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FINANCIAL CONTRIBUTIONS

10.1

Background

The Act empowers Council to impose financial contributions. The types of possible financial contributions are described in the Act as money, land or a combination of money and land.

This part of the Plan sets out the objective, policy, methods and rules relating to the imposition of financial contributions for reserves and leisure facilities.

10.1.1

Purpose of Financial Contributions

Financial contributions received for reserves and leisure facilities may be used anywhere in the City. The allocation of such contributions is made through the Annual Plan process.

The purposes for which reserves and leisure facilities contributions may be used are as follows:

- The provision for community facilities, reserves, amenities and open space.
- The protection and conservation of amenity values, and the life-supporting capacity of ecosystems and water bodies.
- The provision of access to identified rivers, streams or lakes.
- The protection of historical, scientific, cultural or aesthetic values of landscape features, landforms, places or buildings.

10.1.2

Development Impact Fees

Provisions relating to development impact fees including:

- the effects of specific activities,
- defining areas affected,
- methods of calculation, and,
- methods of application;

The development contributions policy is included in the Long Term Council Community Plan (LTCCP) under Section 102(4)(d) of the Local Government Act 2002.

Provisions relating to esplanade reserves and strips and financial contributions in lieu of car parks are found in Chapters 24 and 31 respectively.

10.2 Resource Management Issue

- 10.2.1** *When subdivision or development takes place within the City, a contribution towards the provision of acceptable standards of utilities, services, roading, community facilities, reserves and amenities should be made by the subdivider or developer.*

Development within the City, including that arising from subdivision, may generate a demand for the provision of services such as water supply, sewage disposal and access to roading. These services and utilities are required to ensure an acceptable standard of development, to protect and promote community health and safety, and to avoid, remedy or mitigate any adverse effects on the environment. Development may also create a demand for community facilities (such as the library), amenities, reserves and esplanade reserves and strips.

10.3 Objective

- 10.3.1** *Contribution by developers and subdividers towards the costs of providing acceptable standards of utilities, services, roading, community facilities and amenities.*

This objective aims to promote an appropriate allocation of the costs incurred in the provision of utilities, services, roading, community facilities and amenities.

10.4 Policy

- 10.4.1** *To require subdividers or developers to contribute to the provision of utilities, community facilities, services, roading and amenities.*

The most effective means of ensuring that these financial contributions are made is to require them at the time land is either subdivided or developed.

10.5	Methods
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- 10.5.1** District Plan provisions that set out the purposes and the level of financial contributions. Reserves and leisure facilities contributions will usually be in the form of money, land, or a combination of both. Generally however, Council will require the contribution to be made in the form of money.
- 10.5.2** Policy on Development Contributions in the Long Term Council Community Plan (LTCCP).