testing	280.00	280.00	280.00	0.00	N/A	Council assets. Delete this line
A1	Remedying damage to water supply system following a breach of the Waitaki District Council Water Supply Bylaw 2021 (including scheduled contractor charge)	Actual cost	Actual cost	Actual cost	0.00	N/A	
A1	Reinstating water supply following a breach of the Waitaki District Council Water Supply Bylaw 2021 (including scheduled contractor charge)	Actual cost	Actual cost	Actual cost	0.00	N/A	
Water Monitoring (for private supplies)	The fee for each supply is based on time, distance from network, cost of testing, number of samples and administration	TBA	TBA	TBA	0.00	N/A	
Activity	Basis for Charge	Fees and Charges from 1 July 2023	Fees and Charges from 1 July 2024	Proposed Fees and Charges from 1 July 2025	Change \$	Change %	Reason for proposed change

Check it out!!

(12)

\*

Waitaki District Council  
Fees and Charges effective from 1 July 2025

Development Contribution Levy/1m³		Please refer to the Development Contribution Policy, click here for more information	Please refer to the Development Contribution Policy, click here for more information	Please refer to the Development Contribution Policy, click here for more information
Bushy Creek	Development Contribution Levy/1m³			
Dunrobin	Development Contribution Levy/1m³			
Hammond/Moeraki	Development Contribution Levy/1m³			
Hierbert/Wairarapa	Development Contribution Levy/1m³			
Kaaro Hill	Development Contribution Levy/1m³			
Kurou	Development Contribution Levy/1m³			
Lake Ohau	Development Contribution Levy/1m³			
Lower Waitaki	Development Contribution Levy/1m³			
Oamaru (All Zones)	Development Contribution Levy/1m³			
Omarua	Development Contribution Levy/1m³			
Oromaitia	Development Contribution Levy/1m³			
Stoneburn	Development Contribution Levy/1m³			
Tokarahi	Development Contribution Levy/1m³			
Waitetia (All Zones)	Development Contribution Levy/1m³			
Windsor	Development Contribution Levy/1m³			
upervision fee for stormwater connection to kerb				
Development Contribution reassessment charges	Reconsideration based on incorrect calculation or assessment	No fee	No fee	No fee 0.00 N/A
	Reconsideration based on incorrect application of policy	No fee	No fee	No fee 0.00 N/A
	Reconsideration based on incorrect information used to calculate the Development contribution	No fee	No fee	No fee 0.00 N/A
	Reconsideration based on incorrect information used to calculate the Development contribution where errors or omissions are attributable to the applicant	255.00	255.00	263.00 6.00 3.14% CPI Adjustment
Development Contribution objection	The Local Government Act 2002 requires the full cost of any hearings, including administration and Commissioner costs, to be paid by the objector			
	Initial deposit required before commissioner selected	3,162.50	3,162.50	3,268.00 103.50 3.27%
	Balance of costs incurred	At cost, payable upon invoice	At cost, payable upon invoice	At cost, payable upon invoice 0.00 N/A

CAN'T  
Open up this file

WDA



**Respondent No:** 4  
**Login:** Anonymous  
**Email:** n/a

**Responded At:** Mar 04, 2025 20:36:11 pm  
**Last Seen:** Mar 04, 2025 20:36:11 pm  
**IP Address:** n/a

Q1. Full Name	Craig Ronald Gibson
Q2. Are you submitting on behalf of an organisation?	No
Q3. Which organisation are you submitting on behalf of?	not answered
Q4. Email Address	
Q5. Phone Number	
Q6. Postal Address	
Q7. Do you wish to speak in support of your submission at a hearing?	No
Q8. Age	
Q9. Ethnicity	
Q10. Are you...	
Q11. What comments would you like to provide on the proposal?	<p>It's about time we started working on our over used and out dated infrastructure instead of spending money on bringing more people in that don't have a clue how to look after there assets, or have any respect for the people that have done the hard yards keeping the town alive. We haven't even got a recycle collection or town bus ect that we have been paying for since I can remember. It's time for the council to stop acting like a business/investment foundation/Tourism outlet etc and give the honest people that pay their excessive rates what they're supposed to get for their hard earned money!!!!!!!!!!</p>
Q12. Please attach any documents or images you would like to include with your submission here	not answered



**Respondent No:** 3  
**Login:** Admin**Responded At:** Mar 06, 2025 13:55:48 pm  
**Last Seen:** Mar 06, 2025 00:48:07 am

Q1. Full Name	Mike Collins
Q2. Are you submitting on behalf of an organisation?	Yes
Q3. Which organisation are you submitting on behalf of?	Business South
Q4. Email Address	[REDACTED]
Q5. Phone Number	[REDACTED]
Q6. Postal Address	na
Q7. Do you wish to speak in support of your submission at a hearing?	No
Q8. Age	not answered
Q9. Ethnicity	not answered
Q10. Are you...	not answered
Q11. What comments would you like to provide on the proposal?	<p>Development contributions • Get rid of the development contribution. • Bring us into line with the other NZ council's development contribution policies and practices, who support, attract and encourage business development. • The definition of "developer" requires revision. Any existing growing business should not be taxed for providing growth by development contribution charges. The WDC Economic Development policy is supportive of growth, however our Development Contribution policy hinders growth as businesses are penalised financially for growing. Development contributions should be charged to property developers, and this cost is then loaded into the land value by the developer.</p>
Q12. Please attach any documents or images you would like to include with your submission here	not answered

