

MEETING MINUTES	
COUNCIL	TIME
THURSDAY 03 OCTOBER 2024	8.35 AM

MDC 22-25/848

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY – APPROVAL TO CONSULT

Report of the General Manager – People and Corporate seeking Council approval to consult on the Development and Financial Contributions Policy 2024, and the development contributions fees.

RESOLVED

1. That the Council brings this topic back up for debate, noting that the report “Consultation of the Development and Financial Contributions Policy 2024, and the Development Contribution Fees” was laid on the table by Council on 04 July 2024.
2. That the Council agrees for this report “Development and Financial Contributions: Approval to Consult” to replace the original report from 04 July 2024, on the understanding that the new report includes updated information.

Moved by: Cr Michael Ford

Seconded by: Cr Alison Short

CARRIED (10-0)

Cr Bridget Bell left the meeting at 10.50 am.

RESOLVED

That the Council consults on two options being:

Option 1: Development contribution fees are calculated using the current cost allocation settings in the Development and Financial Contributions Policy; and

Option 2: Development contribution fees are calculated using revised cost allocation settings in the Development and Financial Contributions Policy. This involves revising the assessment of the proportion of future capital works projects attributed to growth and to other funding sources (level of service and renewals) in Schedule 2 of the Policy, reducing the overall proportion of the programme assessed as growth-related works (funded by development contributions), and increasing the proportion assessed as either level of service-related or renewals-related (both funded by rates).

Moved by: Cr Michael Ford

Seconded by: Cr Colin McFadzean

CARRIED (10-0)

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RESOLVED

For the purposes of consultation, that the Council indicates it prefers Option 2.

Moved by: Cr Michael Ford

Seconded by: Cr Stuart Campbell

CARRIED (8-2)

Cr Blackmore and Cr Underwood voted against the motion.

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RESOLVED

- 1. That the Council notes that the indicative development contributions fees per household unit equivalent (HUE), grouped by catchment area, under each option would be:**

Table 1: Development contribution fee per HUE by catchment area - Option 1 and Option 2	Development contribution fee per HUE (\$) Option 1	Development contribution fee per HUE (\$) Option 2
Feilding Urban		
Water	6,293	4,050
Wastewater	13,320	9,325
Stormwater	22,922	16,403
Reserves	2,722	1,906
Transport	8,53	5,939
Total	53,770	37,623
Feilding Intensification Area		
Water	4,090	2,632
Wastewater	8,658	6,061
Stormwater	14,899	10,662
Reserves	2,722	1,906
Transport	8,513	5,939
Total	38,882	27,200
Rural and Villages		
Water	-	-
Wastewater	-	-
Stormwater	-	-
Reserves	2,722	1,906
Transport	8,513	5,939
Total	11,235	7,845

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2. That the Council notes that the indicative increase in rates required under Option 2 would be:

Table 2: Indicative impact of Option 2 on rates

Rates impact of Option 2	LTP Y1 24-25	LTP Y2 25-26	LTP Y3 26-27	LTP Y4 27-28	LTP Y5 28-29	LTP Y6 29-30	LTP Y7 30-31	LTP Y8 31-32	LTP Y9 32-33	LTP Y10 33-34
Total Rates (excl. internal rates and water by meter)	49,461,869	53,223,589	57,904,917	61,195,826	64,983,639	69,462,140	73,045,057	76,640,298	81,876,755	84,772,823
LTP Rates increase (excl. Growth)	7.09%	6.03%	7.27%	4.21%	4.77%	5.55%	3.88%	3.72%	5.70%	2.49%
Rates Increase (\$) Option 2	-	451,002	573,744	797,818	859,563	930,682	965,625	1,041,293	1,139,287	1,279,303
Rates Balance	49,461,869	53,674,591	58,478,661	61,993,644	65,843,202	70,392,822	74,010,682	77,681,591	83,016,042	86,052,126
Remodelled rates (excl. Growth) - Option 2	7.09%	6.94%	7.42%	4.54%	4.79%	5.57%	3.86%	3.76%	5.74%	2.61%
Option 2 - DC contribution to increase		0.91%	0.15%	0.33%	0.02%	0.02%	-0.02%	0.04%	0.03%	0.12%

3. That the Council notes that Option 2 would create inconsistencies with mandatory statements in the Council's 2024-2034 Long-term Plan and the Infrastructure Strategy 2024-2054. These inconsistencies would be clearly noted and explained when making the decision following consultation in accordance with s 80 of the Local Government Act 2002.
4. That the Council consults on the Development and Financial Contributions Policy 2024, in accordance with s 82 of the Local Government Act 2022, over the period from 30 October 2024 to 29 November 2024.

Moved by: Cr Michael Ford

Seconded by: Cr Kerry Quigley

CARRIED (10-0)