te kaunihera ā-rohe o matamata-piako district council

Kaunihera | Council

Ngā Tāpiritanga – Pūrongo | Attachments – Reports

ATTACHMENTS UNDER SEPARATE COVER

Notice is hereby given that an extraordinary meeting of Matamata-Piako District Council will be held on:

Ko te rā | Date:	**Wednesday 20 March 2024**
Wā | Time:	**9:00**
Meeting Room:	**Council Chambers**
Wāhi | Venue:	**35 Kenrick Street TE AROHA**

TAKE | ITEM NGĀ IHINGA | TABLE OF CONTENTS WHĀRANGI | PAGE

DRAFT

Development Contributions Policy 2024-34

For consultation

Contents

Table of tables

1. Introduction

Our district continues to experience steady growth in numbers of dwellings and businesses. In response, we must expand our infrastructure networks to support increased use of essential services, such as water, wastewater, stormwater and roads and footpaths.

The cost of expanding these networks is typically high, and how these developments are funded is an important issue. Using rates to fund these works can be perceived as unfair, because existing ratepayers neither caused them, nor do they directly benefit from them. Therefore, we must consider alternative funding options, such as development contributions.

Council has adopted a high growth projection scenario for the purpose of the 2024-34 Long Term Plan and this Development Contributions Policy (Policy). This is considered the most likely scenario, presenting the least risk if assumptions are wrong. Council reviews its growth projections and the Development Contributions Policy every three years, with the next review due in 2026/27.

In preparing this Policy we have taken into account the following principles:

- development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for Council to provide or to have provided new or additional assets or assets of increased capacity;
- development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended to be used and in a way that avoids over-recovery of costs allocated to development contribution funding;
- cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets;
- development contributions must be used:
    - for or towards the purpose of the activity or the group of activities for which the contributions were required; and
    - for the benefit of the district or the part of the district that is identified in our Policy in which the development contributions were required;
- we should make sufficient information available to demonstrate what development contributions are being used for and why they are being used;
- development contributions should be predictable and be consistent with the methodology and schedules of our Policy;
- when calculating and requiring development contributions, we may group together certain developments by geographic area or categories of land use, provided that:
    - the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
    - grouping by geographic area avoids grouping across an entire district wherever practical.

2. Legislative Requirements

This document sets out our policy on development contributions, as required by section 102 of the Local Government Act 2002.

The Local Government Act 2002 sets out the provisions for using development contributions and requires Council to adopt a policy on development or financial contributions regardless of whether Council decides to charge development contributions, financial contributions, a mixture of both or neither. Matamata-Piako District Council has adopted development contributions as the primary mechanism to fund growth related infrastructure.

2.1. Relationship to financial contributions under the Resource Management Act 1991

We operate a Financial Contributions Policy under our District Plan, Part B: Section 7. This applies specifically to Parks and Reserves for residential developments.

Financial contributions are separate from, and may be charged in addition to, development contributions under the Local Government Act 2002. However, they cannot be charged against the same development for the same purpose. This avoids so called ‘double dipping’.

3. Policy Overview

3.1. Purpose of development contributions

The purpose of the Policy is to enable Council to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

3.2. Policy rationale

Section 106(2)(c) of the Local Government Act 2002 requires us to explain in terms of the matters outlined in section 101(3), why we have determined to use development contributions to meet the expected capital expenditure set out in Schedule 1.

3.2.1. Community outcomes

Using development contributions to fund growth related capital expenditures will help contribute to the following community outcomes, as set out by our Long Term Plan:

He wāhi puawaitanga
A place to thrive

- **Seek opportunities to realise Matamata-Piako's economic potential**
- **Support and encourage quality, sustainable and varied development**
- **Invest in the right infrastructure at the right time**

3.2.2. Distribution of benefits

By definition, capital works funded by development contributions relate primarily to future residents and businesses. Their aim is to increase capacity to accommodate new users, not to improve service levels for existing users. As a result, new users benefit directly from the growth related works their development contributions are put towards. While there may be some spill over benefits (where existing ratepayers benefit from growth related works) these are generally offset by new ratepayers benefiting from existing infrastructure, such as roads. Overall, new residents and businesses gain the most benefit from these works and, therefore, are the primary funding source.

3.2.3. Period over which benefits occur

Most infrastructural assets have very long useful lives. In order to make sure the period of funding and the period of benefit are the same, a long life funding tool such as development contributions must be used. Our Policy allows for the costs of growth related infrastructure to be recovered over 25 years, ensuring that each generation of development 'pays its own way.' That is to say, each generation of development pays only for its own needs, not those of future generations.

3.2.4. Need to undertake activity

Pressures caused by growth are the sole driver of capital works funded by development contributions. Requiring these capital works to be funded by the growth community helps to ensure that the costs are covered by those that cause them to be incurred. This is both efficient and equitable.

3.2.5. Separation from other activities

Growth related capital works do not usually stand-alone within our capital works programme; they are usually included within much larger projects that simultaneously cater for a number of different needs. The use of development contributions to fund the growth components not only improves equity, but also transparency and accountability. It forces us to allocate the shared costs of capital works between various project drivers and to recover those costs according to the amount of pressure that each driver exerts on our services.

3.3. When may development contributions be required?

Under the Local Government Act 2002, development contributions may be required for a new development if the effect (including the cumulative effect that a development has in combination with other developments) of the development will require new or upgrades to existing or additional assets. Development contributions may also be charged if the developments require assets of increased capacity and, as a consequence, we incur capital expenditure to provide appropriately for those assets. We are also able to require a development contribution for capital expenditure incurred in anticipation of development.

3.4. Types of development that may be charged

Any development - whether residential or non-residential - that generates a demand for network infrastructure, community infrastructure or reserves may be required to pay a development contribution. Only the pipes or lines of a network utility operator are explicitly exempt under the Local Government Act 2002.

3.5. Types of activities that may be funded

We may charge development contributions to help fund:

- network infrastructure - the provision of roads and other transport, water, wastewater, and stormwater collection and management;
- community infrastructure - land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and includes land that the territorial authority will acquire for that purpose.

This Policy will cover only the provision of network infrastructure (roads, water, wastewater and stormwater). Other community infrastructure activities may be considered during subsequent revisions.

Onsite works (within the boundaries of each development) remain the sole responsibility of developers and do not form part of this Policy.

3.6. Adoption and implementation

This Policy has been adopted in accordance with the provisions of the Local Government Act 2002; and will be effective from 1 July 2024.

Any application for:

- a resource consent (including a change to a condition of a resource consent under section 127 of the Resource Management Act 1991);
- a building consent under the Building Act 2004;
- a certificate of acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted; or
- a service connection;

that is submitted and accompanied by all required information on, or after, 1 July 2024 will be subject to the conditions of this Policy and any amendments.

Applications made prior to this date will be assessed under the policy that was in force at the time application was submitted.

3.7. Policy Review

As required by the Local Government Act 2002, we will review this Policy at least once every three years (or more frequently if deemed necessary). Such reviews may be triggered by - and will take into account, the following factors:

- any changes to the significant assumptions underlying the Policy;
- any changes in the capital works programme for growth;
- any significant changes in the costs of labour, construction or technology;
- any changes in the expected nature, scale, location or timing of development;
- any changes that require new or significant modelling of the networks;
- any changes to the District Plan;
- the regular reviews of the funding and financial policies, and our Long Term Plan;
- any other matters we consider relevant.

Any potential changes will be considered, then subjected to consultation requirements under the Local Government Act 2002.

3.8. Development Contributions review

We may increase the amount of development contributions provided for in this Policy. Any increase will not exceed the result of multiplying together:

- the rate of increase (if any), in the Producers Price Index Outputs for Construction provided by Statistics New Zealand since the development contribution was last set or increased; and
- the proportion of the total costs of capital expenditure to which the development contribution will be applied that does not relate to interest and other financing costs.

Before any increase takes effect, we will make publicly available information setting out:

- the amount of the newly adjusted development contribution; and
- how the increase complies with the above requirements.

Under the Local Government Act 2002, development contributions may be increased in the above manner without consultation, formality, or a review of the Policy. Unless exceptional circumstances occur, this review will be undertaken on an annual basis.

4. Growth and Assumptions

4.1. Residential growth

Population growth has been projected for Matamata-Piako by the WISE model. We have used the high projections to help prepare 30-year demand forecasts for the Infrastructure Strategy and the related capital expenditure programme for this Long-Term Plan. Total population at 30 June is shown in Table 1, with growth projections for dwellings and residential HEU projections in Tables 2 and 3 respectively.

Table 1 Resident Population

Projected Population by Town 2025-2055 (Te Ngira)			
Year	**2025**	**2035**	**2055**
Entire District	**37,857**	**41,167**	**48,507**
Morrinsville	8,659	9,403	10,786
Matamata	8,606	9,316	10,525
Te Aroha	5,209	5,855	7,197
Rural	15,383	16,592	20,001

Table 2 Dwellings

Household Growth in Matamata-Piako 2024-2054			
Year	**2024**	**2034**	**2054**
Total population	37,636	40,815	48,130
Household size average	2.6	2.5	2.5

Table 3 Annual Residential HEU Growth by Ward

Ward	2024-2034	2034-2044	2044-2054
Matamata	65	62	53
Morrinsville	64	65	50
Te Aroha	45	41	61
Districtwide	174	167	164

In addition, we have made a relatively modest made anallowance for ongoing non-residential growth based on historic trends and future outlooks. This has resulted in the non-residential HEU projections below.

The full report on Population Projections to 2054 is available at

https://www.creatingfutures.org.nz/waikato-projections-demographic-and-economic/2018-projections-outputs/

4.2. Non-residential growth

To estimate the projected non-residential growth in the district and to identify long term trends in new floorspace built each year by area and building type, we reviewed building consent data over the past 20 years. These annual trends were tied back to the underlying rate of population growth as projected by Infometrics, to determine a relationship between non-residential development and the rate of population growth. This was then applied to the projected population growth over the next 20 to 30 years to estimate a likely rate of future non-residential development. The projections were overlaid with the new conversion ratios to estimate the number of non-residential Household Equivalent Units (HEU) by activity and catchment.

The non-residential growth projections used here provide a smoothed long-run annual estimate of future non-residential development.

Table 4 Annual Residential HEU Growth by Ward

Ward	2024-2034	2034-2044	2044-2054
Matamata	10	5	5
Morrinsville	5	2	2
Te Aroha	1	1	1
Districtwide	16	8	8

4.3. Capital expenditure required to service growth

Table 5 presents capital expenditure (from the Long Term Plan) that we expect to incur to meet the increased demands resulting from growth. This also includes expenditure that we have incurred in anticipation of growth. What follows is an explanation of expenditure. Schedule 1 of this Policy sets out these projects in more detail.

Table 4 Summary of Capital Expenditure 2024-34 excluding inflation

Activity	Total capital expenditure on all projects $	Capital expenditure attributable to growth $
Roading	8,068,700	4,411,150
Stormwater	400,000	200,000
Wastewater	68,320,000	35,080,000
Water	11,200,000	3,560,000

4.3.1. Roading

Growth related works for roading are split into three catchments, one for each of the three wards - Te Aroha, Matamata and Morrinsville. Works focus mainly on footpath, kerb and channel and road upgrades where additional traffic will require widening or pavement strengthening.

4.3.2. Stormwater

Growth related works for stormwater are split into three catchments, one for each of the three urban centres - Te Aroha, Matamata and Morrinsville. Works focus mainly on completing modelling work.

4.3.3. Wastewater

Like stormwater, there is one wastewater catchment for each of the three main urban centres. Growth related works encompass several activities, such as completed trunk main replacements and upgrades and treatment plant upgrades (for all three centres).

4.3.4. Water

Water catchments broadly match those of wastewater and stormwater - one for each of the three main urban centres. Growth related works programmed in the Long Term Plan reflect investment in additional reticulation works and for universal water metering.

4.4. Other significant assumptions and Risks

4.4.1. Planning timeframe

This Policy is based on the ten year timeframe of our Long Term Plan and on the principle that costs, triggered by growth over that period should be both allocated to, and recovered within, that period. However, in many cases, economies of scale require us to build assets of greater capacity that extend beyond the timeframe of our Long Term Plan.

We accept that, in such cases, we may have to bankroll costs and recover them over time from future developments. Any costs incurred in anticipation of future growth (i.e. beyond our Long Term Plan) will be allocated to and recovered in those later years, subject to a maximum total recovery period of 25 years.

Where the risks to the community associated with 'bankrolling' future growth is considered too great by Council, we will seek to share the risk with developers through private developer agreements.

4.4.2. External funding

This Policy assumes that the eligibility criteria used and the funding provided by third parties (such as New Zealand Transport Agency) remain unchanged over the life of the Long Term Plan.

4.4.3. Best available knowledge

The growth projections and capital works programme underlying this Policy represent the best available knowledge at the time of writing. These will be updated as new information becomes available and incorporated into the Policy at review times.

4.4.4. Changes to capital works programme

Deviations from projected growth rates will result in acceleration or delay of the capital works programme (or the resequencing of projects), rather than more significant changes to the overall scope of capital works.

4.4.5. Avoidance of double dipping

Development contributions will not be sought for projects already funded by other sources, such as external subsidies or financial contributions.

4.4.6. Identification of risks

The main risks associated with this Policy are uncertainty over:

- the rate and timing of growth; and
- the exact nature of growth-related capital works, and their associated cost and timing. In both cases, the most effective risk mitigation strategy is to constantly monitor and update the Policy as new information becomes available.

5. Base Units and Conversion Rates (Measuring demand)

Units of demand provide the basis for distributing the costs of growth. They illustrate the rates at which different types of development utilise capacity. We have adopted the Household Equivalent Unit as the base unit of demand, and describe the demand from other forms of development as Household Equivalent Unit multipliers.

Table 6 outlines the demand characteristics of each Household Equivalent Unit and the multipliers used to convert non-residential demand to Household Equivalent Units.

Table 7 below sets out the conversion factors for each development category, based on 100m2 gross floor area (impervious surface area for Stormwater).

Table 5 Base units (demand per HEU)

Activity	Unit of measurement	Demand per HEU
Roading	Vehicle trips per day	10 trips
Water	Litres/lot/day	650 litres
Wastewater	Litres/lot/day	488 litres
Stormwater	Impervious surface area	300m2

Table 6 Household Equivalent Units for different development categories

Development Category	Roading	Stormwater (per 100m^2 ISA)	Wastewater	Water
Retail (per 100m^2 GFA)	1.60	0.30	0.30	0.30
Industrial (per 100m^2 GFA)	0.40	0.26	0.26	0.26
Commercial (per 100m^2 GFA)	0.80	0.30	0.30	0.30
Residential Units within Retirement Village	0.40	0.60	0.50	0.50
Retirement Village components (other than units)	Special Assessment			
Kaumātua housing units	0.40	0.60	0.50	0.50
Dependent person's dwelling	0.50	0.50	0.50	0.50
Tiny/Minor residential dwelling (GFA no more than 70m^2)	0.50	0.50	0.50	0.50
Pāpākainga development	Special Assessment			

6. Charges, Usage and Limitations

Table 8 presents the development contributions per Household Equivalent Unit for 2024/25 by ward. These charges will be reviewed each financial year in accordance with section 3.8 of this Policy.

