

*Waimate 2020*

**Waimate District Council  
Financial Policy 404**

**Development and Financial Contributions Policy**



**Version 2.2  
1st March 2006**

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The Waimate District Council Policy on Financial and Development Contributions is currently under review and will be significantly changed.

This will bring it up-to-date with the inclusion of new provisions as contained in the Local Government Act, 2002, and is expected to be available in late 2006. At this time, it will be subject to public consultation with a view to including it as an update to this Long-term Council Community Plan.

Until that time, this Policy remains effective.

### Financial Policy 404 - Policy on Development and Financial Contributions

#### 1. PURPOSE

To outline the approach the Waimate District Council uses for assessing any Development and/or Financial Contributions to help provide appropriately for reserves, network infrastructure, and/or community infrastructure.

#### 2. BACKGROUND

The Local Government Act, 2002, provided additional sources for development contributions other than those provided for by the Resource Management Act.

#### 3. SCOPE

The Policy must be applied to any application for subdivision received by the Council's Planning and Regulatory Department, in order to assess if any contributions are required.

#### 4. RESPONSIBILITY

Responsibility to implement this policy lies with the Council's Planning and Regulatory Department.

#### 5. POLICIES

##### 5.1. Reserve Contributions

The Council may take a contribution towards provision and maintenance of land and facilities for open space and recreation at a rate of 5% of the average value of the allotments. This requirement only relates to land subdivided for Residential purposes.

For development for residential, commercial, industrial, recreational, community, visitor accommodation or utility services which exceed \$1 million, these developments are required to pay a cash contribution on the same basis as the above Reserve Contribution towards open space and recreation.

Both the above contributions must be cash unless negotiated land purchases for the recreation or open space purposes are made in conjunction with the subdivision or development.

##### 5.2. Service Provisions

Where a development requires:-

- Water supply connections - larger than 25mm.
- Stormwater discharges - exceeding co-efficient of existing discharge for site.
- Connection to reticulated sewerage system - for connections other than for staff ablution and kitchen facilities.
- Road formation - where not formed to Plan's standards.

- Esplanade provision where adjoining a river or lake.

the Council, by way of controlled activity application, may determine the level of financial contribution payable to provide for provision on a case by case basis.

### 5.3. Esplanade Provision

If a subdivision adjoins rivers listed in the District Plan, an esplanade strip or reserve is required. For any other river or at a coastline, the Council has power to require an esplanade strip or reserve if the values, (access, water quality, instream valves, etc.), justify this.

In some cases, Council may contribute towards the purchase of the strips or reserves.

## 6. OVERVIEW OF FINANCIAL, OPEN SPACE AND ESPLANADE PROVISIONS

Extracted from the Waimate District Council District Plan, issued 17<sup>th</sup> October, 2001.

References are to the District Plan document.

Activity Development	Subdivision	Residential, Commercial, Industrial, Recreational, Community, Visitor Accommodation, Utility Development Valued \$1 Million	Any Industrial, Service, Commercial, Recreational, And Community Activities And Visitor Accommodation
<b>Financial Contributions</b>			
<b>Provision and maintenance of land and facilities for open space and recreation.</b>	<p>Cash contribution for residential subdivision 5% average value (Rule 7f)</p> <p>Process :- Specified as a condition of the subdivision consent.</p> <p>If wish to pay less than a discretionary activity.</p>	<p>Cash contribution 5% value (Rule 9c)</p> <p>Process :- Payable at time of up-lifting building consent.</p> <p>If wish to pay less than a discretionary activity.</p>	
<b>Stormwater Disposal</b>	<p>Financial contribution can be required for stormwater disposal including connection fees (Rule 3a Pg. 10/23)</p> <p>Process :- Conditional on subdivision consent</p>		<p>Contributions required if exceed existing coefficient.</p> <p>Process : Determined through separate Controlled Activity resource consent.</p> <p>Assess amount on the basis of 8h (10/42-43)</p>

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<p><b>Water Supply</b></p>	<p>Financial contribution for water supply including connection fee but excluding capital contributions (Rule 3a Pg. 10/23)</p> <p>Process :- Conditional on subdivision consent.</p>		<p>Contributions required if connecting to reticulated supply with pipes &gt; 25mm.</p> <p>Process:- Amount determined by Controlled Activity resource consent.</p> <p>Amount assessed on basis of 8g (pg. 10/41-42)</p>
<p><b>Sewage Disposal</b></p>	<p>Financial contribution for sanitary sewage provision including connection fees, but excluding capital contributions (Rule 3a Pg. 10/24)</p> <p>Process :- Conditional on subdivision consent.</p>		<p>Contribution required if need connection to reticulated system (other than from staff ablutions).</p> <p>Process :- Determined through Controlled Activity resource consent.</p> <p>Amount assessed on basis of 8(i) (pg. 10/44-45).</p>
<p><b>Property Access</b></p>	<p>Financial contribution for property access other than as provided in rule 7b (Rule 3a Pg. 10/22)</p> <p>Process :- Conditional on subdivision consent.</p>		<p>Contribution required for road widening, construction and/or formation where access doesn't meet standards in 7b.</p> <p>Process :- Determined through Controlled Activity resource consent.</p> <p>Amount to be assessed on the basis of 8d (pg. 10/36-39).</p>
<p><b>Esplanade Provision</b></p>	<p>Esplanade strip of 20m required in Rural Zone on listed rivers (Rule 7c (i)).</p> <p>Esplanade strip or reserve may be required for lots &gt; 4ha depending on volumes (Rule 7c (iii))</p> <p>Esplanade strip of 20m required in Rural Zone where lot less than 4ha and adjoining coast, lake or river (Rule 7c (iv)).</p> <p>Process :- Specify as a condition of subdivision consent.</p>		<p>Possible esplanade provision for lots less than 4ha adjoining coast, lake or rivers.</p> <p>Process :- Controlled Activity resource consent (Rule 9d (v)).</p>

## 7. PUBLICATION DETAILS

All inquiries or suggestions regarding this Document should be referred to:-	Policy Analyst
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