
SECTION 16: FINANCIAL CONTRIBUTIONS

16.01 GENERAL

The definition of financial contributions and development are as defined in Section 1.07.2 of this Plan.

The maximum financial contribution that may be levied on any activity is 0.5% of the value of the building and fixed plant and machinery, except as otherwise stated elsewhere in this section.

In setting financial contributions, the following shall be taken into account:

- Any positive effects of the activity for example, benefits to the community by the provision of utilities and services; and
- The extent to which any adverse effects are avoided, remedied or mitigated.

16.02 RULES FOR RECREATION AND CIVIC DEVELOPMENT CONTRIBUTIONS

16.02.1 CONTRIBUTION PURPOSE

To provide for the acquisition and development of reserves and public open space for recreational purposes.

16.02.2 CONTRIBUTIONS AS A CONDITION OF A PERMITTED ACTIVITY

1. Circumstances in which contributions may be required as conditions of permitted activities:
 - (a) Prior to the development of land for any purpose.
 - (b) Prior to commencement of construction of each second or subsequent dwelling on any site where a reserves contribution [whether in land or in cash] has not been made at the time of the subdivision creating that allotment.
 - (c) Prior to commencement of construction of an industrial building on an allotment where a reserves contribution [whether in land or in cash] has not been made at the time of the subdivision creating that allotment.
 - (d) Prior to commencement of construction of any building on an allotment where a reserves contribution [whether in land or in cash] has not been made at the time of the subdivision creating that allotment.
2. Maximum amount of contributions as conditions of permitted activities:

- (a) Dwellings: A contribution of \$2,000.00 plus GST [amount to be adjusted in accordance with changes to the Consumer Price Index, maintained and published by the Department of Statistics] from the date of notification of this plan.
 - (b) Industrial Buildings: A contribution of \$4.00 plus GST per square metre (m²) of gross floor area [amount to be adjusted in accordance with changes to the Consumer Price Index, maintained and published by the Department of Statistics] from the date of notification of this plan.
 - (c) Other buildings, excluding buildings accessory to the principal use of a dwelling: A contribution of \$8.00 plus GST per square metre (m²) of gross floor area [amount to be adjusted in accordance with changes to the Consumer Price Index, [maintained and published by the Department of Statistics] from the date of notification of this plan.
3. Form of Contribution. Cash payment.

16.02.3 **CONTRIBUTIONS AS A CONDITION OF A RESOURCE CONSENT**

1. Circumstances in which contributions may be imposed as conditions of a resource consent:
 - (a) As a condition of a subdivision consent;
 - (b) As a condition of a land use consent for any development.
2. Maximum amounts of contribution required as conditions of resource consents:
 - (a) Subdivision:
 - (i) Land of 60m² per site, or a cash equivalent for land being subdivided in Residential, Commercial and Industrial Zones.
 - (b) Residential allotments and dwellings:
 - (i) \$2,000 plus GST per additional allotment created in the Residential Zone where a reserves contribution [whether in land or in cash] has not be made at the time of the subdivision creating that allotment, [amount to be adjusted in accordance with changes to the Consumer Price Index, maintained and published by the Department of Statistics] from the date of notification of this plan.

- (ii) \$2,000 plus GST per dwelling in the Rural Zone where a reserves contribution [whether in land or in cash] has not been made at the time of the subdivision creating that allotment [amount to be adjusted in accordance with changes to the Consumer Price Index, maintained and published by the Department of Statistics] from the date of notification of this plan.
 - (iii) \$2,000 plus GST per additional dwelling built on any allotment in the Residential Zone except that where a reserves contribution [whether in land or in cash] has not been made at the time of the subdivision creating that allotment the first dwelling shall be exempt [amount to be adjusted in accordance with changes to the Consumer Price Index, maintained and published by the Department of Statistics] from the date of notification of this plan.
- (c) Industrial Buildings:
- (i) \$4.00 plus GST per square metre (m²) of gross floor area, where a reserves contribution [whether in land or in cash] has not been made at the time of the subdivision creating that allotment [amount to be adjusted in accordance with changes to the Consumer Price Index, maintained and published by the Department of Statistics] from the date of notification of this plan.
- (d) Other buildings, excluding buildings accessory to the principal use of a dwelling:
- (i) \$8.00 plus GST per square metre (m²) of gross floor area where a reserves contribution [whether in land or in cash] has not been made at the time of the subdivision creating that allotment [amount to be adjusted in accordance with changes to the Consumer Price Index, maintained and published by the Department of Statistics] from the date of notification of this plan.
3. Form of Contribution. The payment of cash or vesting of land shall be determined in each case by the Council and the applicant.