Table 7 Development contributions per HEU for 2024/25 (including GST at the current rate of 15%)

Area	Roading $	Stormwater $	Wastewater $	Water $	Total per HEU $
Matamata Ward	$1,779	$0	$10,381	$339	$12,499
Morrinsville Ward	$1,036	$0	$13,417	$2,009	$16,462
Te Aroha Ward	$55	$0	$109	$339	$504

6.1. Use of development contributions

We will only use development contributions toward the activity they were collected for. The contributions will be gathered from all parties involved in the development, and the total amount will be used specifically within that catchment area. This means that contributions may not be redistributed across catchments or across activities; however, they may be reallocated across projects within a catchment. For example, contributions collected for water projects in the Matamata water catchment will only be spent on water projects in the Matamata ward.

6.2. Limitations

We will not require a development contribution for network infrastructure, reserves or community infrastructure in the following cases:

- where, under section 108(2)(a) of the Resource Management Act 1991 we have imposed a condition on a resource consent in relation to the same development for the same purpose;
- where the developer will fund or otherwise provide for the same reserve network infrastructure, or community infrastructure; or
- where we have received, or will receive, full funding from a third party.

In addition, development contributions will not be used for the renewal or maintenance of assets, or for capital works projects that are not related to growth.

6.3. The funding model

A funding model has been developed to calculate charges under this Policy. It tracks all the activities for which contributions are sought, the catchments underlying each activity, and the infrastructure projects related to growth. It also houses growth projections for each catchment and each type of development. The funding model embodies a number of important assumptions, including that:

- all capital expenditure estimates are inflation adjusted and GST exclusive;

- the backlog, renewal and maintenance portions of each project will not be funded by development contributions;
- methods of service delivery will remain largely unchanged;
- interest will be earned by us where contributions precede works. Conversely, interest expenses will be incurred (or interest revenue will be foregone) where works precede contributions. Both are calculated at an average annual interest rate of 2.4%;
- any debts incurred for a project will be fully repaid by the end of that project's funding period;
- the development contributions charges listed in Table 8 on page 33 will be adjusted each year based on the Producers Price Index Outputs for Construction provided by Statistics New Zealand. This has been modelled as an average increase of 2.0% per annum;
- increases in general rates and user charges - due to increases in the number of ratepayers - will be sufficient to fund increases in operational expenses (including depreciation) associated with growth related capital works.

7. Assessment and Application of the Policy

Development contributions do not automatically apply to every development in the district. Whether or not a development will have to pay development contributions will be assessed when granting:

- a resource consent (including a change to a condition of a resource consent under section 127 of the Resource Management Act 1991);
- a building consent under the Building Act 2004;
- a certificate of acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted; or
- a service connection.

Assessment of whether development contributions will be required will be made against the first consent application lodged for each development, based on the number of household equivalent units (HEU) as set out in Table 7 on page 12.

If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance under section 98 of the Building Act 2004 or service connection is sought, a reassessment will be undertaken using the current Development Contributions Policy at the time. Any increase or decrease in the number of Household Equivalent Units (relative to the original assessment) will be calculated and the contributions adjusted to reflect this.

If there is no change to the number of HEU from the original or previous assessment, a reassessment is not required. Examples where this may be the case include the relocation of a telecommunication cable or other utilities assets.

If, for whatever reason, development contributions were not assessed at the first available opportunity, they can still be required at subsequent stages in the development process.

7.1. Residential activities

7.1.1. Resource consent applications

The creation of allotments via subdivision provides scope for new dwellings, and therefore attracts development contributions at a rate of one HEU per additional allotment.

Any resource consent application that creates the potential to build additional independent dwelling units will also attract development contributions at a rate of one HEU for each independent dwelling unit.

Any resource consent application to develop a Retirement Village (as defined in the Retirement Villages Act 2003) shall be assessed in two parts;

- individually for each residential unit at a rate as set out in Table 7 on page 12; and
- all other village components assessed by special assessment.

7.1.2. Building Consent applications

Dwellings constructed on allotments with registered titles may attract development contributions under this Policy. The extent of any development contributions payable will depend on whether any payments were made at earlier stages in the development process, as well as the specific services that the development is connected to.

Additions to residential dwellings do not attract development contributions unless they create additional independent dwelling units. This means that extensions and alterations to existing dwellings, garages, car ports and garden sheds do not attract charges.

A dependent persons dwelling shall be assessed at 0.5 HEU per dwelling. However, if no separate connections are required (for water, wastewater or stormwater) the development contributions will be waived for each such activity.

Minor residential units 30.01m2 to 70.00m2 and tiny residential units 0.00m2 to 30.00m2 shall be assessed at the rates set out in Table 7. However, if no separate connections are required (for water, wastewater or stormwater) the development contributions shall be waived for each such service.

Holiday rentals (such as AirBnB) are considered to have a similar impact on capacity as permanently occupied dwellings, and as such shall be assessed as 1.0 Household Equivalent Unit. Also a dwelling can be used both as a holiday rental and a permanent residence during any particular year, with no trigger point for re-assessment with the change in use.

Rest home care rooms or beds, and self-contained units added to rest home facilities, will be assessed as a special assessment.

7.1.3. Service connection applications

Service connection applications accompanied by building consent applications will not be assessed separately. Instead, they will be assessed as per section 7.1.2. Unaccompanied service connection applications will be assessed in the same manner as resource consent or building consent applications, but only for the activity that the connection is sought for. Applications to separate out shared connections will not attract development contributions.

Service connections include applications for larger connections and change of use.

7.2. Non-residential activities

7.2.1. Subdivision

Non-residential subdivisions will attract development contributions on each additional allotment created. If the intended land use is unknown at the time of subdivision, each allotment will be charged a development contribution equal to one Household Equivalent Unit. The balance will then be assessed at the time a building consent, land use consent or service connection application is lodged (at which time the land use will be considered known).

If the intended land use is known at the time of subdivision, contributions will be based on:

- each lot's planned Gross Floor Area, and
- the intended land use.

7.2.2. Land use and building consent applications

Non-residential developments will attract development contributions based on their Gross Floor Area and potential land use (refer Table 7). If an existing structure is demolished or removed prior to construction, the Gross Floor Area of that structure will be used as a credit against any new structure(s) erected on the site (based on the conversion factors set out in Table 7). If there is no existing structure(s) on the site, a credit of one Household Equivalent Unit (250m^2) for infrastructure and/or services available at the time of subdivision will be allocated against the new Gross Floor Area of the development (see section 7.6).

7.2.3. Service connection applications

Service connection applications accompanied by building consent applications will not be assessed separately. Instead, they will be assessed as per section 7.2.2. Unaccompanied service connection applications will be assessed in the same manner as resource consent or building consent applications, but only for the activity that the connection is sought for. Applications to separate shared meters will not attract contributions.

Service connections include applications for larger connections and change of use.

7.3. Council developments

Council is exempt from paying development contributions on any development that is a capital work for which development contributions are required. This avoids the possibility of collecting development contributions for one activity and using them to help fund another activity. However, any other council development may be liable for development contributions.

7.4. Exceptional circumstances

7.4.1. Private development agreements

The Local Government Act 2002 provides that Council can enter into private developer agreements for the provision of services in its district. In certain circumstances, where Council believes it is in the best interests of the community, private development agreements may be entered into with a developer, in accordance with the provisions of sections 207A to 207F of the Local Government Act 2002. Private development agreements may be used in lieu of development contributions where Council agrees with a developer that particular infrastructure and/or services can be provided in a manner different to our standard procedures/guidelines, and where our minimum level of service will be achieved.

Such agreements must clearly state:

- the rationale for the agreement;
- the details of the agreement;
- the basis of any cost sharing;
- how and when the associated infrastructure will be provided, and
- which lot(s) the agreement refers to.

One example where a private development agreement may be used is when a development requires a special level of service, or is of a type or scale that is not readily assessed in terms of standard units of demand. Another is where significant developments and/or plan changes are proposed and capital expenditures are required but none have been budgeted and no development contribution has been set.

7.4.2. Special assessments

This Policy is based on the average infrastructure demands of a wide range of residential and non-residential developments. However, there may be instances where a development does not readily fit within the specified development categories, or where the infrastructure demands created by the development differ significantly from the averages upon which the Policy is based. In these circumstances, Council may undertake a special assessment at its sole discretion.

Council will make a decision on whether a special assessment will be undertaken at the application stage, once details of the development are known. Applicants will be expected to provide supporting information and detailed calculations of the likely demand for roading, water, wastewater and stormwater associated with the development. This information will be used to calculate the number of HEUs for each activity for which the development contributions are required.

Instances where Council may consider the use of the special assessment process may include (but are not limited to);

- Intensive Farming
- Warehouses and coolstores
- Lifestyle Villages
- Pāpākainga housing
- Resthomes, aged care facilities, hospitals, medical facilities and self-contained units attached to these facilities

7.5. Applications in other circumstances

7.5.1. Cross boundary developments

Some developments may span several catchments and/or straddle the district boundary with another territorial authority. In this event, the following rules will apply:

- Where a development spans more than one catchment, the total HEUs of that development will be allocated to the various catchments on the basis of site area. The resulting number of HEUs in each catchment will then be used to calculate contributions payable.
- Where a development straddles the district boundary with another territorial authority, development contributions will only be payable on the HEUs (or parts thereof) that are located within the Matamata-Piako District.

7.5.2. Boundary adjustments

Where consent is granted purely for the purposes of boundary adjustment, and no additional titles are created, development contributions will not be required.

7.6. Credits

7.6.1. Overview

Where development contributions have already been paid for an allotment, credits will be given towards the activities for which payment was made. Provided written evidence of payment can be produced, no historical time limit will apply in the calculation of such credits, and all previous credits will be taken into account. This also applies to historic payments for financial contributions.

Where there is no logical connection to a reticulated system at the time development contributions are paid, a credit will be applied for those activities for which no logical connection exists. If a subsequent service connection is made, development contributions will be reassessed at the service connection stage in accordance with the provisions of this Policy. If a property was not connected to a service as at 1 July 2024, it is not assessed to have any credit for that service.

Credit will also be given for the pre-existing status of properties as at 1 July 2024, even if no previous financial or development contributions have been paid. Credits will be associated with the existing title and calculated and assigned to individual activities. More details on the nature of these credits are outlined below.

7.6.2. General principles of credit

- Residential credits will apply at the rate of one Household Equivalent Unit (or part thereof if the credit is applied to, for example, a tiny house or minor dwelling) per connected service per existing allotment or independent dwelling unit.
- Non-residential credits will be calculated on the basis of the Gross Floor Area of the existing development, and converted to Household Equivalent Unit using the conversion factors set out in Table 7.

- On subdivision of undeveloped land, historic credits of one HEU per service connected per existing title will be allocated.
- For existing non-residential buildings that are extended or demolished and rebuilt to the same or higher intensity, the assessment of credits will be based only on the existing development prior to rebuilding. In order to earn such credits, the onus is on developers to prove the existing Gross Floor Area. This includes having a building consent for the removal of buildings.
- For existing residential buildings that are demolished or destroyed, no development contributions will be payable provided that the same number of independent dwelling units are rebuilt. Any additional independent dwelling units will be assessed for payment of development contributions according to the terms of this Policy.
- Credits must be allocated to the same allotment or allotments. This prevents the transfer of credits from one allotment to another.
- Credit will not be granted for infrastructure provided in excess of what is required as a condition of any consent(s) issued by us.
- Credits cannot be used to reduce the total number of HEUs to a negative number. That is to say, credits cannot be used to force payments by Council to the developer.

8. Remissions, reconsiderations and objections, refunds and postponements

8.1. Remissions

Remissions are adjustments to the scheduled charges for a particular activity, either as a percentage or in absolute (dollar value) terms. Remissions will only be invoked as a resolution of Council, and are not able to be requested by applicants.

8.2. Reconsideration of development contributions

An applicant who is required to make a development contribution may request a reconsideration of the development contribution assessment if they believe that:

- the development contribution was incorrectly calculated or assessed under the Policy;
- the Policy was incorrectly applied; or
- the information used to assess the development against the Policy, or the way the information was recorded or used, was incomplete or contained errors.

A request for a reconsideration must be provided in writing to the Council within 10 working days of the applicant or their agent receiving notice from the Council of the development contributions that the Council requires.

We will reconsider the development contributions assessment made, against the grounds for a reconsideration made by the applicant and will, within 15 working days, advise in writing the outcome of the reconsideration to the person who has lodged the reconsideration request.

The Council delegates to its Chief Executive Officer and in his/her absence the Group Manager Business Support, Group Manager Community Development, or Group Manager Service Delivery the responsibility for reviewing and deciding on reconsideration requests. If the name of the any of the above position titles changes without substantial changes being made to the position holder's job description (in respect of the function to which this delegation relates), the current delegations in the name of the previous position title are and shall be effective for the position holder of the new position title.

The staff member who assessed the development contribution may be requested to provide details of the development contribution levied but may not take part in the decision-making of the reconsideration.

Council will not accept an application for a reconsideration if an objection to the development contribution requirement has already been lodged under section 8.3 of this Policy.

8.3. Right to object to an Independent Commissioner

An applicant who is required to make a development contribution may lodge an objection to the development contributions assessed to an Independent Commissioner in accordance with sections 199A-D and schedule 13A of the Local Government Act 2002.

The Council may recover from a person making an objection its actual and reasonable costs in respect of an objection. These costs are:

- the selection, engagement, and employment of the development contributions commissioners; and
- the secretarial and administrative support of the objection process; and
- preparing for, organising, and holding a hearing.

Any of Council's actual and reasonable costs in respect of objections are recoverable as a debt under section 252 of the Local Government Act 2002. Council's charges are set out in our most recent Fees and Charges document.

8.4. Refunds

There may be occasions where we must refund development contributions collected under this Policy. The specific circumstances in which this may occur, as well as the way in which refunds must be handled, are set out in sections 209 and 210 of the Local Government Act 2002. In essence, refunds may occur if:

- development or building does not proceed;
- a consent lapses or is surrendered; or
- we do not provide the reserve, network infrastructure or community infrastructure for which the development contribution was required.

Any refunds will be issued to the consent holder (or their personal representative) of the development to which they apply.

The refund amount will be the contribution paid, less any costs we have already incurred in relation to the development or building and its discontinuance and will not be subject to any interest or inflationary adjustment.

8.5. Postponement

Council may, at its discretion, agree to postpone the payment of development contributions following written request from the developer explaining the reasons why a postponement of payment should be considered. The Council delegates to its Chief Executive Officer and in his/her absence the Group Manager Business Support, Group Manager Community Development, or Group Manager Service Delivery the responsibility for considering and deciding any request for a postponement.

