

PART E

FINANCIAL CONTRIBUTIONS

E. FINANCIAL CONTRIBUTIONS

Scope and Application

This section deals with the requirements for financial contributions, either as a condition of a permitted activity or a land use or subdivision.

Where a financial contribution is required as a condition of a permitted activity the purpose, circumstance and amount are specified.

Where a financial contribution may be required as a condition of a resource consent for a subdivision or development, the purpose, circumstances in which a contribution may be required, the amount or the maximum amount of that contribution are stated.

Financial contributions (refer Part Q) are defined in Section 108(9) of the Resource Management Act 1991 and include contributions of cash, land, works, services or combinations of these forms. The requirements of this section are a means to give effect to the objectives and relevant policies of C.7 and C.12, and where applicable to the objectives and policies specific to zones. They are also designed to be consistent with Part D of the Plan.

Calculation Of Financial Contributions

The calculation of the financial contributions in the Plan were derived from the recommendations of a report for the Council by Berl Consultants titled "Kapiti Coast District Council, Capital Development Levies for Infrastructure" dated March 1995. Because of legal requirements to specify contributions as formulae or maxima accounts and in order to achieve certainty it has not been possible to translate the Berl formulae directly into the District Plan. The actual amounts for permitted activities and the maxima amount for resource consents have been calculated with regard to the principles of the Berl report and based upon valuations of net depreciated assets available at the time the Plan was notified.

The contributions set out in sections E.1 to E.11 have been calculated in the following way:

- (i) **E.1:** for reserve contribution purposes the traditional method of requiring a percentage of the estimated land value of a new lot assessed at the time of an application for a resource consent, or a fixed figure where a permitted activity is involved, is being continued with; for commercial and industrial buildings a reserve contribution figure per m² of gross floor space is stated, reflecting what is believed to be a fair contribution for industry and commercial uses.

- (ii) **E.2 - E.5:** for the purposes of contributions for roads, streets and bridges, stormwater drainage, sewage and water supply services where the new development is to provide an equitable contribution towards existing services, the notional company model formula outlined in the Berl report has been applied where appropriate to specify fixed or maxima figures; the fixed figures are for each of the services arrived at through application of the formula based upon June 1995 net depreciated value of assets; the fixed fees for sewage and water increase each year recognising that the new properties must contribute equitably towards the additional capital investment to be made by existing ratepayers to provide for the additional loadings on the Council's infrastructure. Where the formula is not applicable the full costs are generally required to be met.

The capital investment included in the calculations is only what was included in the Council's 3 year Estimates Document at the time the Plan was notified. The maxima are set at 25% above the contributions required for dwellings/buildings for permitted activities for the (2004/05) year to allow for the inclusion of future piping network requirements for sewerage and water supply which the Council believes to be a realistic estimate of the possible effect. The actual amounts charged until the 2004/05 year are intended to be less than the maximum.

The Council is required to have a 20 year strategic programme for all its operations and services including financial projections. As a consequence of these projections and as new sewerage and water capital projects are required, Council will need to review the District Plan requirements for financial contributions to ensure future costs are included in the calculations.

In addition, the future capital requirements for roading will need to be taken into account in any review of contributions. This may involve those capital costs in the roading financial contributions calculation based on the notional company formula as recommended by Berl. At the time the Plan was notified, a roading network study for the district was yet to be completed.

- (iii) **E.6:** for the purposes of equitable contributions towards community facilities, the recognised equity model formula outlined in the Berl Report has been applied to specify fixed or maxima figures.
- (iv) **E.7 - E.11:** the developer is required to meet the full actual costs of avoiding or mitigating adverse environmental effects with respect to earthworks, landscaping, screening and bush protection; the setting aside of esplanade reserves for new subdivisions adjoining the sea, lakes or rivers is a statutory requirement.

The developer is required to meet the full actual costs of on site development works.