16.03 RULES FOR ROADS AND ACCESS CONTRIBUTIONS

16.03.1 CONTRIBUTION PURPOSE

To provide for the safe, efficient and convenient movement of motor vehicles, bicycles and pedestrians along roads and to and from every site or building.

16.03.2 **CONTRIBUTIONS AS A CONDITION OF A PERMITTED ACTIVITY**

1. Circumstances in which contributions may be required as conditions of a permitted activity:
 - (a) Prior to the development of land for any purpose.
 - (b) Prior to the commencement of construction of any building including dwellings, but not including accessory buildings.
2. Maximum amount of contributions as conditions of permitted activities:
 - (a) The full actual cost of providing a road to the subdivision or land concerned; and
 - (b) The full actual cost of all necessary roads and access within the subdivision or development for each allotment or development; and
 - (c) The full actual cost of crossings between the allotments, sites or buildings in the subdivision or development and the road or access; and
 - (d) The full actual cost of upgrading the roads and access to provide for the expanded effects of the subdivision and the development of buildings on the roads and access.
3. Form of Contribution. A monetary payment to the Council for the works required to be undertaken, or execution of the works required by the Applicant, to the Council's satisfaction.

16.03.3 **CONTRIBUTIONS AS A CONDITION OF A RESOURCE CONSENT**

1. Circumstances in which contributions may be required as conditions of a resource consent:
 - (a) As a condition of a subdivision consent, and prior to the development of land for any purpose.
 - (b) As a condition of a land use consent.
2. Maximum amounts of contribution required as conditions of resource consents:
 - (a) The full actual cost of providing a road to the subdivision or land concerned; and
 - (b) The full actual cost of all necessary roads and access within the subdivision or development for each allotment or development; and

- (c) The full actual cost of crossings between the allotments, sites or buildings in the subdivision or development and the road or access; and
 - (d) The full actual cost of upgrading the roads and access to provide for the expanded effects of the subdivision and the development of buildings on the roads and access.
3. Form of Contribution. A monetary payment to the Council for the works required to be undertaken or execution of the works required by the Applicant to the Council's satisfaction.

16.04 RULES FOR WATER SUPPLY CONTRIBUTIONS

16.04.1 CONTRIBUTION PURPOSE

To provide a supply of potable water for the estimated domestic and commercial/industrial consumption, and for fire fighting.

This section is to be read in conjunction with the requirements of the various water supply schemes.

16.04.2 CONTRIBUTIONS AS A CONDITION OF A PERMITTED ACTIVITY

1. Circumstances in which contributions may be required as conditions of permitted activities:
 - (a) Prior to the development of land.
 - (b) Prior to the commencement of any building.
2. Maximum amounts of contribution as conditions of permitted activities:
 - (a) Prior to the commencement of construction of any building unless a contribution has been made for this purpose in respect of the site at the time of subdivision:
 - (i) The full actual cost of the water system to the subdivision or development; and
 - (ii) The full actual cost of all necessary water supply system reticulation within the subdivision or development for each allotment, site or building; and
 - (iii) The full actual cost of connections between the water supply system reticulation in the subdivision or development and the water supply system; and
 - (iv) The full actual cost of upgrading any existing water supply system to the extent necessary to serve the subdivision or development.

3. Form of Contribution – A monetary payment to the Council for the works required to be undertaken or execution of the works required by the Applicant to the Council's satisfaction.

16.04.3 **CONTRIBUTIONS AS A CONDITION OF A RESOURCE CONSENT**

1. Circumstances in which contributions may be imposed as conditions of resource consents:
 - (a) As a condition of a subdivision consent.
 - (b) As a condition of a land use consent for any development.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) At subdivision within the Residential, Industrial and Commercial Zone; or
 - (b) At subdivision within the Rural Zone, if within 200 metres of a rural water supply scheme and reticulation system; or
 - (c) Prior to the commencement of construction of any building unless a contribution has been made for this purpose in respect of the site at the time of subdivision:
 - (i) The full actual cost of the water system to the subdivision or development; and
 - (ii) The full actual cost of all necessary water supply system reticulation within the subdivision or development for each allotment, site or building; and
 - (iii) The full actual cost of connections between the water supply system reticulation in the subdivision or development and the water supply system; and
 - (iv) The full actual cost of upgrading any existing water supply system to the extent necessary to serve the subdivision or development.
3. Form of Contribution. A monetary payment to the Council for the works required to be undertaken or execution of the works required by the Applicant, to the Council's satisfaction.

