

SECTION 16: FINANCIAL CONTRIBUTION RULES

16.1 GENERAL

This section sets out the requirements for financial contributions. These matters include the obligations of subdividers and developers in terms of providing services and paying financial contributions for land use activities, subdivision or developments. Financial contributions may be required when a land use or subdivision resource consent is required, or at the time of building consent for permitted activities. This section details the purpose, circumstances, and the amount of the contribution.

All activities shall comply with the following requirements (in addition to the rules, performance standards and/or permitted activity conditions in each Zone).

16.2 FINANCIAL CONTRIBUTION EXEMPTIONS

No financial contribution will be imposed for the following:

- a. Additions and alterations to existing dwelling units where this does not create any additional dwelling units;
- b. A dwelling unit replacing one previously on the site;
- c. Where a contribution for the same purpose has already been made at the time of subdivision creating that lot;
- d. Accessory buildings with no water supply or wastewater connections;
- e. Boundary adjustment subdivision;
- f. An additional allotment solely for a network utility where the allotment has no water supply or wastewater or trade waste connection;
- g. An additional allotment containing land set aside for ecological, historic heritage or cultural protection in perpetuity; or
- h. Where the applicant and Council enter or have entered into a Development Agreement which sets out the agreement on the amount of financial contributions, contributions could be paid for each stage of development/subdivision if undertaken in stages and any other terms that may be relevant to the development and financial contribution agreement.

16.3 RECREATION AND CIVIC DEVELOPMENT CONTRIBUTIONS

16.3.1 CONTRIBUTION PURPOSE

To provide for the acquisition and development of reserves and public open space for recreational purposes. These purposes could include, but are not limited to provision of parks, play equipment,

afforestation, recreation purposes, reserves, footpaths or walkways and any other purposes of recreation.

16.3.2 CONTRIBUTION CIRCUMSTANCES AND AMOUNT

1. Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone;
 - (b) As a condition of a subdivision consent in any Zone;
 - (c) As a condition of a land use consent in any Zone.
2. Amount of contribution:
 - (a) 7.5% of the value of the additional allotments created by a subdivision; and/or
 - (b) The equivalent of 20m² of land for each additional dwelling unit created by the development; or
3. Form of contribution: Money payment or land or a combination of both.
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be paid as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be paid prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - (c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.4 ROADS AND ACCESS CONTRIBUTIONS

16.4.1 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.

16.4.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone.
 - (b) As a condition of a subdivision consent in any Zone.
 - (c) As a condition of a land use consent in any Zone.
2. Amounts of contribution:
 - (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 to 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 infrastructure to provide for the additional effects of the subdivision and the development of buildings on the roads and access; and
- (e) A financial contribution shall be paid for additional dwelling units and additional allotments where the development or subdivision will utilise Council's road and access infrastructure using the formula below:

$$RR \times AD$$

Where:

RR = total \$ value (replacement value) of the Council's road and access infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan and Annual Plan.

AD = additional number of dwelling units or allotments proposed.

and

- (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above where the development will utilise Council's roading infrastructure using the formula below:

$$RR \times AA$$

Where:

RR = total \$ value (replacement value) of the Council's road and access infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

and

- (g) A financial contribution shall be paid to contribute to the cost of upgrading the roads and access infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

$$RC \times (AD \div (ED + AD))$$

Where:

RC = Estimated costs to upgrade the roads and access infrastructure to service new subdivision or development in an area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling units or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

- (h) Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the roads and access infrastructure to service the Structure Plan Area:

- i. For any subdivision the contribution is calculated using the formula below:

$$RCS \div LA \times LS$$

Where:

RCS = Costs of the road and access infrastructure development for the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

- ii. For any residential activity the contribution is calculated using the formula below:

$$RCSR \div TD \times AD$$

Where:

RCSR = Costs of the road and access infrastructure development for the Residential Zones within the Structure Plan Area set out in the Long Term Plan or Annual Plan for any residential activity.