E.1 RECREATION AND OPEN SPACE CONTRIBUTION

E.1.1 Purpose

To provide for the acquisition and development of reserves and open spaces in response to the needs arising from subdivision and development

E.1.2 Circumstances In Which A Contribution Is Required As A Condition Of A Permitted Activity Or A Resource Consent And The Amount Of The Contribution

- (a) A contribution of \$3,000 plus GST (adjusted in accordance with changes in the Consumer Price Index from the date of notification of this Plan), as a condition of a permitted land use activity or a land use consent, prior to the commencement of construction of each second or subsequent dwelling on any lot in the residential zone where a reserve contribution has not been made at the time of the subdivision creating that lot.
- (b) A contribution of \$1,500 plus GST (adjusted in accordance with changes in the Consumer Price Index from the date of notification of this Plan), as a condition of a permitted activity or a land use consent, prior to the commencement of construction of each second or subsequent dwelling on any lot in the rural zone where a reserve contribution has not been made at the time of the subdivision creating that lot.
- (c) A contribution of \$8 plus GST (adjusted in accordance with changes in the Consumer Price Index from the date of notification of this Plan) per m² of gross floor area, prior to the commencement of any commercial or industrial building, imposed as a condition of a permitted land use activity or a land use consent where a reserve contribution has not been made at the time of the subdivision creating the lot on which the commercial or industrial building is situated.
- (d) As a condition of any subdivision consent in the Residential or Open Space zone, a contribution of 7.5% plus GST of the market value of each new additional lot. The market value shall be determined by Council or a Valuer appointed by the Council.
- (e) As a contribution of any subdivision consent in the Rural Zone, a contribution of \$1,500 plus GST (adjusted in accordance with changes

- in the Consumer price Index from the date of notification of this Plan) of each new allotment.
- (f) As a condition of any subdivision consent in the Commercial/Retail or Industrial/Service zones a contribution of 10% plus GST of the market value for each new additional lot. The market value shall be determined by Council or a Valuer appointed by the Council.
- (g) The above financial contributions do not apply to the creation of lots for network utilities.

*Amended
Change 8
15/06/01*

E.1.3 Form Of Contribution

The contribution may at Council's discretion be in the form of cash, land, works, services or any combination thereof.

E.2 ROADS AND ACCESS

E.2.1 Purpose

To provide for the safe and convenient movement on roads of motor vehicles, bicycles and pedestrians within the district.

E.2.2 Circumstances In Which A Contribution Is Required As A Condition Of A Permitted Activity Or A Resource Consent And The Amount Of The Contribution

- (a) As a condition of subdivision or land use consent that the developer meet the full actual cost of providing a road to the subdivision or land concerned, to the extent that the road benefits the subdivision or landuse activity; and
- (b) The full actual cost of all necessary roads and access, including walkways and cycleways, within the subdivision or development for each allotment or development; and
- (c) The full actual cost of crossings between the lots, sites or buildings in the subdivision or development and the road or access; and
- (d) As a condition of any subdivision consent a contribution, where the frontage of the proposed lots and/or access is to an existing road:
 - (i) not exceeding \$3,000 plus GST per new lot in any area zoned rural.
- (e) The above financial contributions do not apply to the creation of lots for network utilities.

*Amended
Change 8
15/06/01*

E.2.3 Contribution

The contribution may at Council's discretion be in the form of cash, land, works, services or any combination thereof.

E.3 WATER SUPPLY

E.3.1. Purpose

To provide a potable water supply and water for fire fighting in the District.

E.3.2 Circumstances In Which A Contribution Is Required As A Condition Of A Permitted Activity Or A Resource Consent And The Amount Of The Contribution

- (a) As a condition of subdivision consent or a land use consent the full actual cost of the water supply 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 lot, 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 following contributions (dollars) as a condition of a permitted land use activity prior to the construction of any new dwelling/building:
 - (i) in any zone excluding the rural zone;
 - (ii) in the rural zone where a dwelling in that zone will connect with an urban water supply system.

Area	95/ 96	96/ 97	97/ 98	98/ 99	99/ 2000	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05
Paraparaumu/ Raumati	220	232	244	256	268	280	292	304	316	328
Paekakariki	332	361	390	419	448	477	506	535	564	593
Waikanae	220	232	244	256	268	280	292	304	316	328
Otaki	129	132	135	138	141	144	147	150	153	156

- In any subsequent year past 2004/05 the contribution will be increased by the Consumer Price Index.
- These contributions will apply from 1 July to the 30 June of the following year.
- GST will be applied to all the above contributions.

