

25	RULES FOR RESERVES AND LEISURE FACILITIES CONTRIBUTIONS
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25.1 Before any additional allotment is created, or two dwellings/units or one or more additional dwellings/units are created on a site, a Reserves and Leisure Facilities Contribution is required in accordance with the following table:

Policy 10.4.1

Reserves and Leisure Facilities Contribution (All Zones)	
Money	Land in lieu of money (if applicable)
4% of market value of each additional allotment created	130m ² for each additional allotment created
4% of market value of the net site area identified for each additional dwelling on the site	N/A

25.2 Requirements for financial contributions

Policy 10.4.1

- All financial contributions on subdivisions are payable prior to the release of the completion certificate for the subdivision.
- All financial contributions for any additional dwelling/unit or multiple dwelling/unit development, where a subdivision has not taken place, are payable prior to the issuing of the Building Consent(s) for the second or more dwelling/unit.
- The valuation shall apply to the land only. For the purposes of the valuation, where the size of the allotment is larger than 1000m² the valuation will be based on a hypothetical 1000m² building site.
- Where staged and further development takes place within 10 years, then a credit will apply against the reserves and leisure facilities contribution for the earlier payment, but no refunds will be given.
- Contributions in accordance with the above are exclusive of GST.

Exemptions:

The following forms of subdivision will not be required to provide financial contributions:

- Subdivision around any existing principal buildings lawfully established prior to 4 August 2006 that do not create any vacant lots.
- Lots set aside as reserves or for conservation purposes.
- Access lots.
- Rural lots where there is a legal instrument preventing use of the lot for residential purposes (eg – a forestry lot).
- Lots created for unstaffed utility services up to 200m² in area.
- Boundary adjustments or amalgamation of lots with no resulting increase in titles.

25.3

Guidelines for accepting land

Policy 10.4.1

The Council, at its complete discretion, may consider accepting a contribution of land instead of money. Generally, land will only be accepted if it is designated for a reserve or if, in the opinion of Council, reserves are needed in the locality. Reserves may be required for the protection of scenic, historical or scientific values or to provide for the active or passive recreational needs of the community.