

SECTION 16: FINANCIAL CONTRIBUTION RULES

16.1 GENERAL

This section sets out the requirements for financial contributions. These matters include the obligations of developers in terms of providing services to subdivision or developments requiring a land use or subdivision resource consent. This section details the purpose, circumstances, and the maximum 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 RECREATION AND CIVIC DEVELOPMENT CONTRIBUTIONS

16.2.1 CONTRIBUTION PURPOSE

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

16.2.2 CONTRIBUTION CIRCUMSTANCES AND AMOUNT

1. Circumstances in which contributions may be imposed as conditions of a resource consent:
 - (a) As a condition of a subdivision consent in any Zone;
 - (b) As a condition of a land use consent in any Zone.
2. Maximum amounts of contribution required as conditions of resource consents:
 - (a) 7.5% of the value of the additional allotments created by a subdivision; and/or
 - (b) The land equivalent of 20m² of land for each additional dwelling unit created by the development; or
 - (c) A combination of both, being no greater than either 9(a) or (b) would allow individually.
3. Form of contribution: Cash or land or both.
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.

16.3 ROADS AND ACCESS CONTRIBUTIONS

16.3.1 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.

16.3.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Circumstances in which contributions may be required as conditions of a resource consent:
 - (a) As a condition of a subdivision consent in any Zone.
 - (b) As a condition of a land use consent in any Zone.
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; and
 - (e) Within the Hāwera West Structure Area shown in Section 9: Appendix, an additional contribution of \$5,250 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or
 - (f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Appendix, an additional contribution of \$5,250 (plus GST) per additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$30 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.
3. Form of contribution: Cash payment. This contribution may be waived or reduced where the developer undertakes the work.
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.

16.4 WATER SUPPLY CONTRIBUTIONS

16.4.1 CONTRIBUTION PURPOSE

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

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

16.4.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Circumstances in which contributions may be imposed as conditions of resource consents:
 - (a) As a condition of a subdivision consent in any Zone where it connects to a Council reticulated water supply.
 - (b) As a condition of a land use consent in any Zone where it connects to a Council reticulated water supply.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) The full actual cost of the water system to the subdivision or development; and
 - (b) The full actual cost of all necessary water supply system reticulation within the subdivision or development for each allotment, site or building; and
 - (c) The full actual cost of connections between the water supply system reticulation in the subdivision or development and the water supply system; and
 - (d) The full actual cost of upgrading any existing water supply system to the extent necessary to serve the subdivision or development; and
 - (e) Within the Hāwera West Structure Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$750 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or
 - (f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$5,250 (plus GST) per additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$12 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.
3. Form of contribution: Cash payment. This contribution may be waived or reduced where the developer undertakes the work.
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.

16.5 SANITARY DRAINAGE AND TRADE WASTE DISPOSAL CONTRIBUTIONS

16.5.1 CONTRIBUTION PURPOSE

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

16.5.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Circumstances in which contributions may be imposed as conditions of resource consents:
 - (a) As a condition of a subdivision consent in any Zone where it connects to a Council sanitary drainage and trade waste disposal system.
 - (b) As a condition of a land use consent in any Zone where it connects to a Council sanitary drainage and trade waste disposal system.
2. Maximum amounts of contribution required as conditions of resource consents:
 - (a) The full actual cost of providing a sanitary drainage and trade waste disposal system for the subdivision, development or building; and
 - (b) The full actual cost of all necessary drainage and trade waste reticulation within the subdivision or development for each allotment, site or building; and
 - (c) The full actual cost of connections between the reticulation in the subdivision or development and the sanitary drainage and trade waste disposal system; and
 - (d) 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; and
 - (e) Within the Hāwera West Structure Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$1500 (plus GST) per additional dwelling unit/allotment being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity; or
 - (f) Within the Hāwera North/Normanby Structure Plan Area shown in Section 9: Subdivision and Development Appendix 1, an additional contribution of \$5250 (plus GST) per additional dwelling unit/allotment in the Residential Zone or an additional contribution of \$10 (plus GST) per m² of land area in the Commercial and Industrial Zones, being the proportional share of additional capacity required to service this area. This additional contribution may be waived or reduced where the developer undertakes the work providing for this additional capacity.
3. Form of contribution: Cash payment. This contribution may be waived or reduced where the developer undertakes the work.

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.

16.6 STORMWATER DRAINAGE CONTRIBUTIONS

16.6.1 CONTRIBUTION PURPOSE

To prevent damage to or loss of property or amenity from the run-off of stormwater.

16.6.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Circumstances in which contributions may be imposed as conditions of resource consents:
 - (a) As a condition of a subdivision consent in any Zone.
 - (b) As a condition of a land use consent in any Zone.
2. Maximum amounts of contribution as conditions of resource consents:
 - (a) The full actual cost of providing a stormwater drainage system for the disposal of stormwater; and
 - (b) 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
 - (c) The full actual cost of connections between the stormwater drainage system reticulation in the subdivision or development and the existing stormwater drainage system; and
 - (d) 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: Cash payment. This contribution may be waived or reduced where the developer undertakes the work.
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.

16.7 HEAVY VEHICLE TRAFFIC CONTRIBUTIONS

16.7.1 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.

16.7.2 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 against the adverse effects of the transportation of hazardous substances and/or waste materials.
3. Form of contribution: Cash payment. This contribution may be waived or reduced where the development undertakes the work.
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.

16.8 PARKING CONTRIBUTIONS

16.8.1 CONTRIBUTION PURPOSES

To ensure that activities in town centres contribute towards the provision of public car parks.

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.

16.8.2 CONTRIBUTIONS CIRCUMSTANCES AND AMOUNT

1. Circumstances in which contributions may be imposed as conditions of resource consents:
 - (a) As a condition of a land use consent in the Commercial Zone in Hāwera.
 - (b) As a condition of a land use consent in any Zone where it will result in the preservation of historic buildings, or historic site, or the provisions of public amenity.

2. Maximum amounts of contribution as conditions of resource consents:
 - (a) 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: Cash 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.