Attachment 2

Chart 1

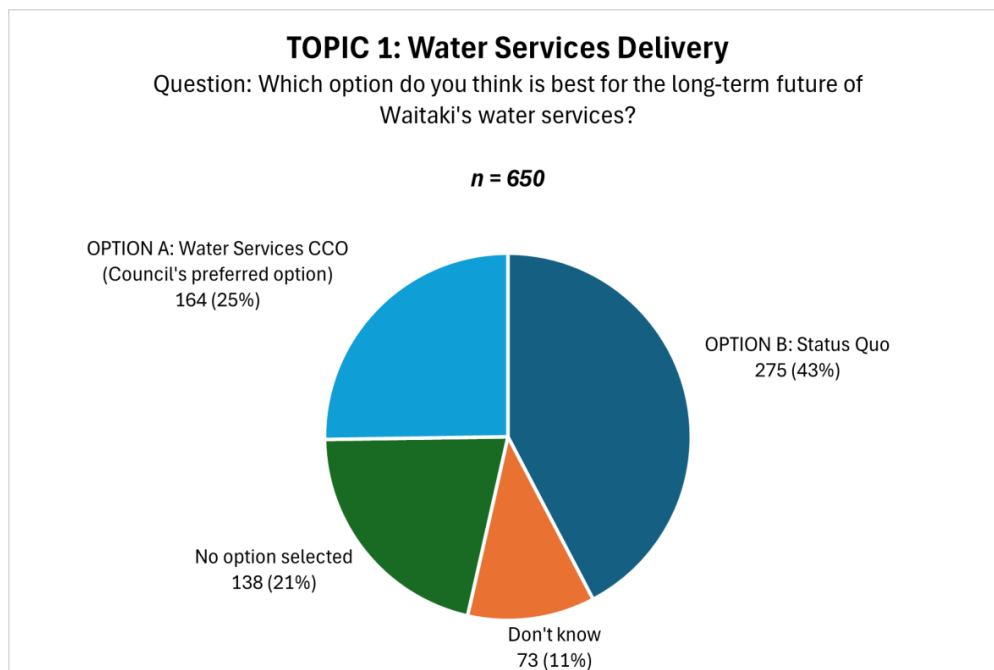


Chart 2

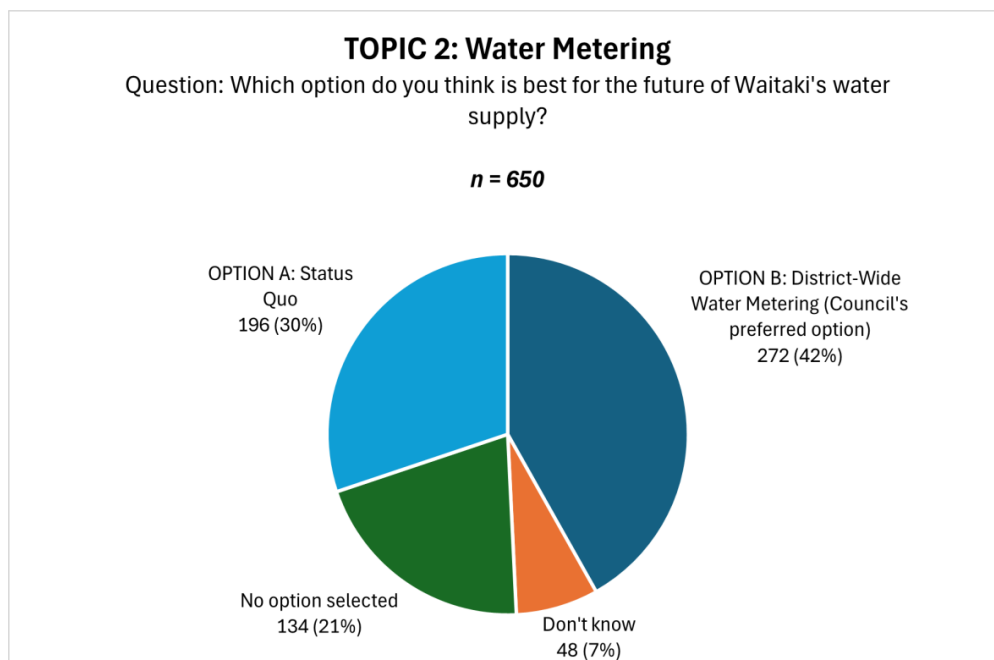


Chart 3

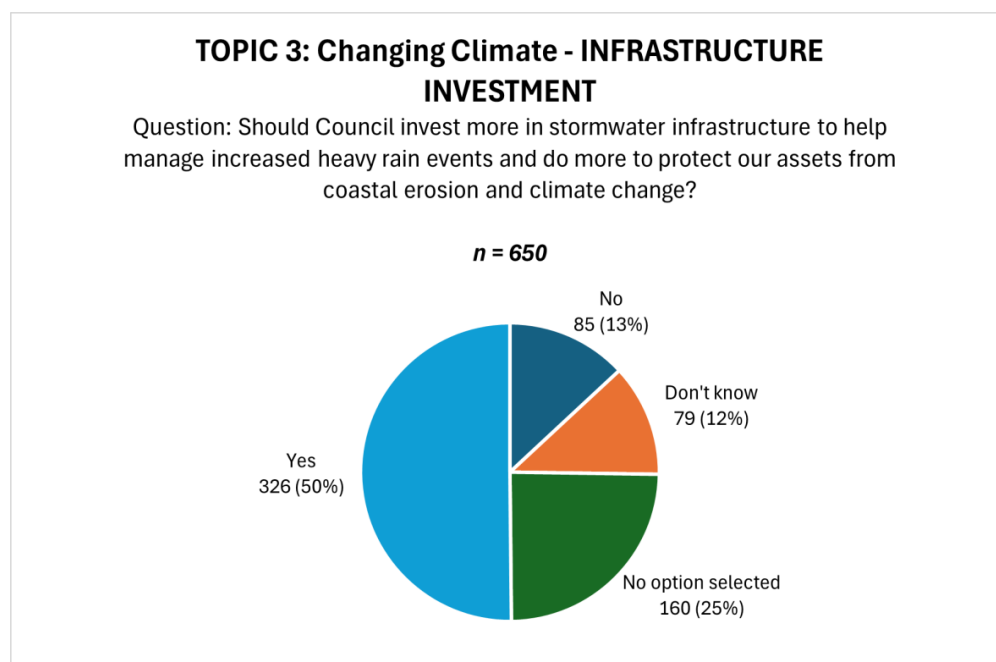
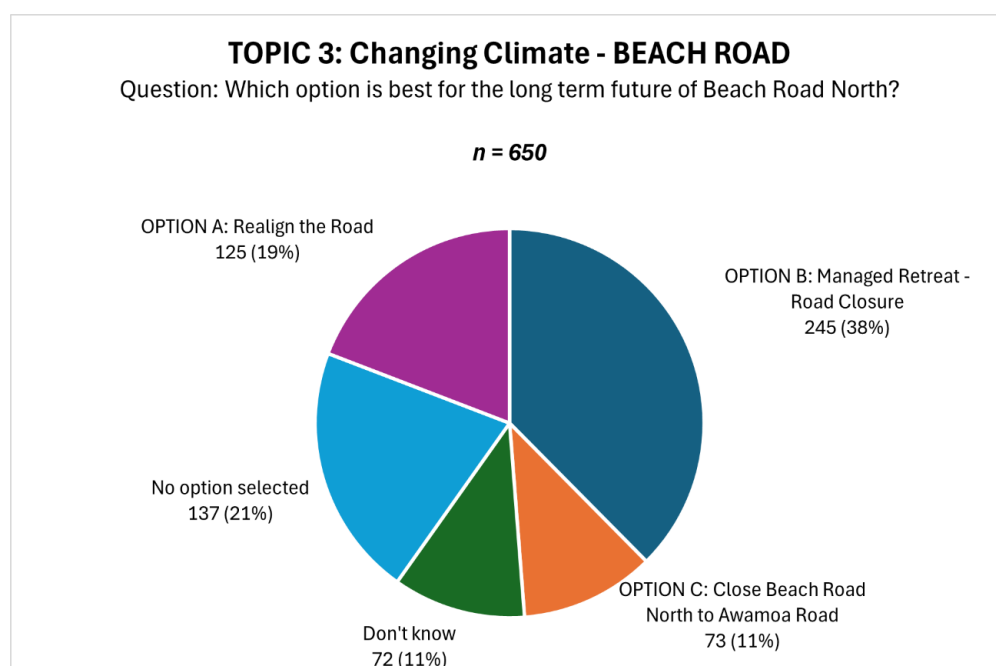