(These contributions are only required where contributions have not been required under (e) below).

- (e) As a condition of any subdivision or land use consent the following maximum contributions:
- (i) in any zone excluding the rural zone;
 - (ii) in the rural zone where the subdivision or development in that zone will connect with an urban water supply system:

Area	Contribution per Lot
Paraparaumu/Raumati	\$410 plus GST
Paekakariki	\$741 plus GST
Waikanae	\$410 plus GST
Otaki	\$195 plus GST

- (f) The above financial contributions do not apply to the creation of lots for network utilities.

*Amended
Change 8
15/06/01*

E.3.3 Form Of Contribution

The contribution may at Council's discretion be in the form of cash, land, works, services or any combination thereof.

E.4 SEWAGE DISPOSAL

E.4.1 Purpose

To safeguard the health of inhabitants and protect the natural environment from indiscriminate disposal of sewage

E.4.2 Circumstances In Which A Contribution Is Required As A Condition Of A Permitted Activity Or A Resource Consent And The Amount Of The Contribution

- (a) As a condition of a subdivision or land use consent the full actual cost of providing a sewerage disposal system for the subdivision, development or building; and
- (b) The full actual cost of all necessary sewerage reticulation within the subdivision or development for each lot, site or building; and
- (c) The full actual cost of connections between the reticulation in the subdivision or development and sanitary disposal system.
- (d) The following contributions (in dollars) as a condition of permitted land use activities prior to the construction of any new dwelling or building:
 - (i) in any zone excluding the rural zone
 - (ii) in the rural zone where the dwelling or building will connect with a sewerage disposal system:

Area	95/ 96	96/ 97	97/ 98	98/ 99	99/ 2000	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05
Paraparaumu/ Raumati	261	295	329	329	363	397	431	465	499	533
Paekakariki	-	-	-	-	-	-	-	-	-	-
Waikanae	290	297	304	311	318	325	332	339	346	353
Otaki	276	280	284	288	292	296	300	304	308	312

- In any subsequent year past 2004/05 the contribution will be increased by the Consumer Price Index.
- These contributions will apply from the 1 July to the 30 June of the following year.
- GST will be applied to all of the above contributions.

(These contributions are only required where contributions have not been required under (e) below).

- (e) As a condition of any subdivision or land use consent the following maximum contributions:
- (i) in any zone excluding the rural zone;
 - (ii) in the rural zone where the subdivision or development will connect with an urban sewerage disposal system

Area	Contribution per Lot
Paraparaumu/Raumati	\$709 plus GST
Paekakariki	NIL
Waikanae	\$441 plus GST
Otaki	\$390 plus GST

- (f) The above financial contributions do not apply to the creation of lots for network utilities.

*Amended
Change 8
15/06/01*

E.5 STORMWATER DRAINAGE

E.5.1 Purpose

To prevent damage to property or amenity from the indiscriminate and uncontrolled run off of stormwater.

E.5.2 Circumstances In Which A Contribution Is Required As A Condition Of A Resource Consent And The Amount Of The Contribution

- (a) As a condition of a subdivision or land use consent, 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.
- (e) A share of the cost of the existing stormwater drainage system where additional capacity has been created in anticipation of future development. The share will be calculated on the proportion of the additional capacity required to serve the subdivision or development.
- (f) A share of the cost of the new stormwater drainage system or upgraded stormwater drainage system where additional capacity will be required by the cumulative effects of the development of an area. The share will be calculated on the proportion of the additional capacity required to serve the subdivision or development.
- (g) A share of the cost may be met by the Council where it can be demonstrated that prior work by the Council has resulted in additional work or expenditure now being required.

E.5.3 Form Of Contribution

The contribution may, at the Council's discretion, be required in the form of cash, land, works, services or any combination thereof.

E.6 COMMUNITY FACILITIES

E.6.1 Purpose

To ensure that new developments make a proper contribution towards the provision of libraries and other community facilities such as halls and civic buildings.