If development contributions are postponed, the Council we will register the development contribution under the Land Transfer Act 2017 as a charge on the title of the land in respect of which the development contribution was required, as provided for in section 208 of the Local Government Act 2002.

9. Administrative matters

9.1. Updated assessments and invoicing

The Local Government Act 2002 allows us to assess applications (for consents and service connections) at various stages of the development process to determine the extent of any development contributions payable. We will undertake such assessments as early as possible (after all information has been received).

An applicant can request an invoice be generated at any time. If not requested by the applicant, an invoice will be issued at the earliest of:

- an application for a certificate under section 224(c) or 226 of the Resource Management Act 1991;
- an application for a Code Compliance Certificate under section 92 of the Building Act 2004;
- a request for a Certificate of Acceptance under section 98 the Building Act 2004; or
- a request for service connection.

An assessment and invoice remain valid for the financial year (1 July – 30 June) in which they were generated, after which an updated assessment must take place and a new invoice will be generated to take in to account changes to the development contribution following a review as specified in section 3.3.

9.2. Timing of payments

The due date for payment will be:

- for subdivision resource consents: prior to issue of the section 224(c) or 226 certificate;
- for other resource consents: 180 days from granting or prior to the commencement of consent, whichever is earlier;
- for building consents: 180 days from granting or prior to Code Compliance Certificate, whichever is earlier;
- for a Certificate of Acceptance for building work already done: prior to the issue of the Certificate of Acceptance; or
- for service connections: prior to a connection being made.

9.3. Non-payment and enforcement powers

Until a development contribution has been paid, Council may:

- in the case of a development contribution assessed on subdivision, withhold a certificate under section 224(c) of the Resource Management Act 1991;
- in the case of a development contribution assessed on building consent, withhold a Code Compliance Certificate under section 95 of the Building Act 2004;
- in the case of a development contribution assessed on an authorisation for a service connection, withhold a service connection to the development;

- in the case of a development contribution assessed on a land use consent application, prevent the commencement of resource consent under the Resource Management Act 1991; or
- in the case where a development has been undertaken without a building consent, withhold a Certificate of Acceptance for building work already done under section 99 of the Building Act 2004.

The Council may register the development contribution under the Land Transfer Act 2017 as a charge on the title of the land in respect of which the development contribution was required, as provided for in section 208 of the Local Government Act 2002.

9.4. Contributions taken as money in the first instance

The Local Government Act 2002 specifies that development contributions may be taken either as money, land or both. The Council will usually take development contributions as money, but may also accept land from time to time at Council's sole discretion as per the Policy in place at the time of assessment.

9.5. G.S.T.

The entire process for calculating development contributions is GST exclusive.

Once all calculations are complete, GST will be added to the final invoice as required by the prevailing legislation and/or regulations of the day. Please also note that assessments are not tax invoices for the purpose of GST.

Appendices

Glossary

Activity means a good or service provided by, or on behalf of, a local authority or a council controlled organisation e.g. water supply, transport networks.

Allotment has the meaning given to it in section 218(2) of the Resource Management Act 1991.

Allotment area is the total land area of an allotment.

Applicant is the person/persons that apply for resource consent, building consent, certificate of acceptance or service connection.

Asset management plan means Council documents outlining how each main asset class will be managed, upgraded and expanded as required.

Catchment means the area served by a particular infrastructure investment.

Capital expenditure means the total cost of capital works for network infrastructure, reserves and community infrastructure.

Commercial means any activity involving commercial transactions, or providing commercial or administrative services, and includes, non-school activities, offices and banks; but excludes premises or activities involving industrial manufacture or production and retail trade. For the purposes of development contributions any consents deemed to be a commercial land use type will be assessed for development contributions.

Community facilities means reserves, network infrastructure, or community infrastructure that development contributions may be required for in accordance with section 199 of the Local Government Act 2002

Community infrastructure means:

a) land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
b) includes land that the territorial authority will acquire for that purpose

Community outcomes means the outcomes that a local authority aims to achieve in order to promote the social, economic, environmental, and cultural well-being of its district or region in the present and for the future.

Council means the Matamata- Piako District Council

Development means;

(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but

(b) does not include the pipes or lines of a network utility operator.

Development contribution means a contribution -

(a) provided for in a Development Contribution Policy; and

(b) calculated in accordance with the methodology; and

(c) comprising

(i) money; or

(ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or

(iii) both.

Development Contribution Policy means the policy on development contributions adopted under section 102(1) of the Local Government Act 2002.

Dwelling means any building, whether permanent or temporary, that is occupied, in whole or in part, as a residence; and includes any structure or outdoor living area that is accessory to, and used wholly or principally for the purposes of, the residence; but does not include the land upon which the residence is sited.

Financial contribution has the same meaning as in section 108(9) of the Resource Management Act 1991.

Goods and Services Tax (GST) means goods and services tax under the Goods and Services Tax Act 1985.

Gross Floor Area (GFA) means, for the purposes of development contributions, the sum of the area of all floors of all buildings on any site measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two abutting buildings but excluding:

(a) carparking;

(b) loading docks;

(c) vehicle access and manoeuvring areas/ramps;

(d) plant and equipment enclosures on the roof;

(e) service station canopies;

(f) pedestrian circulation space in an enclosed retail shopping centre; and

(g) foyer/lobby or a primary means of access to an enclosed retail shopping centre, which is accessed directly from a public place.

Household Equivalent Unit (HEU) means an average residential dwelling occupied by a household of average size.

Industrial means any:

(a) Premises used for any industrial or trade purposes, or

(b) Premises used for the storage, transfer, treatment, or disposal of waste materials or for other waste management purposes, or used for composting organic materials, or

(c) Other premises from which containment is discharged in connection with any other industrial or trade process.

(d) Activity where people use materials and physical effort to:

(i) extract or convert natural resources

(ii) produce goods or energy from natural or converted resources

(iii) repair goods

(iv) store goods (ensuing from an industrial process)

(e) Rural industry, such as intensive farming.

For the purposes of development contributions any consent deemed to be an industrial land use type will be assessed for development contributions.

Intensive Farming means mushroom farming, intensive livestock farming including pig farming of more than 10 weaned pigs, rabbit farms, animal feed lots and other activities (whether free range or indoors) which have or require:

(a) No dependency whatsoever on the qualities of the soils naturally occurring on the site; or

(b) Buildings for the uninterrupted housing and growth of livestock or fungi.

Note : This excludes greenhouses and other buildings used for the growth of vegetative matter.

Impervious Surface Area (ISA) means the area of any site that is not capable of absorbing water and includes any area that:

(a) falls within the definition of coverage;

(b) is covered by decks;

(c) is occupied by swimming pools;

(d) is used for parking, manoeuvring or loading of motor vehicles; or

(e) is paved with a continuous surface with a runoff coefficient of greater than 0.45.

Kaumātua Housing means housing for Māori over the age of 55 years situated on Māori land administered under the Te Ture Whenua Māori Act 1993 and on the same site as Marae or Papakāinga.

Local authority means a regional council or territorial authority.

Methodology has the same meaning as methodology in section 197 of the Local Government Act 2002.

Network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

Network utility operator has the meaning given to it by section 166 of the Resource Management Act 1991.

Non-residential development means any activity in a non-residentially zoned area, excluding rural areas, or where the predominant activity is not residential or rural.

Retail means the use of land, a building or parts of a building for the sale or display of goods or the offer of goods for hire.

Residential development means any activity in a residentially zoned area or where the predominant activity is not non-residential or rural

Resource consent has the meaning given to it in section 2(1) of the Resource Management Act 1991 and includes a change to a condition of a resource consent under section 127 of that Act.

Retirement Village has the meaning given to it in section 6 of the Retirement Village Act 2003.

Service connection means a physical connection to a service provided by, or on behalf of, a territorial authority.

Subdivision has the same meaning as Section 218 of the Resource Management Act 1991.

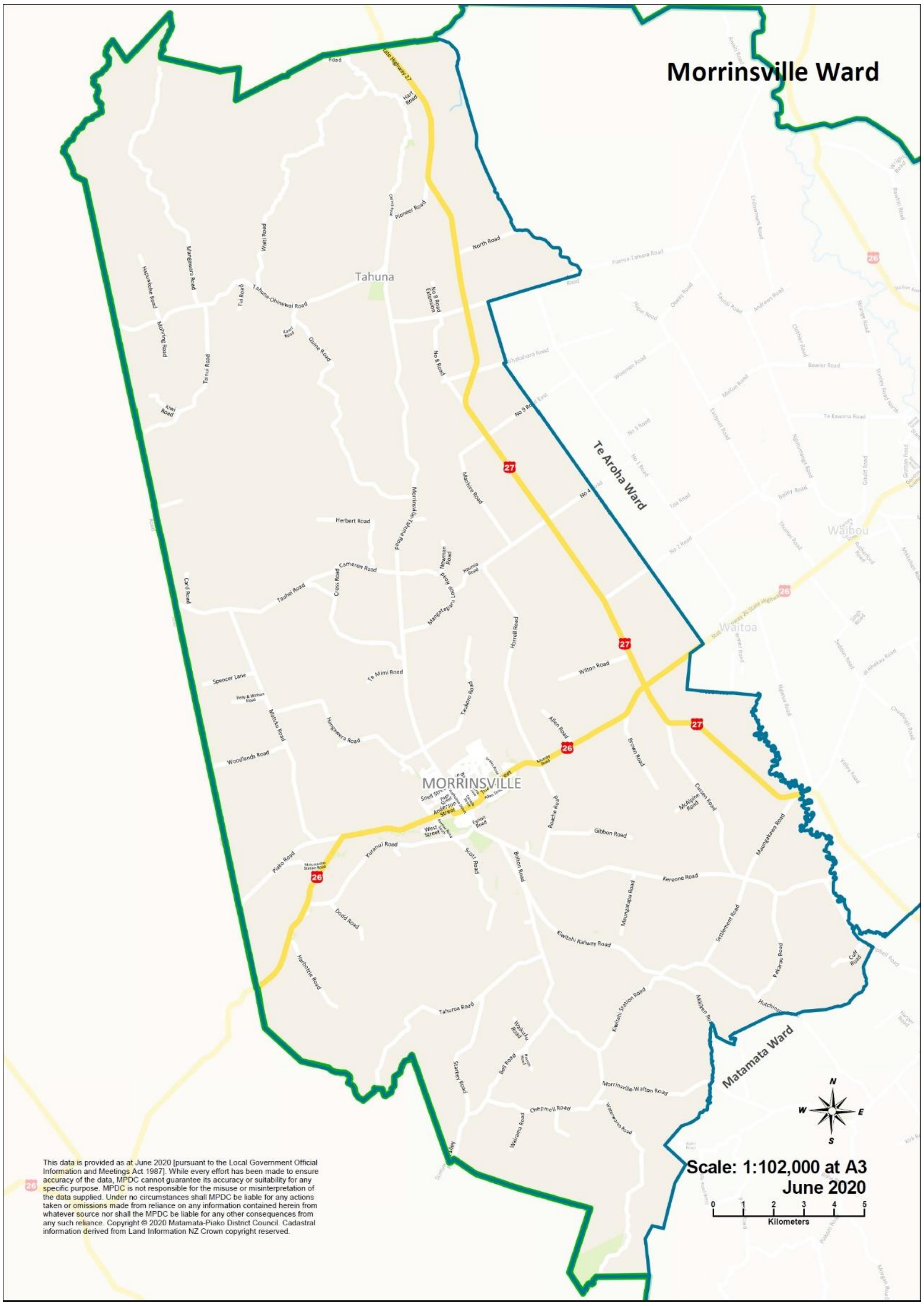
Third party funds mean funding or subsidy, either in full or in part, from a third party.

Unit of demand means the measure of demand for community facilities.

Catchment maps

Matamata Ward

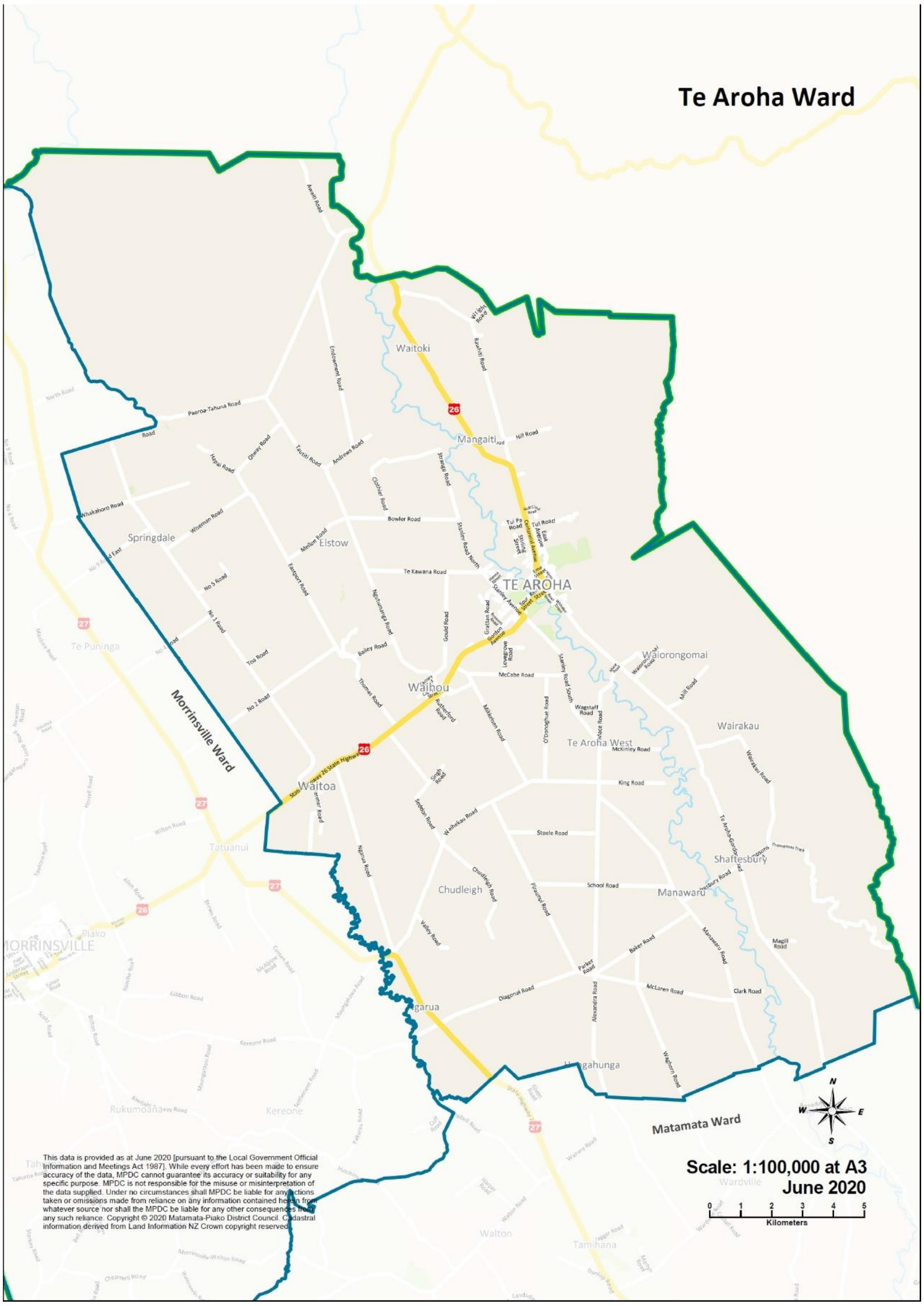
Morrinsville Ward



Item 5.5

Attachment B

Te Aroha Ward



Schedule 1 Capital Works Schedule

Activity	Catchment	Location	Description	Other funding %	Growth %	Proposed projects ($) 2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Roading	Matamata	New Footpath - MM	New Footpath - Matamata	90	10	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
		New Streetlighting – MM	New Streetlighting - Matamata	90	10	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
		Tower Road Area - parking bays	Tower Road Area - parking bays on adjoining roads	0	100		360,000								
		Tower Road area - pedestrian work	Tower Road area - pedestrian work	0	100	50,000									
		Station Road upgrade	To strengthen the pavement on Station Road. Amend the road layout and provide some parking bays.	20	80			803,000			720,000				
		Hampton Terrace upgrade	To improve the pavement and at some places widen the road.	50	50				209,000						
		Banks/Burwood intersection upgrade	Banks/Burwood intersection upgrade	25	75				138,000						
		Smith Street upgrade	To improve the pavement and at some places widen the road.	60	40							286,000			
		Everad Avenue Intersection Upgrade	Everad Avenue Intersection Upgrade	50	50							282,700			
		Hinuera to Station Roads- widening of the link road	Widening to the new road linking Hinuera Road to Station Road.	0	100	110,000	110,000	110,000							
		Station to Peria Road link road	Widening to the new road linking Peria to Station Road.	40	60	120,000	120,000	120,000	120,000						
		Avenue Road North	Widening the western side of Avenue Road North, Morrinsville.	30	70		150,000								

