

Policy - Development Contributions Policy

Recommendation | Ngā tūtohunga

That Kaipara District Council:

- a) Notes the submission to the Development Contributions Policy, and
- b) Requests that staff undertake a full review of the Development Contributions Policy as part of the 2025-26 Annual Plan.

These recommendations do not change what is proposed in the Development Contributions policy.

Introduction:

The Development Contributions Policy was included for consultation as part of the 24-27 LTP. Staff used the ten year plan from the last LTP 2021-2031 as projects were still valid and adjusted for inflation. The ten year plan with 3 waters that had initially been prepared for 2024-2034 was unaffordable and would have breached Councils debt levels so this needed to be re-examined. Staff have suggested that a new ten year capital plan be presented to Council and that a further review of the Development Contributions Policy would then occur utilising the new figures, before year end.

TOPIC
<p>Points raised from submission relating to Development Contributions</p> <ul style="list-style-type: none"> ▪ The KDC is proposing to increase the level of development contributions - those fees developers pay for future services. I am not sure the detailed work has gone into these new proposals, especially for areas in the west where the future demand for infrastructure services such as sewerage has dramatically increased. ▪ If these development contributions are not accurate for areas outside Mangawhai, the ratepayers in Mangawhai will pick up the difference in costs. ▪ A number of contributors thought the Dargaville and Maungaturoto wastewater plants should have more future projects added for capacity as the proposed DCs were too low in their opinion.
<p>Options and Assessments</p> <p>Staff cannot change the contributions without valid input of capital projects that are for growth and not just renewal expenditure. Also, those projects have to be affordable for Council to adopt the future capital plans. For Dargaville and Maungaturoto the larger projects are not to expand on capacity of the wastewater plant but to replace the current plant by improved technology and to ensure abatement notices issued by NRC are remedied.</p>
<p>Impact of recommendation on the LTP (financial and non-financial)</p> <p>There are no changes proposed to be made at this time which will impact the LTP.</p>

Fit with Long Term Plan

The recommendation is consistent with the Development Contributions Policy presented to Council and upon which the LTP is based. Council staff need a new list of capital projects for the next 10 years that are funded appropriately so the programme is affordable.

Policy Implications

No changes to the Development Contributions Policy will be made at this time,

Conclusion drawn:

The current policy will be reviewed later this year but is fit for purpose as part of the LTP 2024-2027.