TD = Total number of dwelling units that can be accommodated within the Residential Zone of the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

- iii. For any (non-residential) land use activity with an estimated development cost of \$500,000 and above, the contribution is calculated using the formula below:

$$RCSC \div TAC \times AA$$

Where:

RCSC = Costs of the road and access infrastructure development for the Commercial and Industrial Zones within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones in the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may, in its discretion, provide a discount to the level of contribution charged in any given situation. In doing so, guidance may be taken from any adjustment factor that is specified in the relevant Long Term Plan or Annual Plan in relation to financial contributions and advertised through the Schedule of Fees and Charges. The purpose of any such adjustment factor is to provide guidance about potential adjustments in the level of the contribution in response to the level of development activity within the district.

3. Form of contribution: Money payment.
4. Timing that contributions are paid:
 - (a) For land use consents, contributions shall be payable as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be made prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - (c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.5 WATER SUPPLY CONTRIBUTIONS

16.5.1 CONTRIBUTION PURPOSE

To provide a supply of potable water for domestic and commercial/industrial consumption, and for firefighting.

16.5.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone where it connects to Council water supply infrastructure.
 - (b) As a condition of a subdivision consent in any Zone where it connects to Councils water supply infrastructure.
 - (c) As a condition of a land use consent in any Zone where it connects to Councils water supply infrastructure.
2. Amount of contribution:
 - (a) The full actual cost of the water supply infrastructure to the subdivision or development; and
 - (b) The full actual cost of all necessary water supply infrastructure reticulation within the subdivision or development to each allotment, site or building; and
 - (c) The full actual cost of connections between the water supply infrastructure in the subdivision or development and the water supply infrastructure; and

- (d) The full actual cost of upgrading any existing Council water supply infrastructure to the extent necessary to serve the subdivision or development; and
- (e) A financial contribution shall be paid per additional dwelling units and additional allotments where the development or subdivision will utilise Council's water supply infrastructure using the formula below:

$$WR \times AD$$

Where:

WR = total \$ value (replacement value) of the Council's water supply infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual Rate Charge, as set out in the Long Term Plan or Annual Plan.

AD = additional number of dwelling units or allotments proposed.

and

- (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above where the development will utilise Council's water supply infrastructure using the formula below:

$$WR \times AA$$

Where:

WR = total \$ value (replacement value) of the Council's water supply infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m^2) $\div$ 1,000 m^2 .

and

- (g) A financial contribution shall be paid to contribute to the cost of upgrading the Council's water supply infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

$$WC \times (AD \div (ED + AD))$$

Where:

WC = Estimated costs to upgrade the Council's water supply infrastructure to service new subdivision and development in an area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling units or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

- (h) Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the water supply infrastructure to service the Structure Plan Area:

- i. For any subdivision, the contribution is calculated using the formula below:

$$WCS \div LA \times LS$$

Where:

WCS = Costs of water supply infrastructure for the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) proposed to be subdivided.

LS = Area of land (m²) proposed to be subdivided.

- ii. For any residential activity, the contribution is calculated using the formula below:

$$WCSR \div TD \times AD$$

Where:

WCSR = Costs of the water supply infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan for residential activity.

TD = Total number of dwelling units that can be accommodated within the within the Residential Zone within the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

- iii. For any (non-residential) land use activity with an estimated development cost of \$500,000 and above contribution is calculated using the formula below:

$$WCSC \div TAC \times AA$$

Where:

WCSC = Costs of the water supply infrastructure for the Commercial and Industrial Zone within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TA = Total land area (m²) within the Commercial and Industrial Zones of the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable Council to annually adjust the level of the contribution in response to the level of development activity within the district. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

3. Form of contribution: Money payment.
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be payable as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be made prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - (c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.6 WASTEWATER AND TRADE WASTE DISPOSAL CONTRIBUTIONS

16.6.1 CONTRIBUTION PURPOSE

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

16.6.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone where it connects to Council wastewater or trade waste disposal infrastructure.
 - (b) As a condition of a subdivision consent in any Zone where it connects to Councils wastewater or trade waste disposal infrastructure.
 - (c) As a condition of a land use consent in any Zone where it connects to a Councils wastewater or trade waste disposal infrastructure.
2. Amounts of contribution:
 - (a) The full actual cost of providing a wastewater or and trade waste disposal infrastructure for the subdivision, development or building; and
 - (b) The full actual cost of all necessary wastewater or trade waste disposal infrastructure within the subdivision or development to each allotment, site or building; and

