

I feel that the council have made up their mind with this proposal and are going with it regardless of the amount of submissions against their idea. One only needs to look at the tangled mess that is the DCC website to try and find where to make this submission.

The development contributions proposal is pure and simply a money grab that will stifle development in this city. It can be dressed up as much as you like but it is still a kick in the face to any and all people wanting to build in the city.

The Governments upcoming schedule of exemption work proposing new dwellings up to 70m², which will not require a building consent is trying to reduce council red tape and promote building. At the same time, the DCC is trying to negate this.

Residential infrastructure is paid for by rates. When the DCC say their “baseline position is that it is inappropriate to burden the community as a whole, by way of rating or other payment means, to meet the cost of growth.” They are lying.

The DCC as a whole do not care about increasing rates to pay for all sorts of outlandish ventures that the city doesn’t need/want. When it comes time to actually maintaining infrastructure, where has all the money gone that previous development contributions and rates have been taken for?

Home owners that have been waiting for the opportunity to add a sleep out/granny flat to their property, without the cost of consent, are now faced with a bill much higher than current consent and development costs.

The DCC have got this city into almost insurmountable debt and doubling your fees without any justification is not that way to fix the debt.

If the city doesn’t grow, there will not be any way to service the debt. People will not build here (unless they absolutely have to). Renovations and rebuilds on existing infrastructure is what will happen, to avoid the fee.

The DCC use the same old “We are keeping in line with other councils” line when changing most things the general public don’t like. The general public in those cities didn’t like it either. Just because other places do things it does not make it right, or the right thing to do.

Southland only have once area that charges a development contribution fee. Speaking to several developers recently, they are not looking at working in Dunedin if this fee comes in. Flipping houses will happen more, however; there will not be any growth to the city in this.

I am firmly against any proposal to increase the contribution to services ‘contribution’.

Sincerley

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