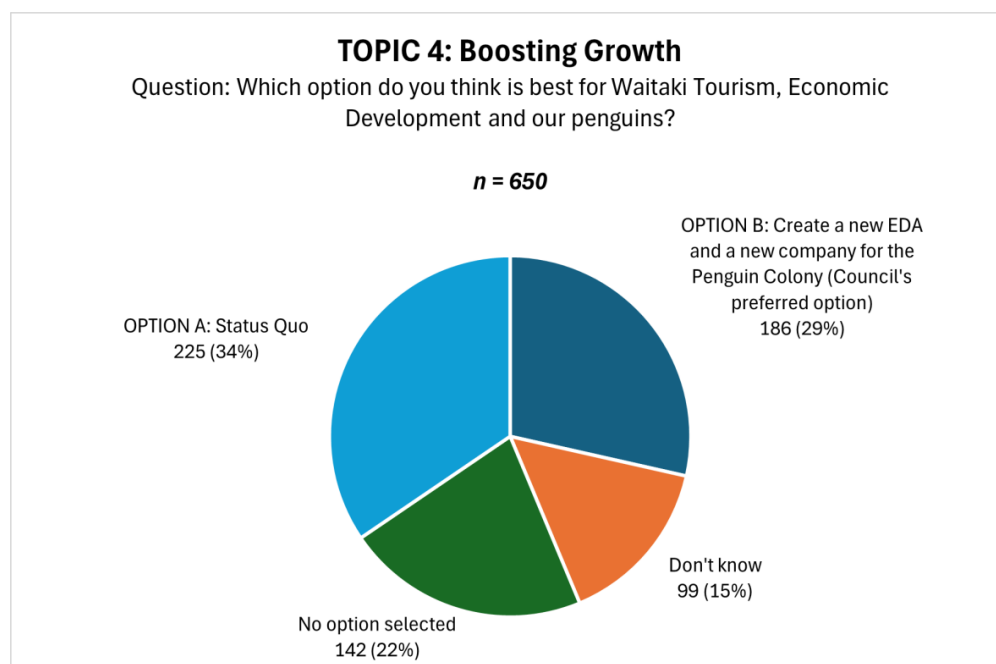
Chart 4



**Notes:**

- Submitter #15 selected both OPTION B and Don't Know and is represented in both counts
- Submitter #200 selected both OPTION B and OPTION C and is represented in both counts

Chart 5



**Notes:**

- Submitter #15 selected both OPTION A and OPTION B and is represented in both counts
- Submitter #200 selected both OPTION B and Don't know and is represented in both counts