	Morrinsville	Morrinsville-Tahuna/Hangawera/ Taukoro Roundabout	Morrinsville-Tahuna/Hangawera/ Taukoro Roundabout	0	100			100,000	1,000,000						
	Morrinsville	Hangawera Road to Snell Road Link	Additional widening to the new road linking Hangawera Road to Snell Street	40	60			120,000	120,000	120,000					
	Morrinsville	New Footpath - Morrinsville	New Footpath - Morrinsville	90	10	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
	Morrinsville	New Streetlighting – Morrinsville	New Streetlighting - Morrinsville	90	10	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Te Aroha	New Footpath - Te Aroha	New Footpath - Te Aroha	90	10	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	Te Aroha	New Streetlighting – Te Aroha	New Streetlighting - Te Aroha	90	10	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Stormwater	Matamata	Matamata Stormwater modelling and planning	Matamata Stormwater modelling and planning	50	50		250,000								
Stormwater	Te Aroha	Te Aroha Stormwater modelling and planning	Te Aroha Stormwater modelling and planning	50	50	150,000									
Wastewater	Matamata	Matamata WWTP Upgrade	Matamata WWTP Upgrade	70	30	20,000,000	20,000,000								
Wastewater	Matamata	Tower Road Pump Station & new raising main	Tower Road Pump Station & Rising Main- Development	20	80		1,600,000	1,600,000							
Wastewater	Morrinsville	MV WWTP Upgrade	MV WWTP Upgrade	20	80			7,000,000							
Wastewater	Morrinsville	MV Wastewater Retic Upgrade	MV Wastewater Retic Upgrade	0	100	2,000,000									
Wastewater	Te Aroha	TA Wastewater Pipe Size Increases	TA Wastewater Pipe Size Increases Associated with New Subdivisions	0	100	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000

Water	Morrinsville	Morrinsville North-Water Retic Upgrade	Servicing the new growth area and upsizing the existing pipe network	50	50	400,000									
		Morrinsville New Water Source	A new bore and treatment plant in the North of Morrinsville	50	50	4,000,000									
	District	Water Meters	Universal Water Metering	80	20	600,000			3,800,000	3,072,000					

Methodology

The method we use to calculate development contribution charges comprises the following eight steps:

- Step 1: Define catchments.
- Step 2: Define levels of service.
- Step 3: Identify growth related capital works.
- Step 4: Allocate project costs between growth and non-growth drivers.
- Step 5: Define appropriate units of demand.
- Step 6: Identify the design capacity for growth.
- Step 7: Allocate costs to each unit of demand.
- Step 8: Calculate fees by activity and catchment.

a) Methodology steps

i) Define catchments

Service catchments are geographic boundaries within which linkages can be created between infrastructure investments and the specific developments that benefit from those investments and/or which cause them to occur. The smaller the catchment; the tighter these linkages become. For example, suppose we install a water treatment plant to serve a small area of growth. If a catchment is used to isolate the specific developments that caused that particular investment to occur (and who will receive direct service from it), only developments within that catchment, will help fund our costs. If a catchment is not used, however, the costs of that investment will be spread across all the developments in the district, regardless of whether they caused (or benefited from) the investment.

Given the intentions of the Local Government Act 2002 - to allocate costs on the basis of causation and benefits received - it follows that catchments should be used wherever possible.

ii) Define levels of service

Service levels define the quality of service, and are typically embedded in our asset management plans. Service levels are critically important because they help identify any shortfalls in the existing service and, therefore, the extent to which capital works reflect backlog (to resolve poor existing service levels). This, in turn, informs the allocation of project costs between growth and non-growth drivers.

iii) Identify growth related capital works

The specific capital works need to be identified for which development contributions are required. These comprise both future capital works - as listed in our Long Term Plan - and historic works undertaken in anticipation of growth.

iv) Allocate project costs

Many of the capital works projects underlying this Policy are multi-dimensional. That is to say, very few projects are designed to serve only growth. The reason for this is so called 'economies of scope.' Economies of scope mean that it is cheaper to undertake one project that serves several purposes than to undertake a series of smaller single purpose projects. Economies of scope lead to shared costs, and the goal of cost allocation is to spread those shared costs across project drivers (one of which is growth). The cost allocations underlying this Policy were based on a two staged approach. In stage one, the method checks whether a project bears any relation to growth. If so, stage two derives a percentage cost allocation. Both stages of the allocation process have been guided by a number of considerations, such as:

- Section 101(3) of the Local Government Act 2002 sets out the issues to which we must have regard when determining our funding sources. These include
    - the distribution of benefits (both temporally and spatially);
    - the extent of any cost causation;
    - the impacts on community outcomes;
    - policy transparency;
    - the overall impact of any allocation of liability for revenue needs on the community;
- asset management plans, which provide detail about the scale and nature of capital works;
- network modelling, which helps understand the usage of infrastructure networks;
- cost allocation principles, such as standalone costs and incremental costs; and
- the presence of any third party funding.

v) Define appropriate units of demand

After identifying the specific capital works for which contributions will be required, we need to identify the unit of demand used to attribute costs to different forms of development. The Local Government Act 2002 requires this to be done on a consistent and equitable basis. We consider the Household Equivalent Unit, which captures the demands of an average household, as the appropriate unit of demand, and specify the demands imposed by other forms of development as multipliers. This approach mirrors that used by other councils in New Zealand.

vi) Identify the design capacity for growth

The design life of an asset is the period over which it has spare capacity to accommodate new users. This may differ from its useful life, which is the period over which it remains in service. In general, project costs should be spread over the assets design life. This makes sense, because only developments occurring within the design life can physically connect to the network and receive benefit from its provision. In some cases, however, the design life may be very long and a shorter funding period may be used. In this Policy, costs are spread over the shorter of asset design life or 30 years.

vii) Allocate costs to each unit of demand

This is a fairly straight forward exercise, and is carried out within the development contributions funding model. It entails spreading the total growth related costs of each project (along with any debt servicing) costs to the various developments that fall within the same catchment and within the asset's design life.

viii) Calculate fees by activity and catchment

The final step is to aggregate the costs of each project at the activity/catchment level. The results are then used to derive the schedule of development contributions reproduced in Table 8.

How to calculate Development Contributions

The following steps demonstrate how we will calculate the contributions payable on a development.

Examples have been included in the next section to help demonstrate and clarify the way contributions are calculated.

Step 1 - Identify catchments:

Go to the catchment maps on pages 29-31 and, for each service, identify which catchment your development falls in.

Step 2 - Identify contributions payable:

Go to the development contributions Table 8 and identify the contributions payable per unit of demand in the catchments identified in step 1.

Step 3 - Calculate the number of HEUs:

Use Table 6: Base units (Demand per Household Equivalent Unit) along with details of your proposed development to calculate the number of Household Equivalent Units generated for each activity. Then, using the information in section 7.6, subtract any credits that may apply. In general, credits are given as per the existing status of properties. Credits may also be granted for historic payments of development contributions or financial contributions.

Step 4 - Calculate charges for each service:

Multiply the Household Equivalent Units calculated in step 3 by the contributions payable identified in step 2.

Step 5 - Aggregate charges and add GST:

Calculate the total development contributions payable by summing the charges calculated in step 4 and adding GST at the prevailing rate.

Examples

This section provides a range of examples to demonstrate the application of the Policy. Refer to Table 8 for Development contributions per HEU for 2024/25 and Table 7 for Conversion ratios.

Example 1

An existing residential lot is subdivided into two new lots. A credit is provided for the existing lot, with development contributions payable only on the one new lot being created.

Activity	Total HEUs	Credit HEUs	Extra HEUs	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	2	1	1	1,547	901	48	1,547	901	48
Stormwater	2	1	1	0	0	0	0	0	0
Wastewater	2	1	1	9,027	11,667	95	9,027	11,667	95
Water	2	1	1	295	1,747	295	295	1,747	295
Subtotal				10,869	14,315	438	10,869	14,315	438
GST				1,630	2,147	66	1,630	2,147	66
Total				12,499	16,462	504	12,499	16,462	504

Example 2

An existing residential lot is subdivided into three new lots. A credit is provided for the existing lot, with development contributions payable only on the two new lots.

Activity	Total HEUs	Credit HEUs	Extra HEUs	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	3	1	2	1,547	901	48	3,094	1,802	96
Stormwater	3	1	2	0	0	0	0	0	0
Wastewater	3	1	2	9,027	11,667	95	18,054	23,334	190
Water	3	1	2	295	1,747	295	590	3,494	590
Subtotal				10,869	14,315	438	21,738	28,630	876
GST				1,630	2,147	66	3,261	4,295	131
Total				12,499	16,462	504	24,999	32,925	1,007

Example 3

A dependent persons dwelling is constructed on an existing residential lot with separate connections to the water, wastewater and stormwater systems. A credit is provided for the existing dwelling, with a 0.5 Household Equivalent Unit charge applicable for the new dependent persons dwelling.

Activity	Total HEUs	Credit HEUs	Extra HEUs	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	1.5	1	0.50	1,547	901	48	774	451	24
Stormwater	1.5	1	0.50	0	0	0	0	0	0
Wastewater	1.5	1	0.50	9,027	11,667	95	4,514	5,834	48
Water	1.5	1	0.50	295	1,747	295	148	874	148
Subtotal				10,869	14,315	438	5,435	7,158	219
GST				1,630	2,147	66	815	1,074	33
Total				12,499	16,462	504	6,250	8,231	252

Example 4

A residential lot with two existing dwellings is subdivided so that each dwelling is on a separate title. Since there were already two dwellings on the site, and because the subdivision has not created the potential for any additional dwellings, no development contributions are payable.

Example 5

A building consent application has been made for a new industrial building/warehouse on a vacant industrial lot with all services available. The building has a Gross Floor Area (GFA) of 1500m^2 and the site has a total Impervious Surface Area (ISA) of 1800m^2 (for stormwater calculations only). As this is a vacant industrial lot a credit of 1 HEU (300m^2) will apply.

The conversion factors supplied in Table 7 are then used to calculate the per 100m^2 amount.

Activity	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Conversion Factors	Per 100m2 Matamata $	Per 100m2 Morrinsville $	Per 100m2 Te Aroha $
Roading	1,547	901	48	0.40	619	360	19
Stormwater	0	0	0	0.26	0	0	0
Wastewater	9,027	11,667	95	0.26	2,347	3,033	25
Water	295	1,747	295	0.26	77	454	77

Using the per 100m^2 figure this is then calculated by the additional m^2

Activity	Total m2	Credit m2	Additional m2	Additional m2/100	Per 100m2 Matamata $	Per 100m2 Te Aroha $	Per 100m2 Morrinsville $	Contribution Matamata $	Contribution Morrinsville $	Contributions Te Aroha $
Roading	1500	300	1200	12	619	360	19	7,426	4,325	230
Stormwater	1800	300	1500	15	0	0	0	0	0	0
Wastewater	1500	300	1200	12	2,347	3,033	25	28,164	36,401	296
Water	1500	300	1200	12	77	454	77	920	5,451	920
Subtotal								36,510	46,176	1,447
GST								5,477	6,926	217
Total								41,987	53,103	1,664

Example 6

A shop in town has made a building consent application for alterations/extensions of their building by adding a second story to the building. The total GFA of the building will be 600m^2 of which 300m^2 is the existing ground floor. The additional Gross Floor Area (GFA) will be 300m2 which is the GFA of the second story additions. The Impervious Surface Area (ISA) of the site will not change so no stormwater development contributions will apply. The conversion factors supplied in Table 7 are then used to calculate the per 100m2 amount.

Activity	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Conversion Factors	Per 100m2 Matamata $	Per 100m2 Morrinsville $	Per 100m Te Aroha $
Roading	1,547	901	48	1.60	2,475	1,442	77
Stormwater	0	0	0	0.30	0	0	0
Wastewater	9,027	11,667	95	0.30	2,708	3,500	29
Water	295	1,747	295	0.30	89	454	89

Using the per 100m^2 figure this is then calculated by the additional m^2

Activity	Total m2	Credit m2	Additional m2	Additional m2 /100	Per 100m2 Matamata $	Per 100m2 Morrinsville $	Per 100m2 Te Aroha $	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	600	300	300	3	2,475	1,442	77	7,426	4,325	230
Stormwater	NA	NA	NA	NA	0	0	0	0	0	0
Wastewater	600	300	300	3	2,708	3,500	29	8,124	10,500	86
Water	600	300	300	3	89	454	89	266	1,363	266
Subtotal								15,815	16,188	581
GST								2,372	2,428	87
Total								18,188	18,616	669

Example 7

A resource consent for a subdivision is applied for in a rural/residential area where there are no services available or a building consent is filed for a warehouse in an area where no services are available. In either of the above scenarios a roading contribution only would apply per additional lot created.

Activity	Total HEUs	Credit HEUs	Extra HEUs	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	2	1	1	1,547	901	48	1,547	901	48
Subtotal				1,547	901	48	1,547	901	48
GST				232	135	7	232	135	7
Total				1,779	1,036	55	1,779	1,036	55

The roading contributions payable on the warehouse would depend on the size of the warehouse, with calculations similar to example 5.