E.6.2 Circumstances In Which A Contribution Is Required As A Condition Of A Permitted Activity Or A Resource Consent And The Amount Of The Contribution

- (a) A cash contribution of \$327 plus GST (adjusted in accordance with changes in the Consumer Price Index from the date of notification of this Plan), as a condition of a permitted land use activity or a land use consent, prior to the commencement of the construction of new dwellings on a lot or site in the residential or rural zone where a contribution has not been made at the time of the subdivision creating that lot or site.
- (b) A cash contribution of \$327 plus GST (adjusted in accordance with changes in the Consumer Price Index from the date of notification of this Plan), as a condition of any subdivision consent, for each new lot created in the residential or rural zone, where further dwellings are permitted.
- (c) The above financial contributions do not apply to the creation of lots for network utilities.

*Amended
Change 8
15/06/01*

E.6.3 Form Of Contribution

The contribution may at Council's discretion be in the form of cash, land, works, services or any combination thereof.

E.7 EARTHWORKS

E.7.1 Purpose

- (a) To ensure land stability to safeguard people, property and the environment.
- (b) To ensure that all sites have a practical building site.
- (c) To ensure that all sites have drive-on capability.

E.7.2 Circumstances In Which A Contribution Is Required As A Condition Of A Resource Consent And The Amount Of The Contribution

As a condition of a subdivision or land use consent the full actual cost of earthworks necessary to achieve the purposes stated above, including all subsoil drainage, silt and run off control, surface drainage and related works.

E.7.3 Form Of Contribution

The contribution may at the Council's discretion be in the form of cash, land, works, services or any combination thereof.

E.8 LANDSCAPING

E.8.1 Purpose

To minimise and mitigate adverse visual effects and protect the visual amenity of the environment.

E.8.2 Circumstances In Which A Contribution Is Required As A Condition Of A Resource Consent And The Amount Of The Contribution

As a condition of a subdivision or land use consent, the full actual costs of contouring, topsoiling and amenity planting of land and of any irrigation systems or access required for the ongoing maintenance and operation of any landscaped area.

E.8.3 Form Of Contribution

The contribution may, at Council's discretion, be in the form of cash, land, works, services or any combination thereof.

E.9 ESPLANADE RESERVES

E.9.1 Purpose

- (a) To provide public access to and open space alongside lakes, rivers, streams and the sea.
- (b) To contribute to the protection of conservation values.
- (c) To enable public access to or along any sea, river or lake.
- (d) To enable public recreational use of the esplanade reserve or esplanade strip and adjacent sea, river or lake where the use is compatible with conservation values.
- (e) To mitigate a natural hazard which presents a potential risk to the community.

E.9.2 Circumstances In Which A Contribution Is Required As A Condition Of A Resource Consent And The Amount Of The Contribution

As a condition of a land use consent, where the land includes or adjoins the sea, a river or a lake, the vesting in Council of an esplanade reserve not exceeding 20m in width.

E.9.3 Form Of Contribution

The contribution will be in the form of land.

E.10 NATIVE VEGETATION, HABITAT AND CULTURAL SITE PROTECTION

E.10.1 Purpose

To protect significant native vegetation, habitats of fauna and cultural sites.

E.10.2 Circumstances In Which A Contribution Is Required As A Condition Of A Resource Consent And The Amount Of The Contribution

As a condition of a subdivision or land use consent, the full actual cost of preserving any area of significant native vegetation (as defined in Part Q), habitat or cultural sites (as listed in Part I), or providing access to the area of native vegetation, habitat or cultural sites (as listed in Part I) and of any fencing necessary to protect the native vegetation (as defined in Part Q), habitat or cultural sites from stock damage.

E.10.3 Form Of Contribution

The contribution may at Council's discretion be in the form of cash, land, works, services or any combination thereof.

E.11 SCREENING

E.11.1 Purpose

To mitigate the adverse visual effect of development by screening areas and outdoor storage and refuse areas from public view.

E.11.2 Circumstances In Which A Contribution Is Required As A Condition Of A Permitted Activity Or A Resource Consent And The Amount Of The Contribution

As a condition of a land use consent the full actual costs of a permanent structure or planting which screens an area or outdoor storage or refuse area from public view.

E.11.3 Form Of Contribution

The contribution may, at Council's discretion, be in the form of cash, land, works, services or any combination thereof.