16.05 RULES FOR EARTHWORKS CONTRIBUTIONS

16.05.1 **CONTRIBUTION PURPOSE**

To ensure that all sites have a practicable building site and that land instability concerns are not created.

16.05.2 CONTRIBUTIONS AS A CONDITION OF A RESOURCE CONSENT

1. Circumstances in which contributions may be imposed as conditions of resource consents:
 - (a) As a condition of a subdivision consent.
 - (b) As a condition of a land use consent for any development.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) The full actual cost of the earthworks necessary to achieve the purposes stated above, including all subsoil drainage, silt and run-off control, surface drainage and related works.
 - (b) The setting aside of any land deemed to be unsuitable for building purposes.
3. Form of Contribution. The contribution may, at Council's discretion, be required in the form of cash, land, works, services or any combination thereof, and may to the satisfaction of the Council be executed by the Applicant.

16.06 RULES FOR SANITARY DRAINAGE AND TRADE WASTE DISPOSAL CONTRIBUTIONS

16.06.1 CONTRIBUTION PURPOSE

To maintain the health and amenity of inhabitants or occupants and to protect the natural environment from indiscriminate disposal of sanitary waste.

16.06.2 CONTRIBUTIONS AS A CONDITION OF A PERMITTED ACTIVITY

1. Circumstances in which contributions may be required as conditions of permitted activities:
 - (a) Prior to the development of land.
 - (b) Prior to the commencement of construction of any building.
2. Maximum amounts of contribution as conditions of permitted activities:
 - (a) Prior to the commencement of construction of any building including dwellings, but not including accessory buildings:
 - (i) The full actual cost of providing a sanitary drainage and trade waste disposal system for the subdivision, development or building; and

- (ii) The full actual cost of all necessary drainage and trade waste reticulation within the subdivision or development for each allotment, site or building; and
 - (iii) The full actual cost of connections between the reticulation in the subdivision or development and the sanitary drainage and trade waste disposal system; and
 - (iv) The full actual cost of any upgrading to the existing sanitary drainage and trade waste disposal systems that is required to provide for the expected effects of the subdivision, development or building on that sanitary drainage and trade waste disposal system.
3. Form of contribution - A monetary payment to the Council for the works required to be undertaken or execution of the works required by the applicant to the Council's satisfaction.

16.06.3 **CONTRIBUTIONS REQUIRED AS A CONDITION OF A RESOURCE CONSENT**

1. Circumstances in which contributions may be imposed as conditions of resource consents:
- (a) As a condition of a subdivision consent.
 - (b) As a condition of a land use consent for any development.
2. Maximum amounts of contribution required as conditions of resource consents:
- (a) At subdivision, within the Residential, Industrial and Commercial Zones; or
 - (b) Prior to the commencement of construction of any building including dwellings, but not including accessory buildings:
 - (i) The full actual cost of providing a sanitary drainage and trade waste disposal system for the subdivision, development or building; and
 - (ii) The full actual cost of all necessary drainage and trade waste reticulation within the subdivision or development for each allotment, site or building; and
 - (iii) The full actual cost of connections between the reticulation in the subdivision or development and the sanitary drainage and trade waste disposal system; and

- (iv) The full actual cost of any upgrading to the existing sanitary drainage and trade waste disposal systems that is required to provide for the expected effects of the subdivision, development or building on that sanitary drainage and trade waste disposal system.
3. Form of contribution. A monetary payment to the Council for the works required to be undertaken or execution of the works required by the Applicant to the Council's satisfaction.

16.07 RULES FOR STORMWATER DRAINAGE CONTRIBUTIONS

16.07.1 CONTRIBUTION PURPOSE

To prevent damage to or loss of property or amenity from the indiscriminate and uncontrolled run-off of stormwater during subdivision and later development of the land.