- (c) The full actual cost of connections between the wastewater or trade waste disposal infrastructure in the subdivision or development and the Council wastewater and trade waste disposal infrastructure; and
- (d) The full actual cost of any upgrading the Councils wastewater or trade waste disposal infrastructure that is required to provide for the expected effects of the subdivision, development or building on that wastewater or trade waste disposal infrastructure; and
- (e) A financial contribution shall be paid for additional dwelling units and additional allotments where the development or subdivision will utilise the Council's wastewater infrastructure using the formula below:

$$WWR \times AD$$

Where:

WWR = total \$ value (replacement value) of the Council's wastewater and trade waste infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AD = additional dwelling units or allotments proposed.

and

- (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above and where the development will utilise Council's wastewater or trade waste infrastructure, using the formula below:

$$WWR \times AA$$

Where:

WWR = total \$ value(replacement value) of the Council's wastewater and trade waste infrastructure assets divided by the number of rateable units within the district that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m²) ÷ 1,000m².

and

- (g) A shared financial contribution shall be paid to contribute to the cost of upgrading the wastewater for trade waste disposal infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

$$WWC \times (AD \div (ED + AD))$$

Where:

WWC = Estimated costs to upgrade the wastewater or trade waste infrastructure to service new subdivision and development in the area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of allotments, additional dwelling units

or occupancy of non-residential activities proposed.

ED = Existing demand in the area of the subdivision or development.

and

- (h) Within the Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the wastewater or trade waste infrastructure to service the Structure Plan Area:

- i. For any subdivision, the contribution is calculated using the formula below:

$$\text{WWCS} \div \text{LA} \times \text{LS}$$

Where:

WWCS = Costs of wastewater or trade waste infrastructure within a Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

- ii. For any residential activity, the contribution is calculated using the formula below:

$$\text{WWCSR} \div \text{TD} \times \text{AD}$$

Where:

WWCSR = Costs of the wastewater or trade waste infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan.

TD = Total number of dwelling units that can be accommodated within the Residential Zone of the Structure Plan Area on the minimum lot size for the area.

AD = Additional dwelling units proposed.

- (i) For any (non-residential) land use activity with an estimated development cost of \$500,000 and above, the contribution is calculated using the formula below:

$$\text{WWCDC} \div \text{TAC} \times \text{AA}$$

Where:

WWCDC = Costs of the wastewater or trade waste infrastructure for the Commercial and Industrial Zones of the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones in the Structure Plan Area.

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may, in its discretion, provide a discount to the level of contribution charged in any given situation. In doing so, guidance may be taken from any adjustment factor that is specified in the relevant Long Term Plan or Annual Plan in relation to financial contributions and advertised through the Schedule of Fees and Charges. The purpose of any such adjustment factor is to provide guidance about potential adjustments in the level of the contribution in response to the level of development activity within the district.

3. Form of contribution: Money payment.
4. Timing that contributions are payable:
 - (a) For land use consents, contributions shall be paid as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be paid prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - (c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.7 STORMWATER DRAINAGE CONTRIBUTIONS

16.7.1 CONTRIBUTION PURPOSE

To prevent damage to or loss of property or amenity from the run-off of stormwater and to assist with stormwater quality and treatment.

16.7.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Financial contributions are required:
 - (a) On any activity that is listed as a permitted activity in any Zone.
 - (b) As a condition of a subdivision consent in any Zone.
 - (c) As a condition of a land use consent in any Zone.
2. Amounts of contributions:
 - (a) The full actual cost of providing a stormwater drainage infrastructure for the disposal of stormwater; and
 - (b) The full actual cost of all necessary stormwater drainage infrastructure within the subdivision or development, including a stormwater drainage infrastructure connection to each allotment, site or building; and
 - (c) The full actual cost of connections between the stormwater drainage infrastructure in the subdivision or development and existing stormwater drainage system; and

- (d) The full actual cost of upgrading existing stormwater drainage infrastructure where additional capacity has been created in anticipation of future subdivision or development.
- (e) A financial contribution shall be paid for additional dwelling units and additional allotments where the development or subdivision will utilise Council's stormwater drainage infrastructure using the formula below:

$$\text{SWR} \times \text{AD}$$

Where:

SWR = total \$ value (replacement value) of the Council's stormwater drainage infrastructure assets divided by the number of rateable units within the district that are charged that Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AD = Additional dwelling units or allotments proposed.

and

- (f) A financial contribution shall be paid for all non-residential activities with an estimated development cost of \$500,000 and above, where the development will utilise Council's stormwater drainage infrastructure using the formula below:

$$\text{SWR} \times \text{AA}$$

Where:

SWR = total \$ value (replacement value) of the Council's stormwater drainage infrastructure assets divided by the number of rateable units within the District that are charged the Uniform Annual General Charge, as set out in the Long Term Plan or Annual Plan.