DRAFT
Development Contributions Policy 2024-34

For consultation

Contents

Table of tables

1. Introduction

Our district continues to experience steady growth in numbers of dwellings and businesses. In response, we must expand our infrastructure networks to support increased use of essential services, such as water, wastewater, stormwater and roads and footpaths.

The cost of expanding these networks is typically high, and how these developments are funded is an important issue. Using rates to fund these works can be perceived as unfair, because existing ratepayers neither caused them, nor do they directly benefit from them. Therefore, we must consider alternative funding options, such as development contributions.

Council has adopted a high growth projection scenario for the purpose of the 2024-34 Long Term Plan and this Development Contributions Policy (Policy). This is considered the most likely scenario, presenting the least risk if assumptions are wrong. Council reviews its growth projections and the Development Contributions Policy every three years, with the next review due in 2026/27.

In preparing this Policy we have taken into account the following principles:

- development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for Council to provide or to have provided new or additional assets or assets of increased capacity;
- development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended to be used and in a way that avoids over-recovery of costs allocated to development contribution funding;
- cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets;
- development contributions must be used:
    - for or towards the purpose of the activity or the group of activities for which the contributions were required; and
    - for the benefit of the district or the part of the district that is identified in our Policy in which the development contributions were required;
- we should make sufficient information available to demonstrate what development contributions are being used for and why they are being used;
- development contributions should be predictable and be consistent with the methodology and schedules of our Policy;
- when calculating and requiring development contributions, we may group together certain developments by geographic area or categories of land use, provided that:
    - the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
    - grouping by geographic area avoids grouping across an entire district wherever practical.

2. Legislative Requirements

This document sets out our policy on development contributions, as required by section 102 of the Local Government Act 2002.

The Local Government Act 2002 sets out the provisions for using development contributions and requires Council to adopt a policy on development or financial contributions regardless of whether Council decides to charge development contributions, financial contributions, a mixture of both or neither. Matamata-Piako District Council has adopted development contributions as the primary mechanism to fund growth related infrastructure.

2.1. Relationship to financial contributions under the Resource Management Act 1991

We operate a Financial Contributions Policy under our District Plan, Part B: Section 7. This applies specifically to Parks and Reserves for residential developments.

Financial contributions are separate from, and may be charged in addition to, development contributions under the Local Government Act 2002. However, they cannot be charged against the same development for the same purpose. This avoids so called 'double dipping'.

3. Policy Overview

3.1. Purpose of development contributions

The purpose of the Policy is to enable Council to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

3.2. Policy rationale

Section 106(2)(c) of the Local Government Act 2002 requires us to explain in terms of the matters outlined in section 101(3), why we have determined to use development contributions to meet the expected capital expenditure set out in Schedule 1.

3.2.1. Community outcomes

Using development contributions to fund growth related capital expenditures will help contribute to the following community outcomes, as set out by our Long Term Plan:

He wāhi puawaitanga
A place to thrive

- **Seek opportunities to realise Matamata-Piako's economic potential**
- **Support and encourage quality, sustainable and varied development**
- **Invest in the right infrastructure at the right time**

3.2.2. Distribution of benefits

By definition, capital works funded by development contributions relate primarily to future residents and businesses. Their aim is to increase capacity to accommodate new users, not to improve service levels for existing users. As a result, new users benefit directly from the growth related works their development contributions are put towards. While there may be some spill over benefits (where existing ratepayers benefit from growth related works) these are generally offset by new ratepayers benefiting from existing infrastructure, such as roads. Overall, new residents and businesses gain the most benefit from these works and, therefore, are the primary funding source.

3.2.3. Period over which benefits occur

Most infrastructural assets have very long useful lives. In order to make sure the period of funding and the period of benefit are the same, a long life funding tool such as development contributions must be used. Our Policy allows for the costs of growth related infrastructure to be recovered over 25 years, ensuring that each generation of development 'pays its own way.' That is to say, each generation of development pays only for its own needs, not those of future generations.

3.2.4. Need to undertake activity

Pressures caused by growth are the sole driver of capital works funded by development contributions. Requiring these capital works to be funded by the growth community helps to ensure that the costs are covered by those that cause them to be incurred. This is both efficient and equitable.

3.2.5. Separation from other activities

Growth related capital works do not usually stand-alone within our capital works programme; they are usually included within much larger projects that simultaneously cater for a number of different needs. The use of development contributions to fund the growth components not only improves equity, but also transparency and accountability. It forces us to allocate the shared costs of capital works between various project drivers and to recover those costs according to the amount of pressure that each driver exerts on our services.

3.3. When may development contributions be required?

Under the Local Government Act 2002, development contributions may be required for a new development if the effect (including the cumulative effect that a development has in combination with other developments) of the development will require new or upgrades to existing or additional assets. Development contributions may also be charged if the developments require assets of increased capacity and, as a consequence, we incur capital expenditure to provide appropriately for those assets. We are also able to require a development contribution for capital expenditure incurred in anticipation of development.

3.4. Types of development that may be charged

Any development - whether residential or non-residential - that generates a demand for network infrastructure, community infrastructure or reserves may be required to pay a development contribution. Only the pipes or lines of a network utility operator are explicitly exempt under the Local Government Act 2002.

3.5. Types of activities that may be funded

We may charge development contributions to help fund:

- network infrastructure - the provision of roads and other transport, water, wastewater, and stormwater collection and management;
- community infrastructure - land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and includes land that the territorial authority will acquire for that purpose.

This Policy will cover only the provision of network infrastructure (roads, water, wastewater and stormwater). Other community infrastructure activities may be considered during subsequent revisions.

Onsite works (within the boundaries of each development) remain the sole responsibility of developers and do not form part of this Policy.

3.6. Adoption and implementation

This Policy has been adopted in accordance with the provisions of the Local Government Act 2002; and will be effective from 1 July 2024.

Any application for:

- a resource consent (including a change to a condition of a resource consent under section 127 of the Resource Management Act 1991);
- a building consent under the Building Act 2004;
- a certificate of acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted; or
- a service connection;

that is submitted and accompanied by all required information on, or after, 1 July 2024 will be subject to the conditions of this Policy and any amendments.

Applications made prior to this date will be assessed under the policy that was in force at the time application was submitted.

3.7. Policy Review

As required by the Local Government Act 2002, we will review this Policy at least once every three years (or more frequently if deemed necessary). Such reviews may be triggered by - and will take into account, the following factors:

- any changes to the significant assumptions underlying the Policy;
- any changes in the capital works programme for growth;
- any significant changes in the costs of labour, construction or technology;
- any changes in the expected nature, scale, location or timing of development;
- any changes that require new or significant modelling of the networks;
- any changes to the District Plan;
- the regular reviews of the funding and financial policies, and our Long Term Plan;
- any other matters we consider relevant.

Any potential changes will be considered, then subjected to consultation requirements under the Local Government Act 2002.

3.8. Development Contributions review

We may increase the amount of development contributions provided for in this Policy. Any increase will not exceed the result of multiplying together:

- the rate of increase (if any), in the Producers Price Index Outputs for Construction provided by Statistics New Zealand since the development contribution was last set or increased; and
- the proportion of the total costs of capital expenditure to which the development contribution will be applied that does not relate to interest and other financing costs.

Before any increase takes effect, we will make publicly available information setting out:

- the amount of the newly adjusted development contribution; and
- how the increase complies with the above requirements.

Under the Local Government Act 2002, development contributions may be increased in the above manner without consultation, formality, or a review of the Policy. Unless exceptional circumstances occur, this review will be undertaken on an annual basis.

4. Growth and Assumptions

4.1. Residential growth

Population growth has been projected for Matamata-Piako by the WISE model. We have used the high projections to help prepare 30-year demand forecasts for the Infrastructure Strategy and the related capital expenditure programme for this Long-Term Plan. Total population at 30 June is shown in Table 1, with growth projections for dwellings and residential HEU projections in Tables 2 and 3 respectively.

Table 1 Resident Population

Projected Population by Town 2025-2055 (Te Ngira)			
Year	**2025**	**2035**	**2055**
Entire District	**37,857**	**41,167**	**48,507**
Morrinsville	8,659	9,403	10,786
Matamata	8,606	9,316	10,525
Te Aroha	5,209	5,855	7,197
Rural	15,383	16,592	20,001

Table 2 Dwellings

Household Growth in Matamata-Piako 2024-2054			
Year	**2024**	**2034**	**2054**
Total population	37,636	40,815	48,130
Household size average	2.6	2.5	2.5

Table 3 Annual Residential HEU Growth by Ward

Ward	**2024-2034**	**2034-2044**	**2044-2054**
Matamata	65	62	53
Morrinsville	64	65	50
Te Aroha	45	41	61
Districtwide	174	167	164

In addition, we have made a relatively modest made anallowance for ongoing non-residential growth based on historic trends and future outlooks. This has resulted in the non-residential HEU projections below.

The full report on Population Projections to 2054 is available at

https://www.creatingfutures.org.nz/waikato-projections-demographic-and-economic/2018-projections-outputs/

4.2. Non-residential growth

To estimate the projected non-residential growth in the district and to identify long terms in new floorspace built each year by area and building type, we reviewed building consent data over the past 20 years. These annual trends were tied back to the underlying rate of population growth as projected by Infometrics, to determine a relationship between non-residential development and the rate of population growth. This was then applied to the projected population growth over the next 20 to 30 years to estimate a likely rate of future non-residential development. The projections were overlaid with the new conversion ratios to estimate the number of non-residential Household Equivalent Units (HEU) by activity and catchment.

The non-residential growth projections used here provide a smoothed long-run annual estimate of future non-residential development.

Table 4 Annual Residential HEU Growth by Ward

Ward	2024-2034	2034-2044	2044-2054
Matamata	10	5	5
Morrinsville	5	2	2
Te Aroha	1	1	1
Districtwide	16	8	8

4.3. Capital expenditure required to service growth

Table 5 presents capital expenditure (from the Long Term Plan) that we expect to incur to meet the increased demands resulting from growth. This also includes expenditure that we have incurred in anticipation of growth. What follows is an explanation of expenditure. Schedule 1 of this Policy sets out these projects in more detail.

Table 4 Summary of Capital Expenditure 2024-34 excluding inflation

Activity	Total capital expenditure on all projects $	Capital expenditure attributable to growth $
Roading	8,068,700	4,411,150
Stormwater	400,000	200,000
Wastewater	68,320,000	35,080,000
Water	11,200,000	3,560,000

4.3.1. Roading

Growth related works for roading are split into three catchments, one for each of the three wards - Te Aroha, Matamata and Morrinsville. Works focus mainly on footpath, kerb and channel and road upgrades where additional traffic will require widening or pavement strengthening.

4.3.2. Stormwater

Growth related works for stormwater are split into three catchments, one for each of the three urban centres - Te Aroha, Matamata and Morrinsville. Works focus mainly on completing modelling work.

4.3.3. Wastewater

Like stormwater, there is one wastewater catchment for each of the three main urban centres. Growth related works encompass several activities, such as completed trunk main replacements and upgrades and treatment plant upgrades (for all three centres).

4.3.4. Water

Water catchments broadly match those of wastewater and stormwater - one for each of the three main urban centres. Growth related works programmed in the Long Term Plan reflect investment in additional reticulation works and for universal water metering.

4.4. Other significant assumptions and Risks

4.4.1. Planning timeframe

This Policy is based on the ten year timeframe of our Long Term Plan and on the principle that costs, triggered by growth over that period should be both allocated to, and recovered within, that period. However, in many cases, economies of scale require us to build assets of greater capacity that extend beyond the timeframe of our Long Term Plan.

We accept that, in such cases, we may have to bankroll costs and recover them over time from future developments. Any costs incurred in anticipation of future growth (i.e. beyond our Long Term Plan) will be allocated to and recovered in those later years, subject to a maximum total recovery period of 25 years.

Where the risks to the community associated with 'bankrolling' future growth is considered too great by Council, we will seek to share the risk with developers through private developer agreements.

4.4.2. External funding

This Policy assumes that the eligibility criteria used and the funding provided by third parties (such as New Zealand Transport Agency) remain unchanged over the life of the Long Term Plan.

4.4.3. Best available knowledge

The growth projections and capital works programme underlying this Policy represent the best available knowledge at the time of writing. These will be updated as new information becomes available and incorporated into the Policy at review times.

4.4.4. Changes to capital works programme

Deviations from projected growth rates will result in acceleration or delay of the capital works programme (or the resequencing of projects), rather than more significant changes to the overall scope of capital works.

4.4.5. Avoidance of double dipping

Development contributions will not be sought for projects already funded by other sources, such as external subsidies or financial contributions.

4.4.6. Identification of risks

The main risks associated with this Policy are uncertainty over:

- the rate and timing of growth; and
- the exact nature of growth-related capital works, and their associated cost and timing. In both cases, the most effective risk mitigation strategy is to constantly monitor and update the Policy as new information becomes available.

5. Base Units and Conversion Rates (Measuring demand)

Units of demand provide the basis for distributing the costs of growth. They illustrate the rates at which different types of development utilise capacity. We have adopted the Household Equivalent Unit as the base unit of demand, and describe the demand from other forms of development as Household Equivalent Unit multipliers.

Table 6 outlines the demand characteristics of each Household Equivalent Unit and the multipliers used to convert non-residential demand to Household Equivalent Units.

Table 7 below sets out the conversion factors for each development category, based on 100m2 gross floor area (impervious surface area for Stormwater).

Table 5 Base units (demand per HEU)

Activity	Unit of measurement	Demand per HEU
Roading	Vehicle trips per day	10 trips
Water	Litres/lot/day	650 litres
Wastewater	Litres/lot/day	488 litres
Stormwater	Impervious surface area	300m2

Table 6 Household Equivalent Units for different development categories

Development Category	Roading	Stormwater (per 100m^2 ISA)	Wastewater	Water
Retail (per 100m^2 GFA)	1.60	0.30	0.30	0.30
Industrial (per 100m^2 GFA)	0.40	0.26	0.26	0.26
Commercial (per 100m^2 GFA)	0.80	0.30	0.30	0.30
Residential Units within Retirement Village	0.40	0.60	0.50	0.50
Retirement Village components (other than units)	Special Assessment			
Kaumātua housing units	0.40	0.60	0.50	0.50
Dependent person's dwelling	0.50	0.50	0.50	0.50
Tiny/Minor residential dwelling (GFA no more than 70m^2)	0.50	0.50	0.50	0.50
Pāpākainga development	Special Assessment			

6. Charges, Usage and Limitations

Table 8 presents the development contributions per Household Equivalent Unit for 2024/25 by ward. These charges will be reviewed each financial year in accordance with section 3.8 of this Policy.