Chart 6

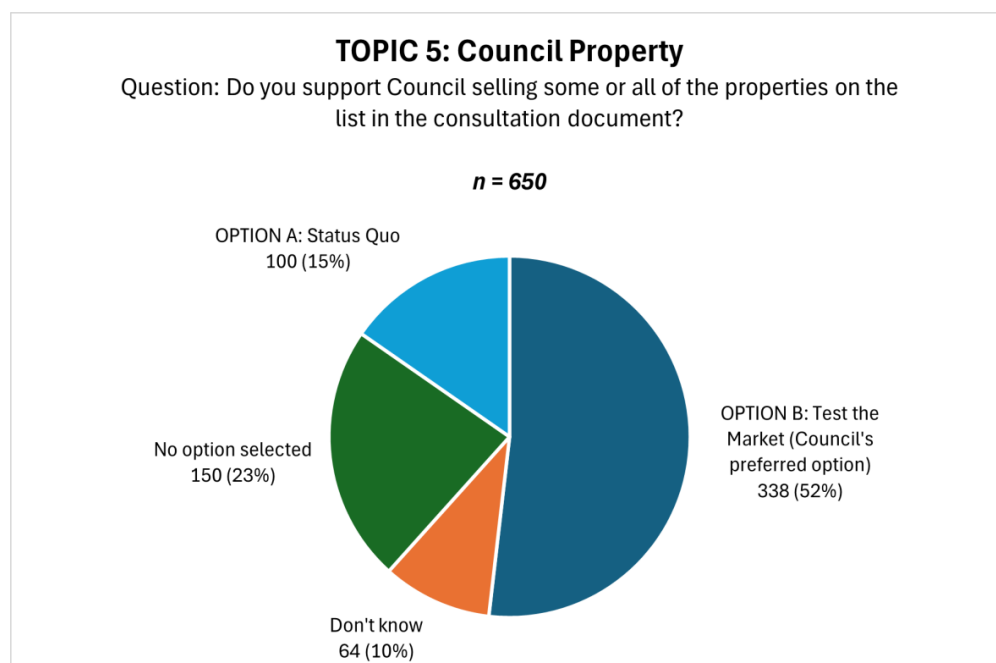


Chart 7

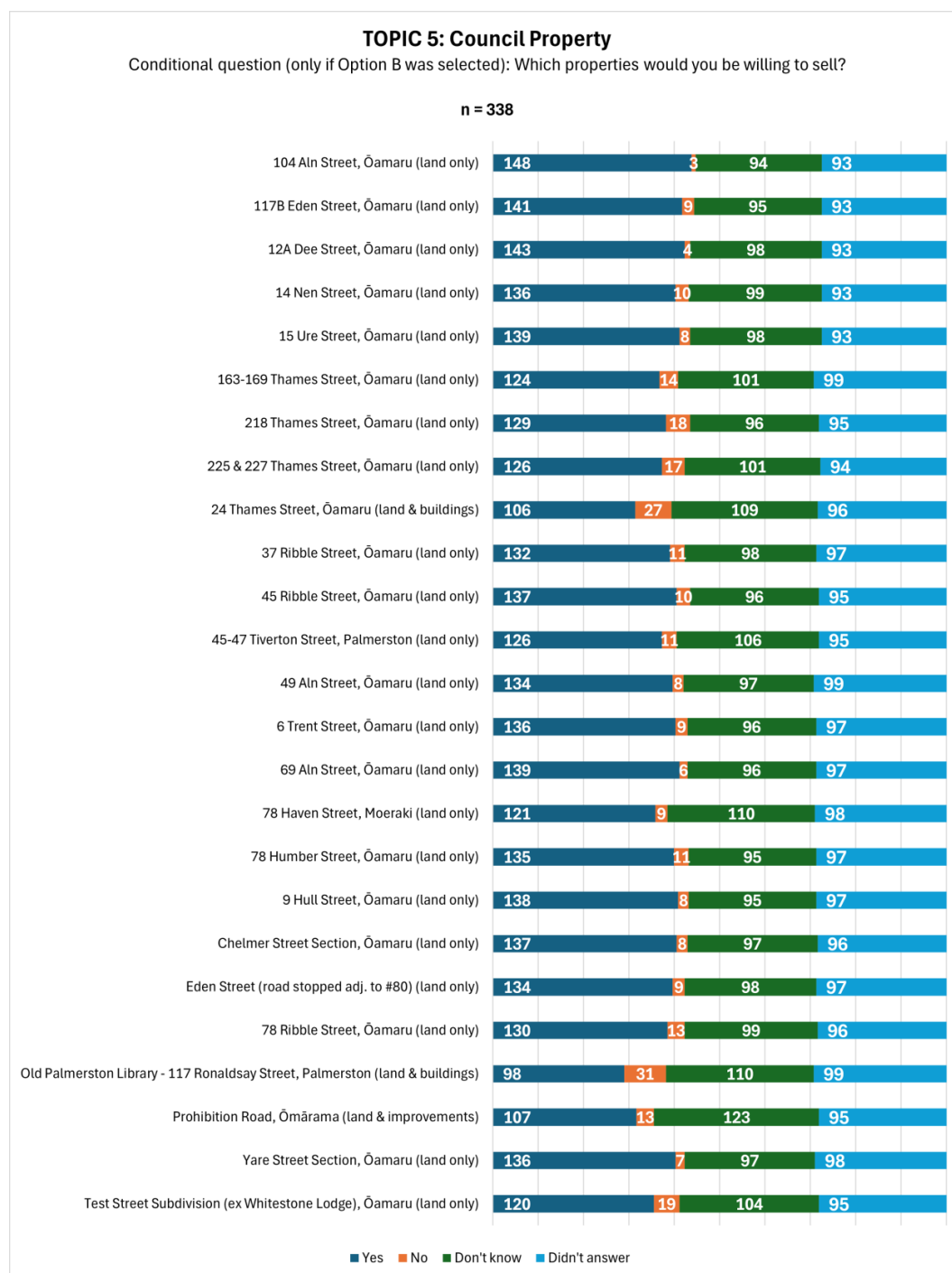
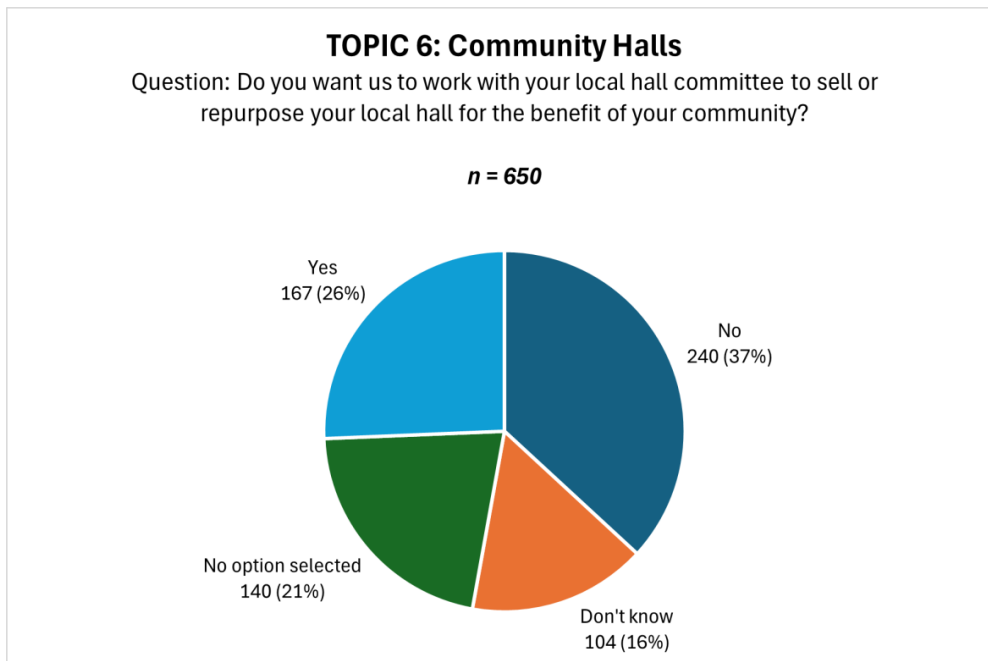


