

DISTRICT-WIDE MATTERS

FIN – Financial Contributions

Council is only allowed to collect financial contributions from subdividers or developers if those contributions are authorised by provisions in the Plan. Contributions can be required as a condition of land use approval or subdivision consent, or upon any *permitted activity*, and may be in the form of:

1. Money or
2. Land (including esplanade reserves) or
3. Any combination of money and land.

Any financial contributions collected must be used for the purposes specified, and must be calculated in the manner described in this chapter.

Objectives

Refer to SUB-O4, SUB-O8, INF-O1 and INF-O2.

FIN-O1	To ensure that subdividers and developers provide, or contribute toward the cost of providing, <i>roading</i> , utility services and reserves.	
FIN-O2	To ensure that the level of these financial contributions is related to:	
	FIN-O2.1	The degree to which the facilities concerned serve the land in the subdivision or development,
	FIN-O2.2	The additional demands which the development or subdivision places on public services or facilities, or
	FIN-O2.3	The level of benefit which accrues to the subdivider/developer and future residents of the land.

FIN-O3

To use financial contributions to mitigate the adverse *effects* of development or subdivision on the *environment*.

Reserve Contributions

Purpose

Reserve contributions will be used to maintain adequate open space in towns and to provide land and facilities for public recreation and enjoyment for the people of the District, including to:

1. Purchase land for recreation, leisure or amenity purposes.
2. Develop recreation, leisure or *community facilities* on reserve land.
3. Undertake joint ventures between *Council* and community groups and educational institutions to provide recreation, leisure and *community facilities* on community-owned land.

Policies

FIN-P1	To require an appropriate contribution in land or cash, where <i>sites</i> for utility purposes are required as a result of a subdivision or development.	
FIN-P2	To require contributions toward new reserves or the development of reserves at the subdivision stage:	
	FIN-P2.1	For all new residential allotments, and
	FIN-P2.2	In all rural subdivisions where a new <i>residential unit</i> could result from the subdivision.
FIN-P3	To require reserves contributions in relation to <i>multi-unit residential developments</i> (i.e. where more than one <i>residential unit</i> is to be built on an allotment).	
FIN-P4	To take appropriate pieces of land as a first preference for reserves contribution, while retaining the discretion not to accept particular pieces of land for reserves.	
FIN-P5	To require one flat fee throughout the District for each extra lot and for each extra <i>residential unit</i> in a multi-unit development.	
FIN-P6	To require the monetary value of the reserve contribution to be the same whether land or cash or a combination of both is taken.	

FIN-P7	To recognise the following when calculating the amount of reserves contribution payable:	
	FIN-P7.1	The value of any esplanade reserves and strips being created.
	FIN-P7.2	The level of past contributions by the subdivider/developer.
	FIN-P7.3	The value of any land being set aside for heritage purposes by way of covenant or consent notice.

Reserves Contributions

FIN-CR1	Circumstances:	
	Reserve Contributions in the form of land and/or cash may be imposed:	
	FIN-CR1.1	As a condition of subdivision consent where the subdivision would produce an additional lot or lots upon which a <i>residential unit</i> could be built in the future.
	FIN-CR1.2	In relation to <i>multi-unit residential developments</i> (i.e. where more than one <i>residential unit</i> is to be built on an allotment).
FIN-CR2	Amount of Contribution:	
	FIN-CR2.1	The amount of the contribution shall be \$1,250.00 (including GST) for each additional allotment under FIN-CR1.1 above, and for each additional <i>residential unit</i> under FIN-CR1.2 above. This sum shall apply until July 1 1999. It shall be altered by <i>Council</i> on that date and annually thereafter, based on the rate of change in the Construction Cost Index for the previous calendar year.
	FIN-CR2.2	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 FIN-CR2.1 above.

Utility Sites/Services

(Including: Water Supply, Sewer and Stormwater Drainage and Sewage Disposal)

Purposes

1. To provide adequate sewer, water or stormwater services to the land in the subdivision.
2. To provide a potable supply of water for human consumption, including industrial and commercial activities.
3. To provide a supply of water at an appropriate pressure for firefighting.
4. To maintain and improve people's health and amenity, and to protect the *environment*.
5. To maintain, improve, and develop the existing systems.

Policies

FIN-P8	To require the subdivider to meet the full cost of any new utility mains which need to be laid within the subdivision.
FIN-P9	<i>Council</i> will meet the extra costs involved if <i>Council</i> requires a higher standard of utility services than is needed purely to serve the land in the subdivision (e.g. requiring extra- large pipes to be installed to serve other land as well). <i>Council</i> will then recover those extra costs from the owners of that other land when it is subdivided.
FIN-P10	To require the landowner to pay the full cost of providing the service connections for new lots in a subdivision or for new developments.
FIN-P11	To require an appropriate contribution toward the capital cost of a water or sewerage scheme, if a development or subdivision on land outside a water or sewerage scheme area is to be connected to that scheme.
FIN-P12	To seek capital contributions from industrial or commercial developments which use large amounts of water or discharge large amounts of sewage into public systems.
FIN-P13	To require the developer to contribute appropriate land for pumping stations, reservoirs or other utilities.

Utility Sites

FIN-CR3

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.

FIN-CR4

Amount of contribution:

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

Water Supply, Sewer and Stormwater Drainage and Sewage Disposal

FIN-CR5

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.

FIN-CR6

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) the maximum amount is:

FIN-CR6.1

The full actual cost of all necessary reticulation for each allotment in the subdivision, plus

FIN-CR6.2

The full actual cost of the first 30 metres of the connection between the new reticulation within the subdivision and the existing reticulation, plus

FIN-CR6.3

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:
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Roads, streets, and pedestrian accessways

Purposes

1. To provide safe and convenient vehicle and pedestrian access to and within subdivisions.
2. To enhance general *amenity values* and to maintain, improve and develop the *roading* and footpath network.
3. To provide safe and adequate access to *residential units* and other *buildings*.

Policies

FIN-P14	To require the subdivider to pay the full cost of any new <i>roads</i> or joint driveways to serve a subdivision.
FIN-P15	To meet the extra cost involved if <i>Council</i> requires a subdivisional <i>road</i> to be extended in length to serve other land.
FIN-P16	To seek financial contributions where the new or increased traffic resulting from a subdivision gives rise to a need to form or divert any existing <i>road</i> or to upgrade that <i>road</i> to a higher standard.
FIN-P17	To seek financial contributions in cases where a new <i>residential unit</i> , subdivision or development requires access to be provided via an unformed legal <i>road</i> .
FIN-P18	To require any damage to <i>roads</i> caused by an activity (excluding that caused by “wear and tear”) to be repaired at the expense of the party who caused the damage.
FIN-P19	To require the subdivider or developer to pay for any upgrading which is needed to cope with a new activity, (e.g. stronger culverts and bridges), if a formed <i>road</i> is adequate for its present function and location.
FIN-P20	To require developers to pay for any new street lights, street <i>signs</i> , vehicle crossings or entranceways required to serve their development.

Roads and Pedestrian Accessways

FIN-CR7

Circumstances:

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

FIN-CR8

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.

Upgrading and/or Widening Existing *Roads*

FIN-CR9

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 *residential unit* or other *building*, if:

FIN-CR9.1

The particular subdivision or development is likely to give rise to additional traffic on the *road* concerned, and

FIN-CR9.2

The *road* then needs to be upgraded to a higher standard as a result of this traffic.

FIN-CR10

Maximum Amount of Contribution:

FIN-CR10.1

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.

FIN-CR10.2

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.