Table 7 Development contributions per HEU for 2024/25 (including GST at the current rate of 15%)

Area	Roading $	Stormwater $	Wastewater $	Water $	Total per HEU $
Matamata Ward	$1,779	$0	$10,381	$339	$12,499
Morrinsville Ward	$1,036	$0	$13,417	$2,009	$16,462
Te Aroha Ward	$55	$0	$109	$339	$504

6.1. Use of development contributions

We will only use development contributions toward the activity they were collected for. The contributions will be gathered from all parties involved in the development, and the total amount will be used specifically within that catchment area. This means that contributions may not be redistributed across catchments or across activities; however, they may be reallocated across projects within a catchment. For example, contributions collected for water projects in the Matamata water catchment will only be spent on water projects in the Matamata ward.

6.2. Limitations

We will not require a development contribution for network infrastructure, reserves or community infrastructure in the following cases:

- where, under section 108(2)(a) of the Resource Management Act 1991 we have imposed a condition on a resource consent in relation to the same development for the same purpose;
- where the developer will fund or otherwise provide for the same reserve network infrastructure, or community infrastructure; or
- where we have received, or will receive, full funding from a third party.

In addition, development contributions will not be used for the renewal or maintenance of assets, or for capital works projects that are not related to growth.

6.3. The funding model

A funding model has been developed to calculate charges under this Policy. It tracks all the activities for which contributions are sought, the catchments underlying each activity, and the infrastructure projects related to growth. It also houses growth projections for each catchment and each type of development. The funding model embodies a number of important assumptions, including that:

- all capital expenditure estimates are inflation adjusted and GST exclusive;

- the backlog, renewal and maintenance portions of each project will not be funded by development contributions;
- methods of service delivery will remain largely unchanged;
- interest will be earned by us where contributions precede works. Conversely, interest expenses will be incurred (or interest revenue will be foregone) where works precede contributions. Both are calculated at an average annual interest rate of 2.4%;
- any debts incurred for a project will be fully repaid by the end of that project's funding period;
- the development contributions charges listed in Table 8 on page 33 will be adjusted each year based on the Producers Price Index Outputs for Construction provided by Statistics New Zealand. This has been modelled as an average increase of 2.0% per annum;
- increases in general rates and user charges - due to increases in the number of ratepayers - will be sufficient to fund increases in operational expenses (including depreciation) associated with growth related capital works.

7. Assessment and Application of the Policy

Development contributions do not automatically apply to every development in the district. Whether or not a development will have to pay development contributions will be assessed when granting:

- a resource consent (including a change to a condition of a resource consent under section 127 of the Resource Management Act 1991);
- a building consent under the Building Act 2004;
- a certificate of acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted; or
- a service connection.

Assessment of whether development contributions will be required will be made against the first consent application lodged for each development, based on the number of household equivalent units (HEU) as set out in Table 7 on page 12.

If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance under section 98 of the Building Act 2004 or service connection is sought, a reassessment will be undertaken using the current Development Contributions Policy at the time. Any increase or decrease in the number of Household Equivalent Units (relative to the original assessment) will be calculated and the contributions adjusted to reflect this.

If there is no change to the number of HEU from the original or previous assessment, a reassessment is not required. Examples where this may be the case include the relocation of a telecommunication cable or other utilities assets.

If, for whatever reason, development contributions were not assessed at the first available opportunity, they can still be required at subsequent stages in the development process.

7.1. Residential activities

7.1.1. Resource consent applications

The creation of allotments via subdivision provides scope for new dwellings, and therefore attracts development contributions at a rate of one HEU per additional allotment.

Any resource consent application that creates the potential to build additional independent dwelling units will also attract development contributions at a rate of one HEU for each independent dwelling unit.

Any resource consent application to develop a Retirement Village (as defined in the Retirement Villages Act 2003) shall be assessed in two parts;

- individually for each residential unit at a rate as set out in Table 7 on page 12; and
- all other village components assessed by special assessment.

7.1.2. Building Consent applications

Dwellings constructed on allotments with registered titles may attract development contributions under this Policy. The extent of any development contributions payable will depend on whether any payments were made at earlier stages in the development process, as well as the specific services that the development is connected to.

Additions to residential dwellings do not attract development contributions unless they create additional independent dwelling units. This means that extensions and alterations to existing dwellings, garages, car ports and garden sheds do not attract charges.

A dependent persons dwelling shall be assessed at 0.5 HEU per dwelling. However, if no separate connections are required (for water, wastewater or stormwater) the development contributions will be waived for each such activity.

Minor residential units 30.01m2 to 70.00m2 and tiny residential units 0.00m2 to 30.00m2 shall be assessed at the rates set out in Table 7. However, if no separate connections are required (for water, wastewater or stormwater) the development contributions shall be waived for each such service.

Holiday rentals (such as AirBnB) are considered to have a similar impact on capacity as permanently occupied dwellings, and as such shall be assessed as 1.0 Household Equivalent Unit. Also a dwelling can be used both as a holiday rental and a permanent residence during any particular year, with no trigger point for re-assessment with the change in use.

Rest home care rooms or beds, and self-contained units added to rest home facilities, will be assessed as a special assessment.

7.1.3. Service connection applications

Service connection applications accompanied by building consent applications will not be assessed separately. Instead, they will be assessed as per section 7.1.2. Unaccompanied service connection applications will be assessed in the same manner as resource consent or building consent applications, but only for the activity that the connection is sought for. Applications to separate out shared connections will not attract development contributions.

Service connections include applications for larger connections and change of use.

7.2. Non-residential activities

7.2.1. Subdivision

Non-residential subdivisions will attract development contributions on each additional allotment created. If the intended land use is unknown at the time of subdivision, each allotment will be charged a development contribution equal to one Household Equivalent Unit. The balance will then be assessed at the time a building consent, land use consent or service connection application is lodged (at which time the land use will be considered known).

If the intended land use is known at the time of subdivision, contributions will be based on:

- each lot's planned Gross Floor Area, and
- the intended land use.

7.2.2. Land use and building consent applications

Non-residential developments will attract development contributions based on their Gross Floor Area and potential land use (refer Table 7). If an existing structure is demolished or removed prior to construction, the Gross Floor Area of that structure will be used as a credit against any new structure(s) erected on the site (based on the conversion factors set out in Table 7). If there is no existing structure(s) on the site, a credit of one Household Equivalent Unit (250m^2) for infrastructure and/or services available at the time of subdivision will be allocated against the new Gross Floor Area of the development (see section 7.6).

7.2.3. Service connection applications

Service connection applications accompanied by building consent applications will not be assessed separately. Instead, they will be assessed as per section 7.2.2. Unaccompanied service connection applications will be assessed in the same manner as resource consent or building consent applications, but only for the activity that the connection is sought for. Applications to separate shared meters will not attract contributions.

Service connections include applications for larger connections and change of use.

7.3. Council developments

Council is exempt from paying development contributions on any development that is a capital work for which development contributions are required. This avoids the possibility of collecting development contributions for one activity and using them to help fund another activity. However, any other council development may be liable for development contributions.

7.4. Exceptional circumstances

7.4.1. Private development agreements

The Local Government Act 2002 provides that Council can enter into private developer agreements for the provision of services in its district. In certain circumstances, where Council believes it is in the best interests of the community, private development agreements may be entered into with a developer, in accordance with the provisions of sections 207A to 207F of the Local Government Act 2002. Private development agreements may be used in lieu of development contributions where Council agrees with a developer that particular infrastructure and/or services can be provided in a manner different to our standard procedures/guidelines, and where our minimum level of service will be achieved.

Such agreements must clearly state:

- the rationale for the agreement;
- the details of the agreement;
- the basis of any cost sharing;
- how and when the associated infrastructure will be provided, and
- which lot(s) the agreement refers to.

One example where a private development agreement may be used is when a development requires a special level of service, or is of a type or scale that is not readily assessed in terms of standard units of demand. Another is where significant developments and/or plan changes are proposed and capital expenditures are required but none have been budgeted and no development contribution has been set.

7.4.2. Special assessments

This Policy is based on the average infrastructure demands of a wide range of residential and non-residential developments. However, there may be instances where a development does not readily fit within the specified development categories, or where the infrastructure demands created by the development differ significantly from the averages upon which the Policy is based. In these circumstances, Council may undertake a special assessment at its sole discretion.

Council will make a decision on whether a special assessment will be undertaken at the application stage, once details of the development are known. Applicants will be expected to provide supporting information and detailed calculations of the likely demand for roading, water, wastewater and stormwater associated with the development. This information will be used to calculate the number of HEUs for each activity for which the development contributions are required.

Instances where Council may consider the use of the special assessment process may include (but are not limited to);

- Intensive Farming
- Warehouses and coolstores
- Lifestyle Villages
- Pāpākainga housing
- Resthomes, aged care facilities, hospitals, medical facilities and self-contained units attached to these facilities

7.5. Applications in other circumstances

7.5.1. Cross boundary developments

Some developments may span several catchments and/or straddle the district boundary with another territorial authority. In this event, the following rules will apply:

- Where a development spans more than one catchment, the total HEUs of that development will be allocated to the various catchments on the basis of site area. The resulting number of HEUs in each catchment will then be used to calculate contributions payable.
- Where a development straddles the district boundary with another territorial authority, development contributions will only be payable on the HEUs (or parts thereof) that are located within the Matamata-Piako District.

7.5.2. Boundary adjustments

Where consent is granted purely for the purposes of boundary adjustment, and no additional titles are created, development contributions will not be required.

7.6. Credits

7.6.1. Overview

Where development contributions have already been paid for an allotment, credits will be given towards the activities for which payment was made. Provided written evidence of payment can be produced, no historical time limit will apply in the calculation of such credits, and all previous credits will be taken into account. This also applies to historic payments for financial contributions.

Where there is no logical connection to a reticulated system at the time development contributions are paid, a credit will be applied for those activities for which no logical connection exists. If a subsequent service connection is made, development contributions will be reassessed at the service connection stage in accordance with the provisions of this Policy. If a property was not connected to a service as at 1 July 2024, it is not assessed to have any credit for that service.

Credit will also be given for the pre-existing status of properties as at 1 July 2024, even if no previous financial or development contributions have been paid. Credits will be associated with the existing title and calculated and assigned to individual activities. More details on the nature of these credits are outlined below.

7.6.2. General principles of credit

- Residential credits will apply at the rate of one Household Equivalent Unit (or part thereof if the credit is applied to, for example, a tiny house or minor dwelling) per connected service per existing allotment or independent dwelling unit.
- Non-residential credits will be calculated on the basis of the Gross Floor Area of the existing development, and converted to Household Equivalent Unit using the conversion factors set out in Table 7.

- On subdivision of undeveloped land, historic credits of one HEU per service connected per existing title will be allocated.
- For existing non-residential buildings that are extended or demolished and rebuilt to the same or higher intensity, the assessment of credits will be based only on the existing development prior to rebuilding. In order to earn such credits, the onus is on developers to prove the existing Gross Floor Area. This includes having a building consent for the removal of buildings.
- For existing residential buildings that are demolished or destroyed, no development contributions will be payable provided that the same number of independent dwelling units are rebuilt. Any additional independent dwelling units will be assessed for payment of development contributions according to the terms of this Policy.
- Credits must be allocated to the same allotment or allotments. This prevents the transfer of credits from one allotment to another.
- Credit will not be granted for infrastructure provided in excess of what is required as a condition of any consent(s) issued by us.
- Credits cannot be used to reduce the total number of HEUs to a negative number. That is to say, credits cannot be used to force payments by Council to the developer.

8. Remissions, reconsiderations and objections, refunds and postponements

8.1. Remissions

Remissions are adjustments to the scheduled charges for a particular activity, either as a percentage or in absolute (dollar value) terms. Remissions will only be invoked as a resolution of Council, and are not able to be requested by applicants.

8.2. Reconsideration of development contributions

An applicant who is required to make a development contribution may request a reconsideration of the development contribution assessment if they believe that:

- the development contribution was incorrectly calculated or assessed under the Policy;
- the Policy was incorrectly applied; or
- the information used to assess the development against the Policy, or the way the information was recorded or used, was incomplete or contained errors.

A request for a reconsideration must be provided in writing to the Council within 10 working days of the applicant or their agent receiving notice from the Council of the development contributions that the Council requires.

We will reconsider the development contributions assessment made, against the grounds for a reconsideration made by the applicant and will, within 15 working days, advise in writing the outcome of the reconsideration to the person who has lodged the reconsideration request.

The Council delegates to its Chief Executive Officer and in his/her absence the Group Manager Business Support, Group Manager Community Development, or Group Manager Service Delivery the responsibility for reviewing and deciding on reconsideration requests. If the name of the any of the above position titles changes without substantial changes being made to the position holder's job description (in respect of the function to which this delegation relates), the current delegations in the name of the previous position title are and shall be effective for the position holder of the new position title.

The staff member who assessed the development contribution may be requested to provide details of the development contribution levied but may not take part in the decision-making of the reconsideration.

Council will not accept an application for a reconsideration if an objection to the development contribution requirement has already been lodged under section 8.3 of this Policy.

8.3. Right to object to an Independent Commissioner

An applicant who is required to make a development contribution may lodge an objection to the development contributions assessed to an Independent Commissioner in accordance with sections 199A-D and schedule 13A of the Local Government Act 2002.

The Council may recover from a person making an objection its actual and reasonable costs in respect of an objection. These costs are:

- the selection, engagement, and employment of the development contributions commissioners; and
- the secretarial and administrative support of the objection process; and
- preparing for, organising, and holding a hearing.

Any of Council's actual and reasonable costs in respect of objections are recoverable as a debt under section 252 of the Local Government Act 2002. Council's charges are set out in our most recent Fees and Charges document.

8.4. Refunds

There may be occasions where we must refund development contributions collected under this Policy. The specific circumstances in which this may occur, as well as the way in which refunds must be handled, are set out in sections 209 and 210 of the Local Government Act 2002. In essence, refunds may occur if:

- development or building does not proceed;
- a consent lapses or is surrendered; or
- we do not provide the reserve, network infrastructure or community infrastructure for which the development contribution was required.

Any refunds will be issued to the consent holder (or their personal representative) of the development to which they apply.

The refund amount will be the contribution paid, less any costs we have already incurred in relation to the development or building and its discontinuance and will not be subject to any interest or inflationary adjustment.

8.5. Postponement

Council may, at its discretion, agree to postpone the payment of development contributions following written request from the developer explaining the reasons why a postponement of payment should be considered. The Council delegates to its Chief Executive Officer and in his/her absence the Group Manager Business Support, Group Manager Community Development, or Group Manager Service Delivery the responsibility for considering and deciding any request for a postponement.

If development contributions are postponed, the Council we will register the development contribution under the Land Transfer Act 2017 as a charge on the title of the land in respect of which the development contribution was required, as provided for in section 208 of the Local Government Act 2002.

9. Administrative matters

9.1. Updated assessments and invoicing

The Local Government Act 2002 allows us to assess applications (for consents and service connections) at various stages of the development process to determine the extent of any development contributions payable. We will undertake such assessments as early as possible (after all information has been received).