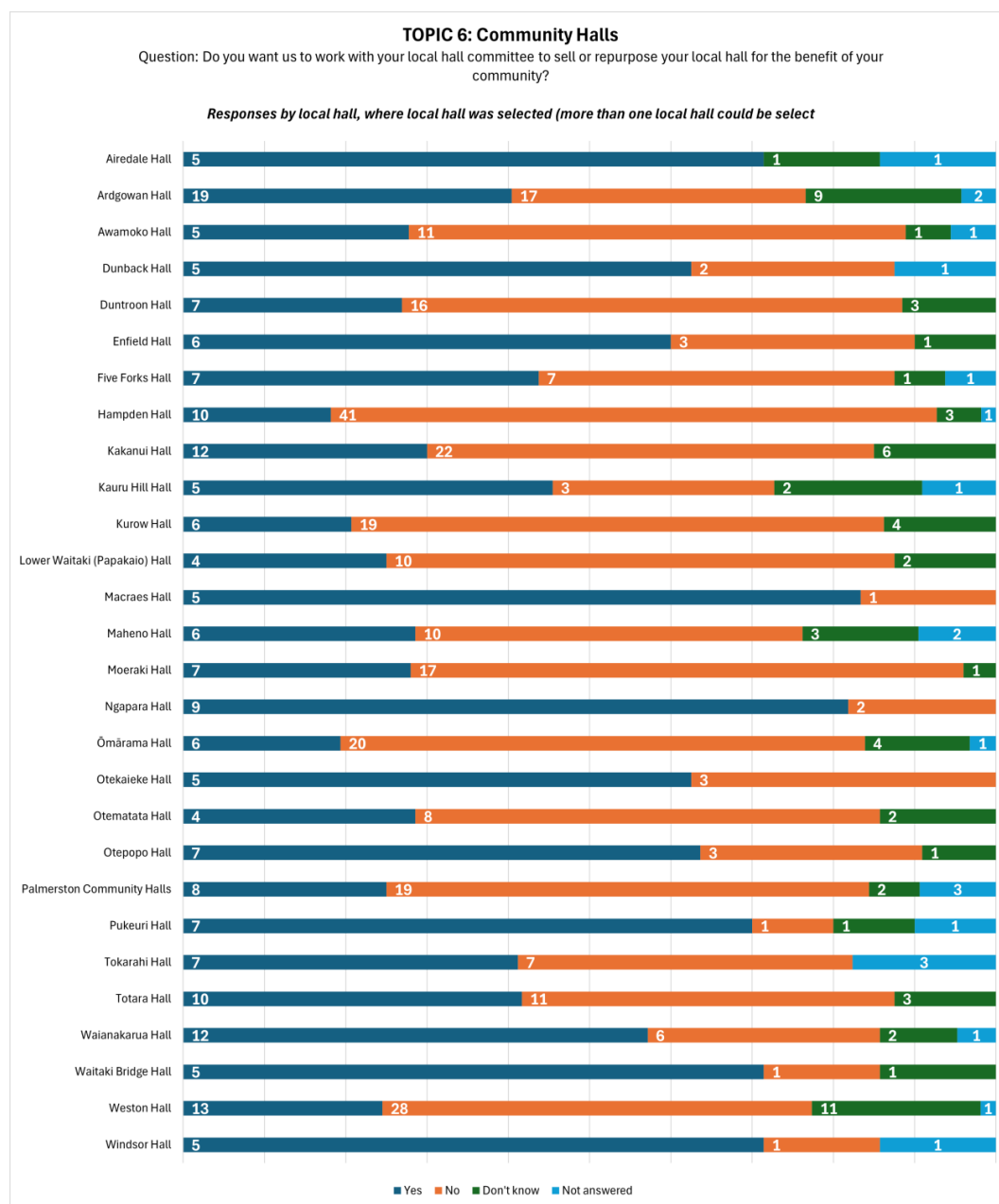
Chart 8



**Notes:**

- Submitter #75 selected both 'Yes' and 'Don't know' and is represented in both counts

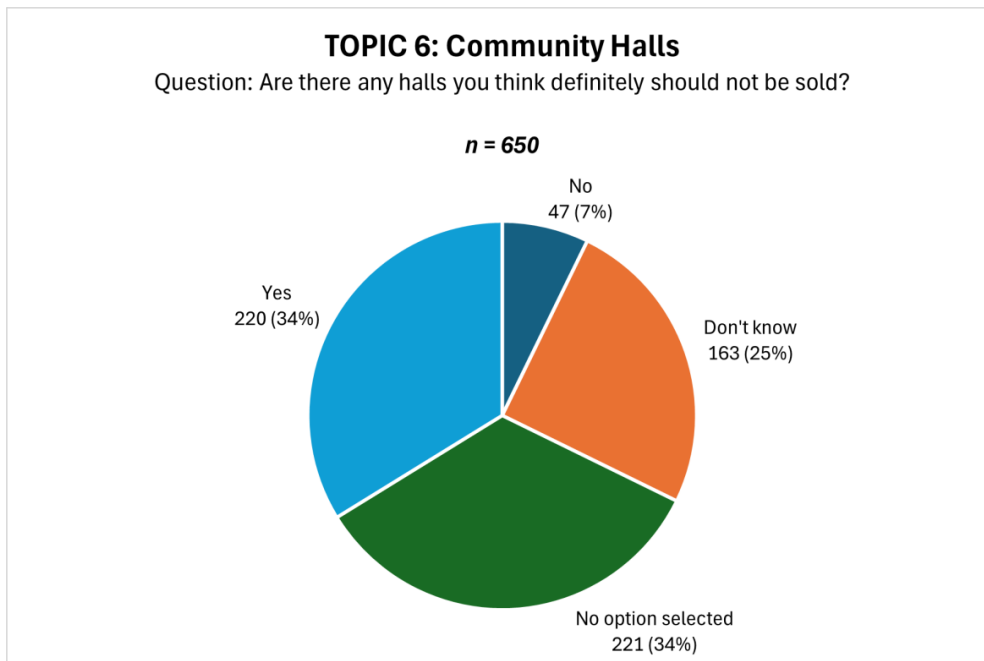
Chart 9



**Notes:**

- Submitter #75 selected both 'No' and 'Don't know' with regards to Duntroon Hall and is represented in both counts

Chart 10



**Notes:**

- Submitter #75 selected both Yes and Don't know and is represented in both counts



