

# RULE D – FINANCIAL CONTRIBUTIONS

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# RULE D1 – CONTRIBUTIONS ON SUBDIVISION AND DEVELOPMENT CONTRIBUTIONS

(Refer Part 7)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions).

## D1.1 Reserve Contributions

(Refer Part 7.5)

### D1.1.1 Circumstances

Reserve Contributions in the form of land and/or cash may be imposed:

- A) As a condition of subdivision consent where the subdivision would produce an additional lot or lots upon which a **dwelling** could be built in the future.
- B) In relation to **multi-unit residential developments** (i.e. where more than one **dwelling** is to be built on an allotment).

### D1.1.2 Amount of Contribution

- A) The amount of the contribution shall be \$1,250.00 (including GST) for each additional allotment under D1.1.1 a. above, and for each additional **dwelling unit** under D1.1.1 b. above. This sum shall apply until July 1 1999. It shall be altered by **Council** on that date and annually thereafter, based on the rate of change in the Construction Cost Index for the previous calendar year.
- B) The contribution may be levied in land, in cash or a combination of the two, provided that the total value of the contribution does not exceed that in D1.1.2 a. above.

## D1.2 Utility Sites

(Refer Part 7.3)

### D1.2.1 Circumstances

Land within a subdivision may be required to be set aside as a **site** for a pumping station, reservoir or other **utility** if that facility serves the land in the subdivision.

## D1.3 Amount of Contribution

The maximum amount of the contribution shall be the full area of land required for the utility.

## D1.4 Provision Of Roads And Pedestrian Accessways

(Refer Part 7.4)

### D1.4.1 Circumstances

Financial contributions for the provision of **roads** and pedestrian accessways may be imposed where new allotments are intended for human habitation or occupation.

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## D1.5 Maximum Amount

The full actual cost of providing the necessary land for all **roads** and pedestrian accessways to and within the land being subdivided,

NB – The subdivider may also be required to contribute formation works and services as a condition of subdivision consent.

## D1.6 Upgrading And/Or Widening Existing Roads

(Refer Part 7.4)

### D1.6.1 Circumstances

Financial contributions for upgrading and/or widening existing **roads** may be imposed where existing roads are of inadequate width or construction to cater for increased traffic caused by the subdivision, or caused by a new **dwelling** or other **building**, if:

- a) The particular subdivision or development is likely to give rise to additional traffic on the **road** concerned, and
- b) The **road** then needs to be upgraded to a higher standard as a result of this traffic.

### D1.6.2 Maximum Amount of Contribution

- A) Where the land being subdivided or developed lies on both sides of the **road** concerned - 100% of the actual cost of upgrading to meet the required standard, including where appropriate the value of any land for **road** widening.
- B) Where the land being subdivided or developed lies on one side of the **road** concerned - 50% of the actual cost of upgrading to meet the required standard including the value of any land for **road** widening.

## D1.7 Water Supply, Sewer And Stormwater Drainage And Sewage Disposal

(Refer Part 7.3)

### D1.7.1 Circumstances

Financial contributions for the provision of water supply, sewer and stormwater drainage and sewage disposal may be imposed where new allotments are intended for human habitation or occupation.

### D1.7.2 Maximum Amount

Where a piped water supply or sewerage system or piped stormwater system is available (i.e. located within 100 metres of the land being subdivided):

- i) The full actual cost of all necessary reticulation for each allotment in the subdivision, plus
- ii) The full actual cost of the first 30 metres of the connection between the new reticulation within the subdivision and the existing reticulation, plus
- iii) Where the land concerned has not contributed to the capital cost of installing:
  - a) The water supply and treatment system,
  - b) The stormwater disposal system, or
  - c) The sewerage system, including treatment and disposal facilities,

A capital contribution per allotment not exceeding the average real cost which other users of the system have paid toward its installation.