An applicant can request an invoice be generated at any time. If not requested by the applicant, an invoice will be issued at the earliest of:

- an application for a certificate under section 224(c) or 226 of the Resource Management Act 1991;
- an application for a Code Compliance Certificate under section 92 of the Building Act 2004;
- a request for a Certificate of Acceptance under section 98 the Building Act 2004; or
- a request for service connection.

An assessment and invoice remain valid for the financial year (1 July – 30 June) in which they were generated, after which an updated assessment must take place and a new invoice will be generated to take in to account changes to the development contribution following a review as specified in section 3.3.

9.2. Timing of payments

The due date for payment will be:

- for subdivision resource consents: prior to issue of the section 224(c) or 226 certificate;
- for other resource consents: 180 days from granting or prior to the commencement of consent, whichever is earlier;
- for building consents: 180 days from granting or prior to Code Compliance Certificate, whichever is earlier;
- for a Certificate of Acceptance for building work already done: prior to the issue of the Certificate of Acceptance; or
- for service connections: prior to a connection being made.

9.3. Non-payment and enforcement powers

Until a development contribution has been paid, Council may:

- in the case of a development contribution assessed on subdivision, withhold a certificate under section 224(c) of the Resource Management Act 1991;
- in the case of a development contribution assessed on building consent, withhold a Code Compliance Certificate under section 95 of the Building Act 2004;
- in the case of a development contribution assessed on an authorisation for a service connection, withhold a service connection to the development;

- in the case of a development contribution assessed on a land use consent application, prevent the commencement of resource consent under the Resource Management Act 1991; or
- in the case where a development has been undertaken without a building consent, withhold a Certificate of Acceptance for building work already done under section 99 of the Building Act 2004.

The Council may register the development contribution under the Land Transfer Act 2017 as a charge on the title of the land in respect of which the development contribution was required, as provided for in section 208 of the Local Government Act 2002.

9.4. Contributions taken as money in the first instance

The Local Government Act 2002 specifies that development contributions may be taken either as money, land or both. The Council will usually take development contributions as money, but may also accept land from time to time at Council's sole discretion as per the Policy in place at the time of assessment.

9.5. G.S.T.

The entire process for calculating development contributions is GST exclusive.

Once all calculations are complete, GST will be added to the final invoice as required by the prevailing legislation and/or regulations of the day. Please also note that assessments are not tax invoices for the purpose of GST.

Appendices

Glossary

Activity means a good or service provided by, or on behalf of, a local authority or a council controlled organisation e.g. water supply, transport networks.

Allotment has the meaning given to it in section 218(2) of the Resource Management Act 1991.

Allotment area is the total land area of an allotment.

Applicant is the person/persons that apply for resource consent, building consent, certificate of acceptance or service connection.

Asset management plan means Council documents outlining how each main asset class will be managed, upgraded and expanded as required.

Catchment means the area served by a particular infrastructure investment.

Capital expenditure means the total cost of capital works for network infrastructure, reserves and community infrastructure.

Commercial means any activity involving commercial transactions, or providing commercial or administrative services, and includes, non-school activities, offices and banks; but excludes premises or activities involving industrial manufacture or production and retail trade. For the purposes of development contributions any consents deemed to be a commercial land use type will be assessed for development contributions.

Community facilities means reserves, network infrastructure, or community infrastructure that development contributions may be required for in accordance with section 199 of the Local Government Act 2002

Community infrastructure means:

a) land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
b) includes land that the territorial authority will acquire for that purpose

Community outcomes means the outcomes that a local authority aims to achieve in order to promote the social, economic, environmental, and cultural well-being of its district or region in the present and for the future.

Council means the Matamata- Piako District Council

Development means;

(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but

(b) does not include the pipes or lines of a network utility operator.

Development contribution means a contribution -

(a) provided for in a Development Contribution Policy; and

(b) calculated in accordance with the methodology; and

(c) comprising

  (i) money; or

(ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or

(iii) both.

Development Contribution Policy means the policy on development contributions adopted under section 102(1) of the Local Government Act 2002.

Dwelling means any building, whether permanent or temporary, that is occupied, in whole or in part, as a residence; and includes any structure or outdoor living area that is accessory to, and used wholly or principally for the purposes of, the residence; but does not include the land upon which the residence is sited.

Financial contribution has the same meaning as in section 108(9) of the Resource Management Act 1991.

Goods and Services Tax (GST) means goods and services tax under the Goods and Services Tax Act 1985.

Gross Floor Area (GFA) means, for the purposes of development contributions, the sum of the area of all floors of all buildings on any site measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two abutting buildings but excluding:

(a) carparking;

(b) loading docks;

(c) vehicle access and manoeuvring areas/ramps;

(d) plant and equipment enclosures on the roof;

(e) service station canopies;

(f) pedestrian circulation space in an enclosed retail shopping centre; and

(g) foyer/lobby or a primary means of access to an enclosed retail shopping centre, which is accessed directly from a public place.

Household Equivalent Unit (HEU) means an average residential dwelling occupied by a household of average size.

Industrial means any:

(a) Premises used for any industrial or trade purposes, or

(b) Premises used for the storage, transfer, treatment, or disposal of waste materials or for other waste management purposes, or used for composting organic materials, or

(c) Other premises from which containment is discharged in connection with any other industrial or trade process.

(d) Activity where people use materials and physical effort to:

(i) extract or convert natural resources

(ii) produce goods or energy from natural or converted resources

(iii) repair goods

(iv) store goods (ensuing from an industrial process)

(e) Rural industry, such as intensive farming.

For the purposes of development contributions any consent deemed to be an industrial land use type will be assessed for development contributions.

Intensive Farming means mushroom farming, intensive livestock farming including pig farming of more than 10 weaned pigs, rabbit farms, animal feed lots and other activities (whether free range or indoors) which have or require:

(a) No dependency whatsoever on the qualities of the soils naturally occurring on the site; or

(b) Buildings for the uninterrupted housing and growth of livestock or fungi.

Note : This excludes greenhouses and other buildings used for the growth of vegetative matter.

Impervious Surface Area (ISA) means the area of any site that is not capable of absorbing water and includes any area that:

(a) falls within the definition of coverage;

(b) is covered by decks;

(c) is occupied by swimming pools;

(d) is used for parking, manoeuvring or loading of motor vehicles; or

(e) is paved with a continuous surface with a runoff coefficient of greater than 0.45.

Kaumātua Housing means housing for Māori over the age of 55 years situated on Māori land administered under the Te Ture Whenua Māori Act 1993 and on the same site as Marae or Papakāinga.

Local authority means a regional council or territorial authority.

Methodology has the same meaning as methodology in section 197 of the Local Government Act 2002.

Network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

Network utility operator has the meaning given to it by section 166 of the Resource Management Act 1991.

Non-residential development means any activity in a non-residentially zoned area, excluding rural areas, or where the predominant activity is not residential or rural.

Retail means the use of land, a building or parts of a building for the sale or display of goods or the offer of goods for hire.

Residential development means any activity in a residentially zoned area or where the predominant activity is not non-residential or rural

Resource consent has the meaning given to it in section 2(1) of the Resource Management Act 1991 and includes a change to a condition of a resource consent under section 127 of that Act.

Retirement Village has the meaning given to it in section 6 of the Retirement Village Act 2003.

Service connection means a physical connection to a service provided by, or on behalf of, a territorial authority.

Subdivision has the same meaning as Section 218 of the Resource Management Act 1991.

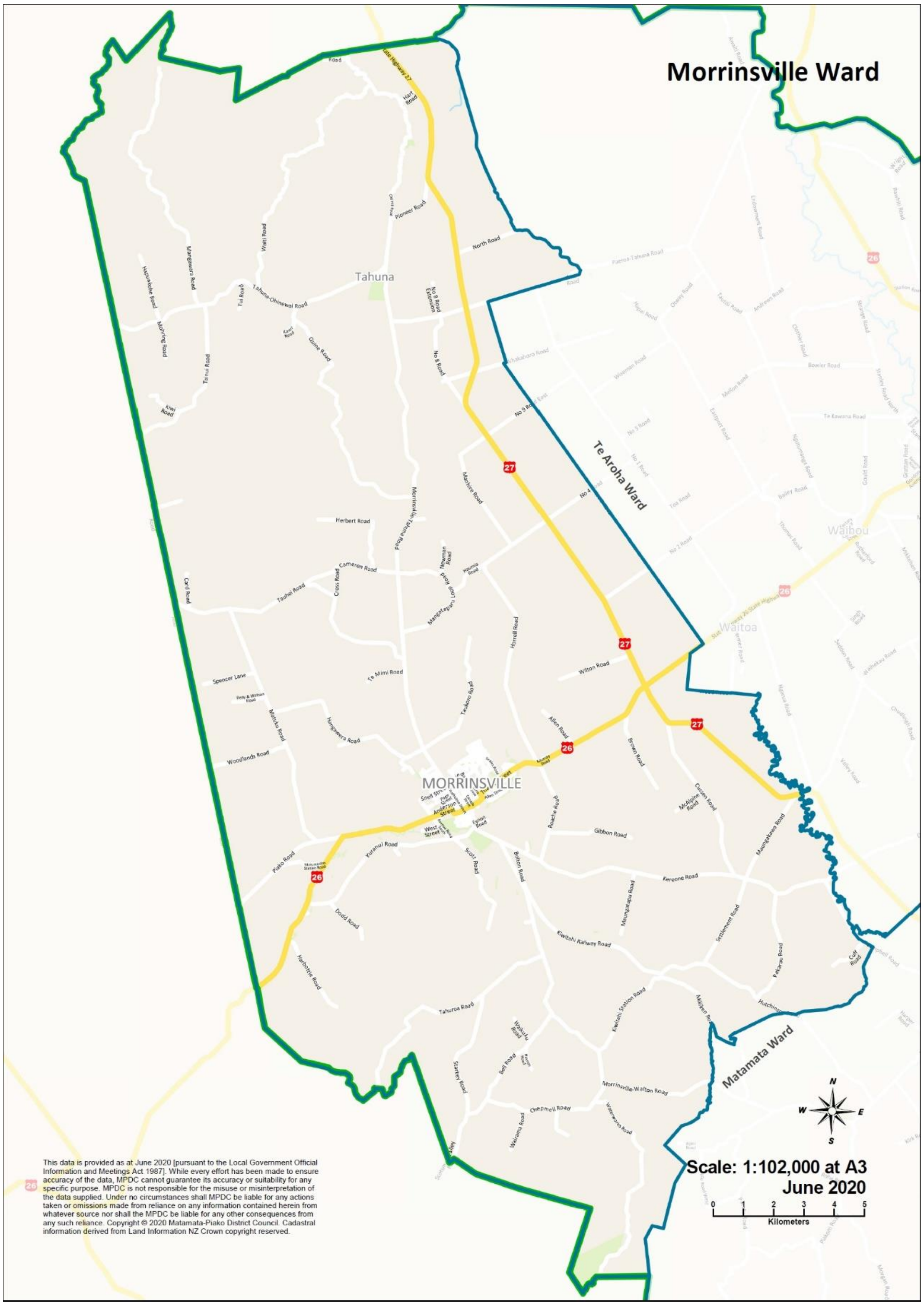
Third party funds mean funding or subsidy, either in full or in part, from a third party.

Unit of demand means the measure of demand for community facilities.

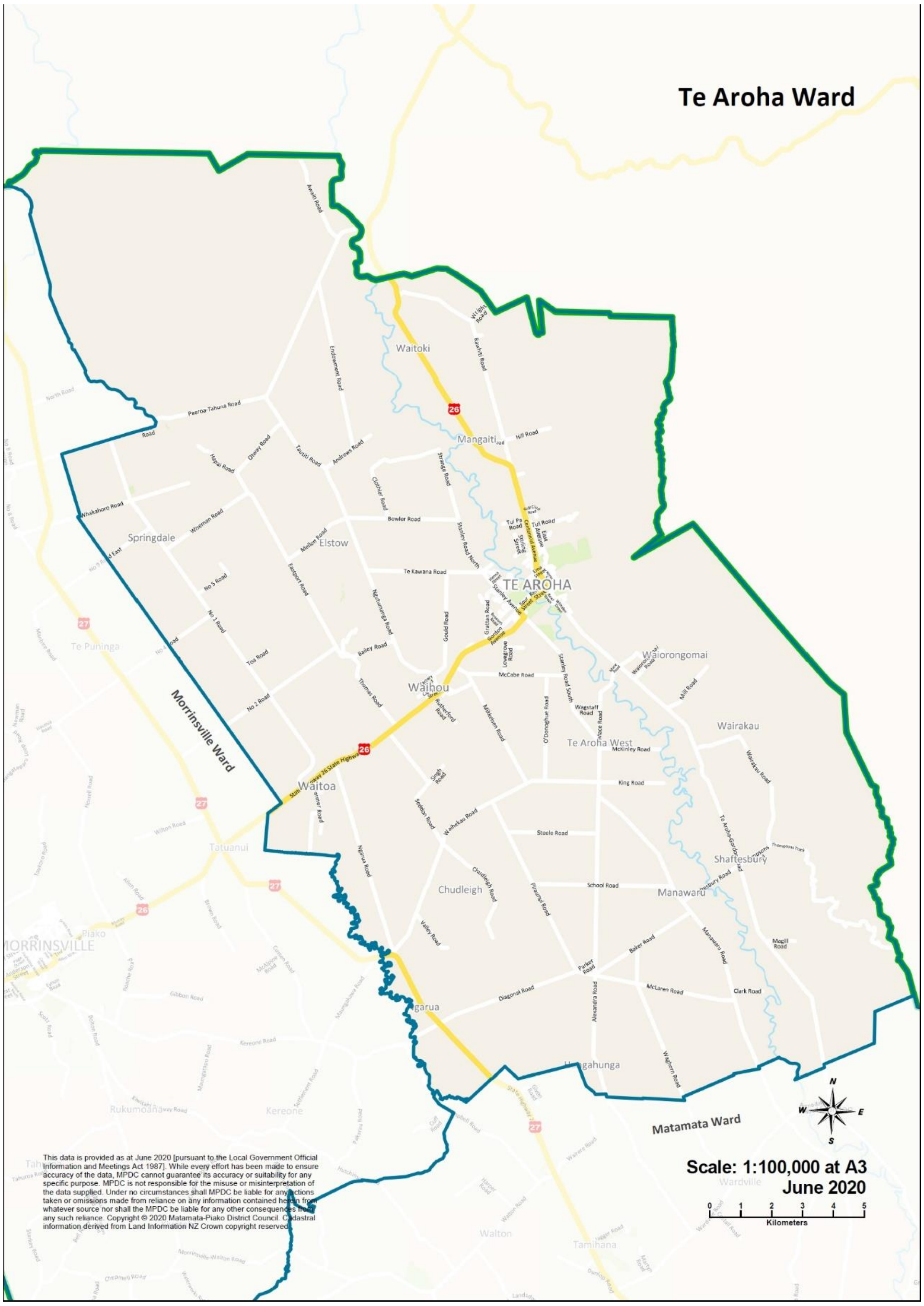
Catchment maps

Matamata Ward

Morrinsville Ward



Te Aroha Ward



Schedule 1 Capital Works Schedule

Activity	Catchment	Location	Description	Other funding %	Growth %	Proposed projects ($)									
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Roading	Matamata	New Footpath - MM	New Footpath - Matamata	90	10	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Roading	Matamata	New Streetlighting – MM	New Streetlighting - Matamata	90	10	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Roading	Matamata	Tower Road Area - parking bays	Tower Road Area - parking bays on adjoining roads	0	100		360,000								
Roading	Matamata	Tower Road area - pedestrian work	Tower Road area - pedestrian work	0	100	50,000									
Roading	Matamata	Station Road upgrade	To strengthen the pavement on Station Road. Amend the road layout and provide some parking bays.	20	80			803,000			720,000				
Roading	Matamata	Hampton Terrace upgrade	To improve the pavement and at some places widen the road.	50	50				209,000						
Roading	Matamata	Banks/Burwood intersection upgrade	Banks/Burwood intersection upgrade	25	75				138,000						
Roading	Matamata	Smith Street upgrade	To improve the pavement and at some places widen the road.	60	40							286,000			
Roading	Matamata	Everad Avenue Intersection Upgrade	Everad Avenue Intersection Upgrade	50	50							282,700			
Roading	Matamata	Hinuera to Station Roads- widening of the link road	Widening to the new road linking Hinuera Road to Station Road.	0	100	110,000	110,000	110,000							
Roading	Matamata	Station to Peria Road link road	Widening to the new road linking Peria to Station Road.	40	60	120,000	120,000	120,000	120,000						
Roading		Avenue Road North	Widening the western side of Avenue Road North, Morrinsville.	30	70		150,000								