Chart 11

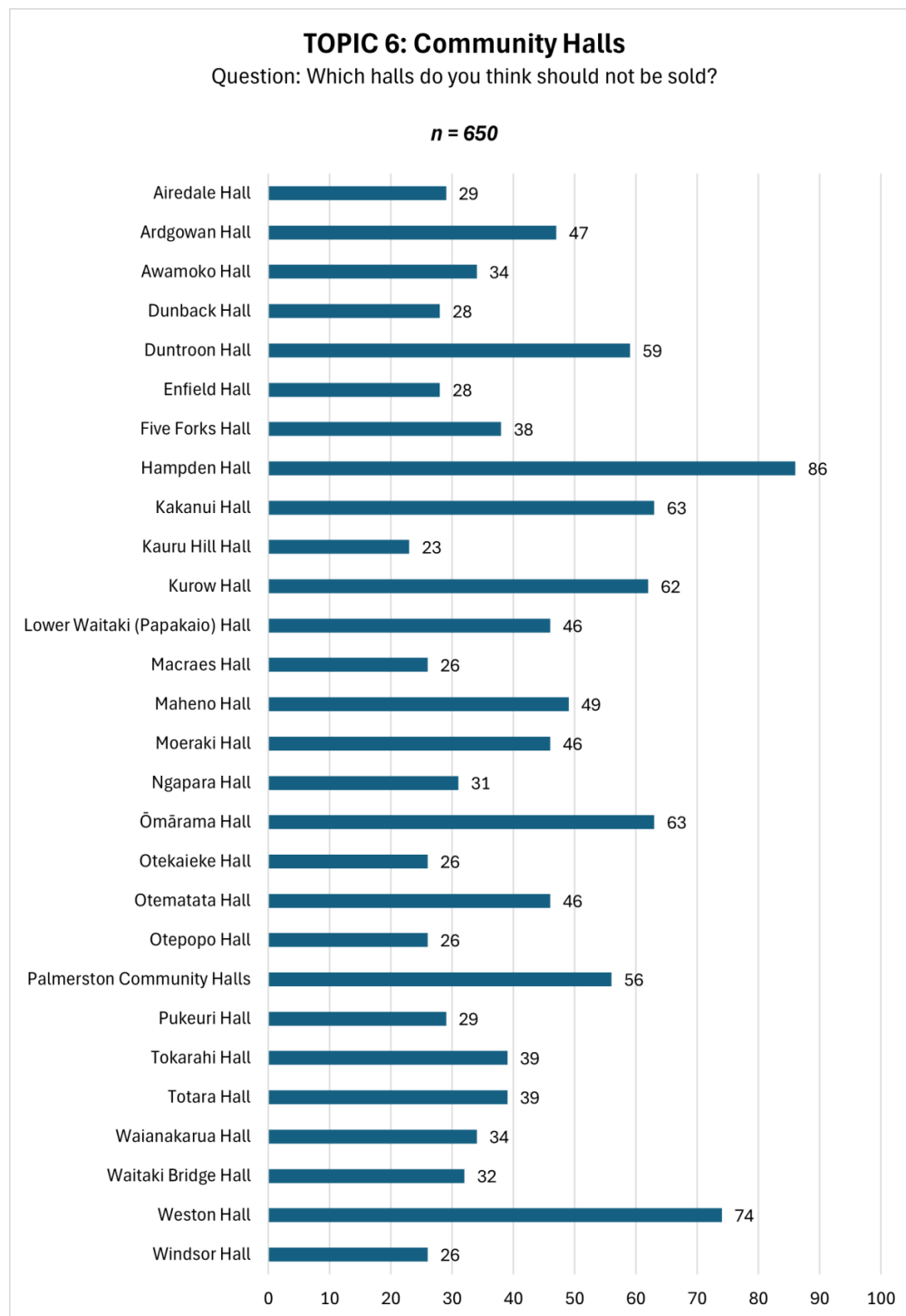


Chart 12

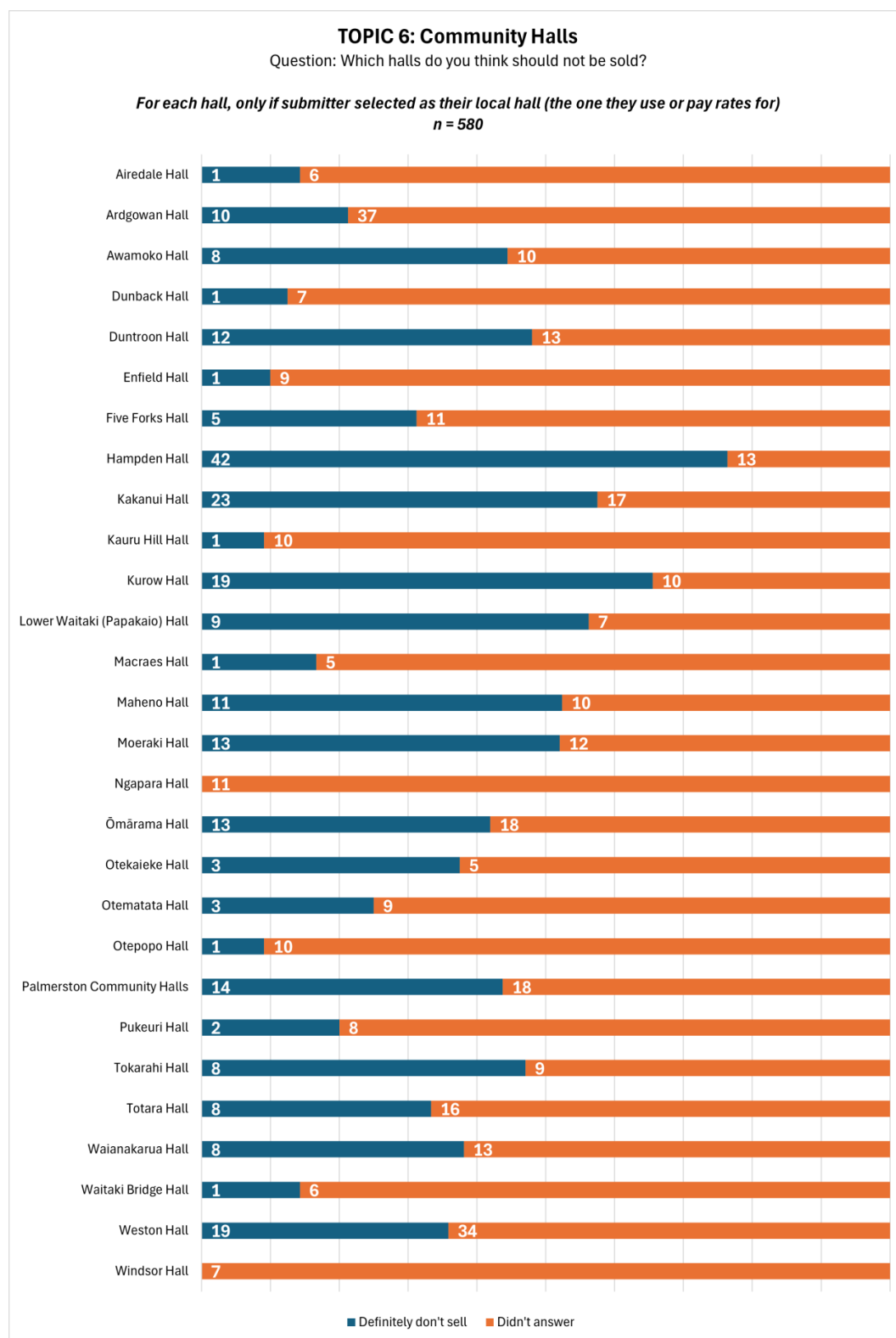
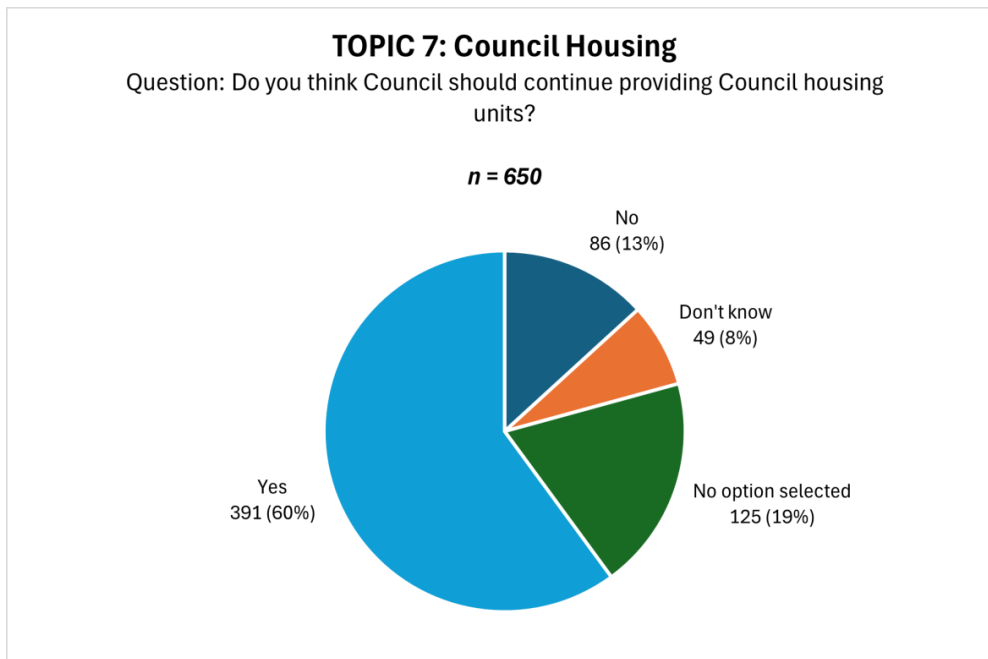