AA = additional gross floor area proposed (m^2) $\div$ 1,000 m^2 .

- (g) A financial contribution shall be paid to contribute to the cost of upgrading stormwater drainage infrastructure to provide for the cumulative effects of subdivision and development in an area calculated using the formula below:

$$\text{SWC} \times (\text{AD} \div (\text{ED} + \text{AD}))$$

Where:

SWC = Estimated costs to upgrade stormwater drainage infrastructure to service new subdivision and development in the area as set out in the Long Term Plan or Annual Plan.

AD = Additional demand created by the number of new allotments, additional dwelling or occupancy of the non-residential activities below.

ED = Existing demand in the area of the subdivision and development.

and

- (h) Within any Structure Plan Area shown in Section 9, a financial contribution shall be paid towards the stormwater drainage infrastructure to service the Structure Plan Area:

- i. For any subdivision, the contribution is calculated using the formula below:

$$SWCS \div LA \times LS$$

Where:

SWCS = Costs of stormwater drainage infrastructure within a Structure Plan Area as set out in the Long Term Plan or Annual Plan.

LA = Total land area (m²) for the Structure Plan Area.

LS = Area of land (m²) proposed to be subdivided.

- ii. For any residential activity, this contribution is calculated using the formula below:

$$SWCSR \div TD \times AD$$

Where:

SWCSR = Costs of the stormwater drainage infrastructure for the Residential Zone within the Structure Plan Area set out in the Long Term Plan or Annual Plan.

TD = Total number of dwelling units that can be accommodated within the Residential Zone the Structure Plan Area based on the minimum lot size for the area.

AD = Additional number of dwelling units proposed.

- iii. For any (non-residential) land use activity with an estimated development cost of \$500,000 and above this contribution is calculated using the formula below:

$$SWCSC \div TAC \times AA$$

Where:

SWCSC = Costs of the stormwater drainage infrastructure for the Commercial and Industrial Zones within the Structure Plan Area as set out in the Long Term Plan or Annual Plan.

TAC = Total land area (m²) within the Commercial and Industrial Zones of the Structure Plan Area

AA = Additional gross floor area proposed (m²).

The formulas above are calculated annually based on the costs set out in the Long Term Plan or Annual Plan.

Council may, in its discretion, provide a discount to the level of contribution charged in any given situation. In doing so, guidance may be taken from any adjustment factor that is specified in the relevant Long Term Plan or Annual Plan in relation to financial contributions and advertised through the Schedule of Fees and Charges. The purpose of any such adjustment factor is to provide guidance about potential adjustments in the level of the contribution in response to the level of development activity within the district.

3. Form of contribution: Money payment.
4. Timing that contributions are paid:
 - (a) For land use consents, contributions shall be paid as and when required by any condition of that consent.
 - (b) For subdivision consents, contributions shall be paid prior to the issuance of the Certificate under Section 224(c) of the Resource Management Act 1991.
 - (c) For permitted activities involving construction of a building, contributions shall be payable before the issuance of the Code of Compliance certificate for the Building Consent.

16.8 HEAVY VEHICLE TRAFFIC CONTRIBUTIONS

16.8.1 CONTRIBUTION PURPOSE

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

16.8.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Circumstances in which a contribution is required as a condition of resource consents:
 - (a) As a condition of a land use consent where the activity will generate unusual heavy vehicle traffic.
 - (b) As a condition of a land use consent where the activity will involve the transportation of hazardous substances and waste materials.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) The full actual cost of the physical upgrading of the road to a standard required to avoid the effects of unusual heavy vehicle traffic generated by that activity; or
 - (b) The full actual cost of remedying or mitigating the adverse effects of the transportation of hazardous substances and/or waste materials.
3. Form of contribution: Money payment.
4. Timing that contributions are paid:
 - (a) For land use consents, contributions shall be paid as and when required by any condition of that consent.