	Morrinsville	Morrinsville-Tahuna/Hangawera/ Taukoro Roundabout	Morrinsville-Tahuna/Hangawera/ Taukoro Roundabout	0	100			100,000	1,000,000						
	Morrinsville	Hangawera Road to Snell Road Link	Additional widening to the new road linking Hangawera Road to Snell Street	40	60			120,000	120,000	120,000					
	Morrinsville	New Footpath - Morrinsville	New Footpath - Morrinsville	90	10	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
	Morrinsville	New Streetlighting – Morrinsville	New Streetlighting - Morrinsville	90	10	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Te Aroha	New Footpath - Te Aroha	New Footpath - Te Aroha	90	10	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	Te Aroha	New Streetlighting – Te Aroha	New Streetlighting - Te Aroha	90	10	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Stormwater	Matamata	Matamata Stormwater modelling and planning	Matamata Stormwater modelling and planning	50	50		250,000								
Stormwater	Te Aroha	Te Aroha Stormwater modelling and planning	Te Aroha Stormwater modelling and planning	50	50	150,000									
Wastewater	Matamata	Matamata WWTP Upgrade	Matamata WWTP Upgrade	70	30	20,000,000	20,000,000								
Wastewater	Matamata	Tower Road Pump Station & new raising main	Tower Road Pump Station & Rising Main-Development	20	80		1,600,000	1,600,000							
Wastewater	Morrinsville	MV WWTP Upgrade	MV WWTP Upgrade	20	80			7,000,000							
Wastewater	Morrinsville	MV Wastewater Retic Upgrade	MV Wastewater Retic Upgrade	0	100	2,000,000									
Wastewater	Te Aroha	TA Wastewater Pipe Size Increases	TA Wastewater Pipe Size Increases Associated with New Subdivisions	0	100	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000

Water	Morrinsville	Morrinsville North-Water Retic Upgrade	Servicing the new growth area and upsizing the existing pipe network	50	50	400,000									
		Morrinsville New Water Source	A new bore and treatment plant in the North of Morrinsville	50	50	4,000,000									
	District	Water Meters	Universal Water Metering	80	20	600,000			3,800,000	3,072,000					

Methodology

The method we use to calculate development contribution charges comprises the following eight steps:

- Step 1: Define catchments.
- Step 2: Define levels of service.
- Step 3: Identify growth related capital works.
- Step 4: Allocate project costs between growth and non-growth drivers.
- Step 5: Define appropriate units of demand.
- Step 6: Identify the design capacity for growth.
- Step 7: Allocate costs to each unit of demand.
- Step 8: Calculate fees by activity and catchment.

a) Methodology steps

i) Define catchments

Service catchments are geographic boundaries within which linkages can be created between infrastructure investments and the specific developments that benefit from those investments and/or which cause them to occur. The smaller the catchment; the tighter these linkages become. For example, suppose we install a water treatment plant to serve a small area of growth. If a catchment is used to isolate the specific developments that caused that particular investment to occur (and who will receive direct service from it), only developments within that catchment, will help fund our costs. If a catchment is not used, however, the costs of that investment will be spread across all the developments in the district, regardless of whether they caused (or benefited from) the investment.

Given the intentions of the Local Government Act 2002 - to allocate costs on the basis of causation and benefits received - it follows that catchments should be used wherever possible.

ii) Define levels of service

Service levels define the quality of service, and are typically embedded in our asset management plans. Service levels are critically important because they help identify any shortfalls in the existing service and, therefore, the extent to which capital works reflect backlog (to resolve poor existing service levels). This, in turn, informs the allocation of project costs between growth and non-growth drivers.

iii) Identify growth related capital works

The specific capital works need to be identified for which development contributions are required. These comprise both future capital works - as listed in our Long Term Plan - and historic works undertaken in anticipation of growth.

iv) Allocate project costs

Many of the capital works projects underlying this Policy are multi-dimensional. That is to say, very few projects are designed to serve only growth. The reason for this is so called 'economies of scope.' Economies of scope mean that it is cheaper to undertake one project that serves several purposes than to undertake a series of smaller single purpose projects. Economies of scope lead to shared costs, and the goal of cost allocation is to spread those shared costs across project drivers (one of which is growth). The cost allocations underlying this Policy were based on a two staged approach. In stage one, the method checks whether a project bears any relation to growth. If so, stage two derives a percentage cost allocation. Both stages of the allocation process have been guided by a number of considerations, such as:

- Section 101(3) of the Local Government Act 2002 sets out the issues to which we must have regard when determining our funding sources. These include
    - the distribution of benefits (both temporally and spatially);
    - the extent of any cost causation;
    - the impacts on community outcomes;
    - policy transparency;
    - the overall impact of any allocation of liability for revenue needs on the community;
- asset management plans, which provide detail about the scale and nature of capital works;
- network modelling, which helps understand the usage of infrastructure networks;
- cost allocation principles, such as standalone costs and incremental costs; and
- the presence of any third party funding.

v) Define appropriate units of demand

After identifying the specific capital works for which contributions will be required, we need to identify the unit of demand used to attribute costs to different forms of development. The Local Government Act 2002 requires this to be done on a consistent and equitable basis. We consider the Household Equivalent Unit, which captures the demands of an average household, as the appropriate unit of demand, and specify the demands imposed by other forms of development as multipliers. This approach mirrors that used by other councils in New Zealand.

vi) Identify the design capacity for growth

The design life of an asset is the period over which it has spare capacity to accommodate new users. This may differ from its useful life, which is the period over which it remains in service. In general, project costs should be spread over the assets design life. This makes sense, because only developments occurring within the design life can physically connect to the network and receive benefit from its provision. In some cases, however, the design life may be very long and a shorter funding period may be used. In this Policy, costs are spread over the shorter of asset design life or 30 years.

vii) Allocate costs to each unit of demand

This is a fairly straight forward exercise, and is carried out within the development contributions funding model. It entails spreading the total growth related costs of each project (along with any debt servicing) costs to the various developments that fall within the same catchment and within the asset's design life.

viii) Calculate fees by activity and catchment

The final step is to aggregate the costs of each project at the activity/catchment level. The results are then used to derive the schedule of development contributions reproduced in Table 8.

How to calculate Development Contributions

The following steps demonstrate how we will calculate the contributions payable on a development.

Examples have been included in the next section to help demonstrate and clarify the way contributions are calculated.

Step 1 - Identify catchments:

Go to the catchment maps on pages 29-31 and, for each service, identify which catchment your development falls in.

Step 2 - Identify contributions payable:

Go to the development contributions Table 8 and identify the contributions payable per unit of demand in the catchments identified in step 1.

Step 3 - Calculate the number of HEUs:

Use Table 6: Base units (Demand per Household Equivalent Unit) along with details of your proposed development to calculate the number of Household Equivalent Units generated for each activity. Then, using the information in section 7.6, subtract any credits that may apply. In general, credits are given as per the existing status of properties. Credits may also be granted for historic payments of development contributions or financial contributions.

Step 4 - Calculate charges for each service:

Multiply the Household Equivalent Units calculated in step 3 by the contributions payable identified in step 2.

Step 5 - Aggregate charges and add GST:

Calculate the total development contributions payable by summing the charges calculated in step 4 and adding GST at the prevailing rate.

Examples

This section provides a range of examples to demonstrate the application of the Policy. Refer to Table 8 for Development contributions per HEU for 2024/25 and Table 7 for Conversion ratios.

Example 1

An existing residential lot is subdivided into two new lots. A credit is provided for the existing lot, with development contributions payable only on the one new lot being created.

Activity	Total HEUs	Credit HEUs	Extra HEUs	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	2	1	1	1,547	901	48	1,547	901	48
Stormwater	2	1	1	0	0	0	0	0	0
Wastewater	2	1	1	9,027	11,667	95	9,027	11,667	95
Water	2	1	1	295	1,747	295	295	1,747	295
Subtotal				10,869	14,315	438	10,869	14,315	438
GST				1,630	2,147	66	1,630	2,147	66
Total				12,499	16,462	504	12,499	16,462	504

Example 2

An existing residential lot is subdivided into three new lots. A credit is provided for the existing lot, with development contributions payable only on the two new lots.

Activity	Total HEUs	Credit HEUs	Extra HEUs	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	3	1	2	1,547	901	48	3,094	1,802	96
Stormwater	3	1	2	0	0	0	0	0	0
Wastewater	3	1	2	9,027	11,667	95	18,054	23,334	190
Water	3	1	2	295	1,747	295	590	3,494	590
Subtotal				10,869	14,315	438	21,738	28,630	876
GST				1,630	2,147	66	3,261	4,295	131
Total				12,499	16,462	504	24,999	32,925	1,007

Example 3

A dependent persons dwelling is constructed on an existing residential lot with separate connections to the water, wastewater and stormwater systems. A credit is provided for the existing dwelling, with a 0.5 Household Equivalent Unit charge applicable for the new dependent persons dwelling.

Activity	Total HEUs	Credit HEUs	Extra HEUs	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	1.5	1	0.50	1,547	901	48	774	451	24
Stormwater	1.5	1	0.50	0	0	0	0	0	0
Wastewater	1.5	1	0.50	9,027	11,667	95	4,514	5,834	48
Water	1.5	1	0.50	295	1,747	295	148	874	148
Subtotal				10,869	14,315	438	5,435	7,158	219
GST				1,630	2,147	66	815	1,074	33
Total				12,499	16,462	504	6,250	8,231	252

Example 4

A residential lot with two existing dwellings is subdivided so that each dwelling is on a separate title. Since there were already two dwellings on the site, and because the subdivision has not created the potential for any additional dwellings, no development contributions are payable.

Example 5

A building consent application has been made for a new industrial building/warehouse on a vacant industrial lot with all services available. The building has a Gross Floor Area (GFA) of 1500m^2 and the site has a total Impervious Surface Area (ISA) of 1800m^2 (for stormwater calculations only). As this is a vacant industrial lot a credit of 1 HEU (300m^2) will apply.

The conversion factors supplied in Table 7 are then used to calculate the per 100m^2 amount.

Activity	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Conversion Factors	Per 100m2 Matamata $	Per 100m2 Morrinsville $	Per 100m2 Te Aroha $
Roading	1,547	901	48	0.40	619	360	19
Stormwater	0	0	0	0.26	0	0	0
Wastewater	9,027	11,667	95	0.26	2,347	3,033	25
Water	295	1,747	295	0.26	77	454	77

Using the per 100m^2 figure this is then calculated by the additional m^2

Activity	Total m2	Credit m2	Additional m2	Additional m2/100	Per 100m2 Matamata $	Per 100m2 Te Aroha $	Per 100m2 Morrinsville $	Contribution Matamata $	Contribution Morrinsville $	Contributions Te Aroha $
Roading	1500	300	1200	12	619	360	19	7,426	4,325	230
Stormwater	1800	300	1500	15	0	0	0	0	0	0
Wastewater	1500	300	1200	12	2,347	3,033	25	28,164	36,401	296
Water	1500	300	1200	12	77	454	77	920	5,451	920
Subtotal								36,510	46,176	1,447
GST								5,477	6,926	217
Total								41,987	53,103	1,664

Example 6

A shop in town has made a building consent application for alterations/extensions of their building by adding a second story to the building. The total GFA of the building will be 600m^2 of which 300m^2 is the existing ground floor. The additional Gross Floor Area (GFA) will be 300m2 which is the GFA of the second story additions. The Impervious Surface Area (ISA) of the site will not change so no stormwater development contributions will apply. The conversion factors supplied in Table 7 are then used to calculate the per 100m2 amount.

Activity	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Conversion Factors	Per 100m2 Matamata $	Per 100m2 Morrinsville $	Per 100m Te Aroha $
Roading	1,547	901	48	1.60	2,475	1,442	77
Stormwater	0	0	0	0.30	0	0	0
Wastewater	9,027	11,667	95	0.30	2,708	3,500	29
Water	295	1,747	295	0.30	89	454	89

Using the per 100m^2 figure this is then calculated by the additional m^2

Activity	Total m2	Credit m2	Additional m2	Additional m2 /100	Per 100m2 Matamata $	Per 100m2 Morrinsville $	Per 100m2 Te Aroha $	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	600	300	300	3	2,475	1,442	77	7,426	4,325	230
Stormwater	NA	NA	NA	NA	0	0	0	0	0	0
Wastewater	600	300	300	3	2,708	3,500	29	8,124	10,500	86
Water	600	300	300	3	89	454	89	266	1,363	266
Subtotal								15,815	16,188	581
GST								2,372	2,428	87
Total								18,188	18,616	669

Example 7

A resource consent for a subdivision is applied for in a rural/residential area where there are no services available or a building consent is filed for a warehouse in an area where no services are available. In either of the above scenarios a roading contribution only would apply per additional lot created.

Activity	Total HEUs	Credit HEUs	Extra HEUs	$/HEU Matamata	$/HEU Morrinsville	$/HEU Te Aroha	Contribution Matamata $	Contribution Morrinsville $	Contribution Te Aroha $
Roading	2	1	1	1,547	901	48	1,547	901	48
Subtotal				1,547	901	48	1,547	901	48
GST				232	135	7	232	135	7
Total				1,779	1,036	55	1,779	1,036	55

The roading contributions payable on the warehouse would depend on the size of the warehouse, with calculations similar to example 5.