Chart 13



**Notes:**

- Submitter #15 selected both Yes and No and is represented in both counts

Chart 14

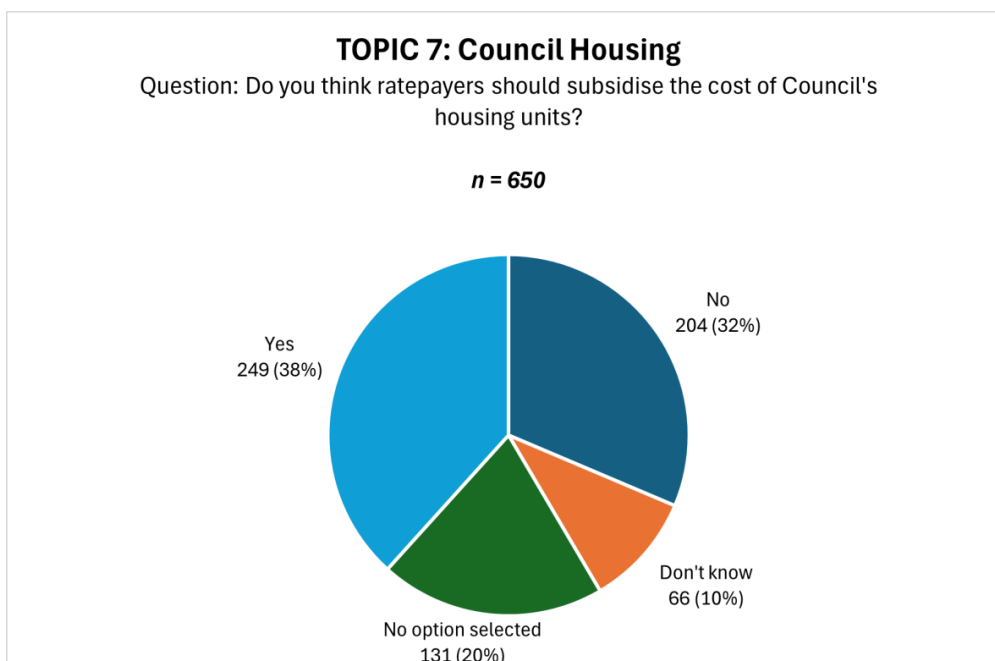


Chart 15

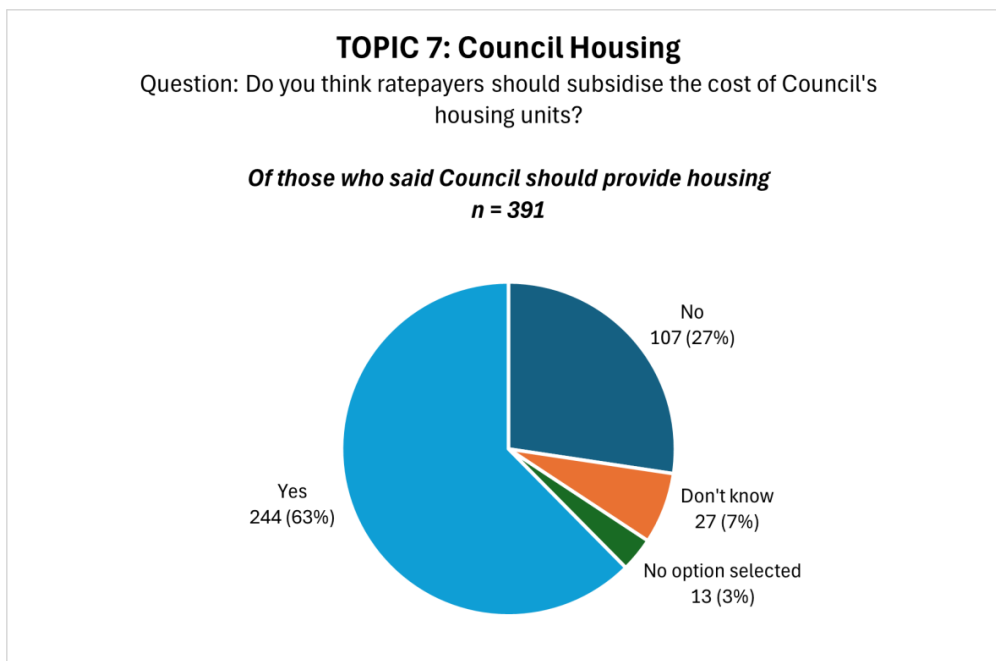


Chart 16

