

# Submission on Development Contributions Policy 2025

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## About STET Limited

STET is a limited liability company formed in 2011 by Shaun Lee. The term 'stet' comes from the publishing industry and means undo changes. Stet is a social enterprise that supports restoration and conservation projects in New Zealand. Stet is a supplier to Auckland Council.

STET Limited supports Auckland Council's proposal to increase development contributions under the proposed Contributions Policy 2025. As an organisation committed to environmental restoration and conservation, we believe that increased contributions are essential to ensure that the true costs of development, including environmental impacts, are fairly shared.

## 1. Environmental Concerns: Sediment Run-off and Water Quality

Urban development often leads to significant environmental degradation, particularly in terms of sediment run-off. This sediment, carried by stormwater into Auckland's waterways, harms aquatic ecosystems by reducing water quality and disrupting habitats. As development intensifies, this problem will only worsen unless proper infrastructure is in place to manage stormwater and sediment control effectively.



*Building site in Glen Innes. Photo Shaun Lee*

The proposed increase in development contributions will help fund the necessary stormwater infrastructure to mitigate these impacts. As noted in the Sharing the Cost of Growth document, stormwater investment is crucial for areas like Tāmaki and the Inner Northwest, where development is expected to expand significantly over the coming decades. Without this investment, Auckland's waterways will continue to degrade, affecting both biodiversity and water quality. I am particularly concerned about impacts on benthic ecosystems because sediment chokes the gills of filter feeding animals and smothers photosynthesising plants.



## 2. External Costs of Development: Pollution and Climate Change

Many of the costs associated with development are not immediately visible. Pollution from increased vehicle use, construction activities, and industrial growth can degrade air and water quality. Additionally, the long-term impacts of development on climate change, through increased emissions and reduced green spaces, are not fully accounted for in current pricing models. It is essential that development contributions reflect these external costs, ensuring developers pay their fair share towards the infrastructure needed to mitigate these impacts.



*Selfie with arm buried in muck. Photo Shaun Lee.*

In particular, as climate change increases the intensity of rainfall, there will be a heightened risk of flooding and stormwater overflows. This makes it even more critical that contributions fund sustainable, long-term infrastructure solutions. The proposed policy rightly includes funding for greenfield areas and more intensive stormwater management in brownfield areas such as Tāmaki. This proactive approach will protect Auckland's residents and ecosystems from the escalating risks posed by climate change.

### 3. Fair Distribution of Costs

It is unfair for Auckland's existing ratepayers to bear the brunt of these costs when developers and future residents are the primary beneficiaries of new infrastructure. The Sharing the Cost of Growth document highlights that developers should pay for the infrastructure that enables their developments and increases the value of their land. Increasing development contributions ensures that this principle is upheld and that ratepayers are only responsible for their fair share.

STET Limited fully supports the proposed increases in development contributions. These funds are essential to address the environmental impacts of development, particularly sediment run-off, pollution, and climate change. By ensuring that developers pay their fair share, Auckland Council can deliver the infrastructure necessary to support sustainable growth without unfairly burdening existing residents.

Thank you for considering our submission.

Shaun

Director, STET Limited