16.07.2 CONTRIBUTIONS AS A CONDITION OF A PERMITTED ACTIVITY

1. Circumstances within which contributions may be imposed as conditions of permitted activities:
 - (a) Prior to the development of land.
 - (b) Prior to the commencement of construction and/or development of any building.
2. Maximum amounts of contribution as conditions of permitted activities:
 - (a) Prior to the commencement of construction and/or development of any building including dwellings, but not including accessory buildings:
 - (i) The full actual cost of providing a stormwater drainage system for the disposal of stormwater; and
 - (ii) The full actual cost of all necessary stormwater drainage reticulation within the subdivision or development, including a stormwater drainage system connection for each allotment, site or building; and
 - (iii) The full actual cost of connections between the stormwater drainage system reticulation in the subdivision or development and the existing stormwater drainage system; and
 - (iv) The full actual cost of upgrading the existing stormwater drainage system where additional capacity has been created in anticipation of future subdivision or development.

3. Form of contribution. A monetary payment to the Council for the works required to be undertaken or execution of the works required by the applicant to the Council's satisfaction.

16.07.3 **CONTRIBUTIONS AS A CONDITION OF A RESOURCE CONSENT**

1. Circumstances in which contributions may be imposed as conditions of resource consents:
 - (a) As a condition of a subdivision consent.
 - (b) As a condition of a land use consent for any development.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) At subdivision, within the Residential, Industrial and Commercial Zones; or
 - (b) Prior to the commencement of construction of any building including dwellings, but not including accessory buildings:
 - (i) The full actual cost of providing a stormwater drainage system for the disposal of stormwater; and
 - (ii) The full actual cost of all necessary stormwater drainage reticulation within the subdivision or development, including a stormwater Drainage system connection for each allotment, site or building; and
 - (iii) The full actual cost of connections between the stormwater drainage system reticulation in the subdivision or development and the existing stormwater drainage system; and
 - (iv) The full actual cost of upgrading the existing stormwater drainage system where additional capacity has been created in anticipation of future subdivision or development.
3. Form of contribution. A monetary payment to the Council for the works required to be undertaken or execution of the works by the applicant to the Council's satisfaction.

16.08 RULES FOR HEAVY VEHICLE TRAFFIC CONTRIBUTIONS

16.08.1 **CONTRIBUTION PURPOSE**

To ensure that those activities which generate significant heavy vehicle movements contribute towards the avoidance, remediation or mitigation of adverse effects associated with those movements.

16.08.2 CONTRIBUTIONS REQUIRED AS A CONDITION OF A RESOURCE CONSENT

1. Circumstances in which contributions may be required as conditions of resource consents:
 - (a) As a condition of a land use consent, prior to the development of land and prior to the commencement of construction of any building where the activity will generate unusual heavy traffic.
 - (b) As a condition of a land use consent where the activity will generate the transportation of hazardous substances and waste materials.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) The physical upgrading of the road to a standard required to sustain the effect of unusual heavy traffic generated by that activity; or
 - (b) The full actual cost of remedying or mitigating against the adverse effects of the transportation of hazardous substances and/or waste materials.
3. Form of Contribution. The contribution may, at Council's discretion, be required in the form of cash, land, works and services or any combination thereof and may, to the satisfaction of the Council, be executed by the applicant.

16.09 RULES FOR ESPLANADE RESERVES CONTRIBUTIONS

16.09.1 CONTRIBUTION PURPOSES

- (a) To contribute to the protection of conservation values.
- (b) To enable public access to or along the sea and nominated rivers or lakes.
- (c) To enable public recreational use of the esplanade reserve or esplanade strip land adjacent to the sea, river or lake where the use is compatible with the quality of the environment.

16.09.2 CONTRIBUTIONS REQUIRED AS A CONDITION OF A PERMITTED ACTIVITY

1. Circumstances in which contributions may be imposed as conditions of permitted activities:
 - (a) Prior to any building development which exceeds \$500,000 in value where the land includes or abuts:

- (i) a scheduled river or stream; or
 - (ii) mean high water springs.
2. Maximum amounts of contribution as conditions of permitted activities:

The vesting in the Council of an esplanade reserve 20 metres in width, along the side or sides of scheduled rivers which includes or abuts the site, and inland from the mark of mean high water springs or creation of an esplanade strip as defined by Section 2 of the Resource Management Act 1991. Where there are ecologically sustainable reasons for increasing the esplanade reserve width, the Council shall consider the merits of such an increase taking into account the factors listed in the Note at the end of section 16.09 of the plan, and negotiate, if appropriate, with an applicant for an increase in width.