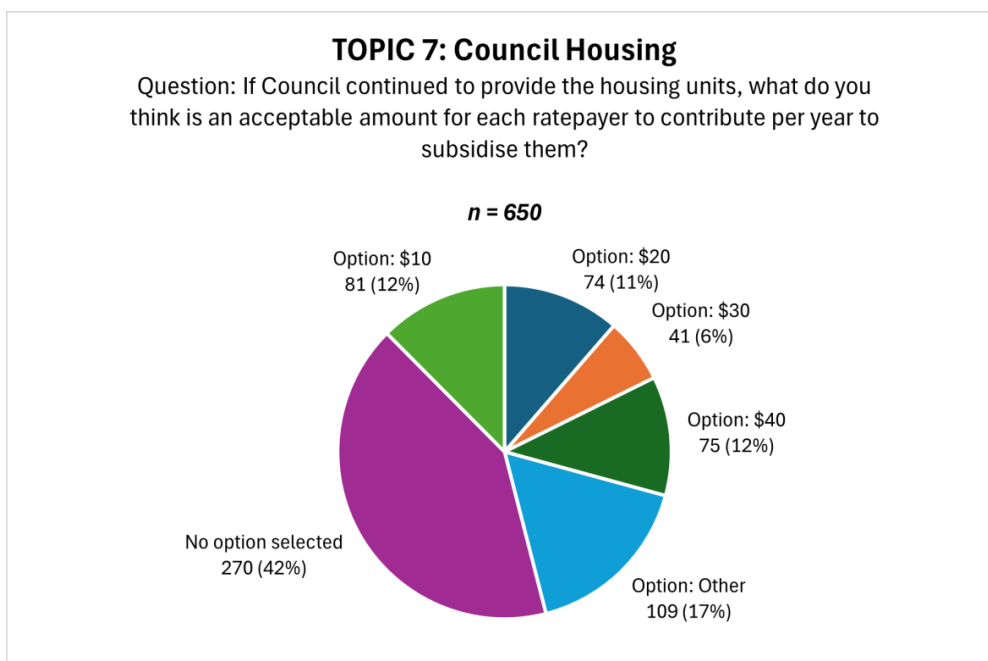


Chart 17

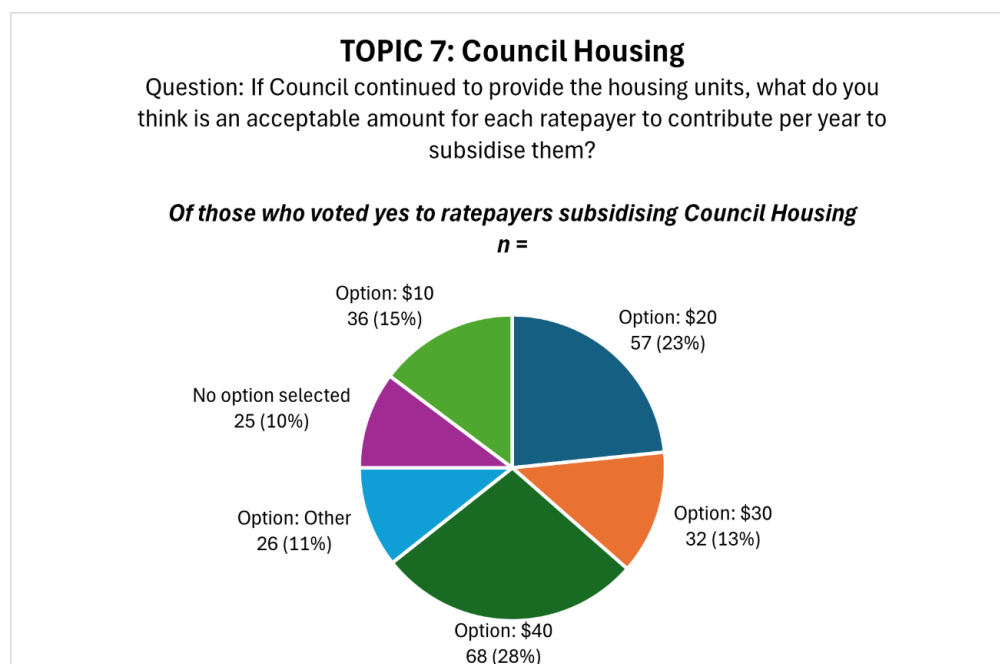
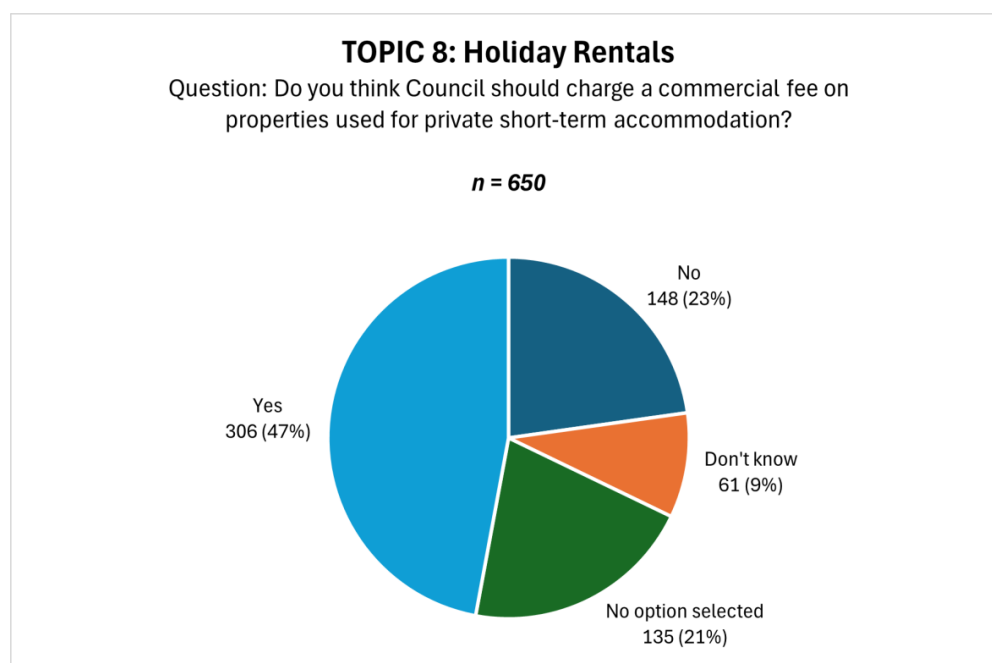


Chart 18



**Attachment 3 Draft 2025-34 LTP Submission Booklet**

Under a separate attachment.

5      MEETING CLOSE