

25	RULES FOR RESERVES AND LEISURE FACILITIES CONTRIBUTIONS
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25.1 A Reserve and Leisure Facilities Contribution is required where:

Policy 10.4.1

- Any additional site is created as part of a subdivision;
- Two or more dwellings/units are erected on a vacant site;
- One or more additional dwellings/units are erected on a site.

A Reserves and Leisure Facilities Contribution will be required in the form of money, land or a combination of money and land in accordance with the following table:

Reserves and Leisure Facilities Contribution (All Zones)
Money
4% of market value of each additional allotment created
4% of market value of the net site area identified for each additional dwelling on a site
Land in lieu of money (if applicable)
Council will only accept land in lieu of money in accordance with the matters identified in Rule 25.3
Notes:
For clarity, the amount of Reserves and Leisure Facilities Contribution will always be based on 4% of the market value of each additional allotment or where a dwelling is created without subdivision, 4% of the market value of the net site area identified for the dwelling, regardless of whether money, land, or a combination of money and land is accepted.
Where the market value of the land to be accepted is less than the money contribution due, then the balance shall be paid to Council. Conversely, if the land accepted is of greater market value than the money contribution due, Council will compensate the developer/subdivider the balance.

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 site 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 sites.
- 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

Generally, the contribution will be required in the form of money, however Council, at its complete discretion, may consider accepting a contribution of land instead of money, or a combination of land and money. Land may be accepted if it is designated for a reserve or if the land furthers Council's objectives relating to the City's open space network. Council may also accept land for the protection of ecological, scenic, historical or scientific values or to provide for the active or passive recreational needs of the community.

In determining whether land will be accepted by Council, a number of matters may be taken into account, including but not limited to the following:

- The size and nature of the land.
- The topography of the land.
- Whether the land contributes to Council's objectives for the City's open space network.

- Whether the land is designated for proposed reserve purposes.
- Whether the land has been identified as a Council reserve in a structure plan.
- The accessibility of the land for users.
- The ecological, recreational, historic, scenic or scientific values associated with the land.
- The cost of acquiring and maintaining the land.