- (ii) mean high water springs.
3. Form of contribution. The vesting of land as esplanade reserve or creation of an esplanade strip.

16.09.3 **CONTRIBUTIONS REQUIRED AS A CONDITION OF A RESOURCE CONSENT**

1. Circumstances in which contributions may be imposed as conditions of resource consents:
 - (a) As a condition of a land use consent for any building development which exceeds \$500,000 in value on land which includes or abuts:
 - (i) a scheduled river or stream; or
 - (ii) mean high water springs.
 - (b) As a condition of a subdivision consent of allotments of any size where the land includes or abuts:
 - (i) a scheduled river or stream; or
 - (ii) mean high water springs.
2. Maximum amounts of contribution as conditions of resource consents:

The vesting in the Council of an esplanade reserve not exceeding 20 metres in width, along the side or sides of any river which includes or abuts the site, and inland from the mark of mean high water springs or creation of an esplanade strip as defined by Section 2 of the Resource Management Act 1991. Where there are ecologically sustainable reasons for increasing the esplanade reserve width, the Council shall consider the merits of such an increase taking into account the factors listed in the Note at the end of section 16.09 of the plan, and negotiate, if appropriate, with an applicant for an increase in width.

3. Form of contribution. The vesting of land as esplanade reserve or creation of an esplanade strip.

Note: For the purposes of clauses 16.09.2 and 16.09.3, the taking of either an esplanade reserve or an esplanade strip in the alternative, consideration of an increase in the size of an esplanade reserve or an esplanade strip, and consideration of a reduction or waiver of an esplanade reserve or esplanade strip shall be at Council's discretion taking the following factors into account:

- (a) The extent to which the natural functioning of the water body, water quality, and land and water based habitats will be affected by any increase or reduction in width, size or non-provisions of the reserve or strip;
- (b) The extent to which the public's access and recreational enjoyment of the reserve or strip is enhanced;
- (c) Whether the effects of natural hazards on the conservation values of the riparian margin will be either benefited or compromised;
- (d) The effects on adjacent agricultural practices;
- (e) The degree to which the purpose of the reserve or strip can be, or is already, achieved by other mechanisms (eg. covenants, conditions of resource consents, voluntary methods).
- (f) The extent to which public benefits gained with respect to the reserve or strip justify the costs of acquiring and maintaining them, while recognising that benefits in terms of improved water quality habitat and access have important value which cannot readily be expressed in monetary terms.

16.10 RULES FOR PARKING CONTRIBUTIONS

16.10.1 CONTRIBUTION PURPOSES

- (a) To ensure that activities in town centres contribute towards the provision of public carparks.

- (b) To enable the waiver or reduction in parking requirements where redevelopment or development of sites will result in the preservation of historic buildings, historic character, or the provision of public amenity.

16.10.2 **CONTRIBUTIONS REQUIRED AS A CONDITION OF A PERMITTED ACTIVITY**

- 1. Circumstances in which contributions may be imposed as conditions of permitted activities:

Prior to the commencement of the redevelopment of a site, or the construction of a building in the town centres of Hawera, Eltham, Kaponga, Opunake, Manaia, Patea or Waverley.

- 2. Maximum amounts of contribution as conditions of permitted activities:

The actual cost of the provision of land, the formation and marking out of spaces and where necessary, the landscaping and screening of parking areas.

- 3. Form of contribution. A monetary payment to the Council for the works required to be undertaken.

16.10.3 **CONTRIBUTIONS REQUIRED AS A CONDITION OF A RESOURCE CONSENT**

- 1. Circumstances in which contributions may be imposed as conditions of resource consents:

- (a) Prior to the commencement of the development of a site, or the construction of a building in the town centres of Hawera, Opunake, Eltham, Kaponga, Manaia, Patea or Waverley.

- (b) Where the development of a site will result in the preservation of historic buildings, or historic character, or the provisions of public amenity.

- 2. Maximum amounts of contribution as conditions of resource consents:

The actual cost of the provision of land, the formation and marking out of spaces and where necessary, the landscaping and screening of parking areas.

- 3. Form of contribution. A monetary payment to the Council for the works required to be undertaken.