



H1



APPENDIX H1

The Mission Special Character Zone
Financial Contributions
Considerations

The Mission Special Character Zone Financial Contributions Considerations

Chapter 65 of the City of Napier District Plan currently sets out Financial Contributions for the earlier "Mission Heights" development area, reflecting a proposal from the early 2000's which was likely to create around 350 lots. The proposed Mission Special Character zone is in the same location but covers a larger area, proposes around 550 Lots and parts of the infrastructure have already been constructed in preparation for development. It is therefore necessary that the Financial Contribution provisions and assumptions be reviewed as part of any Plan Change process.

Financial Contribution – Reserves Component.

Section 65.12 of the City of Napier District Plan establishes a Reserve requirement of 75 m² per lot. The approximate reserves area requirement across the Mission Special Character zone is therefore:

550 Lots at 75 m² per lot = approximately 4.12 hectares of reserve

This Section of the Plan also refers to the fixing of Neighbourhood Reserves through structure planning and provides for areas of walkways to be taken into account at the time of concept or scheme plan adoption. The Mission Special Character Zone Structure Plan shows a Neighbourhood Reserve adjacent to the Neighbourhood Centre, an Entrance Reserve and approximately 5,500 metres of Public Paths through the gullies and wetlands of the Residential Precinct and through and along the top of the Eastern Hill Face including a proposed Lookout Reserve.

The establishment of Woodland across the Eastern Hill Face is important from an amenity perspective due to the way the face backdrops this part of Napier City. Accordingly any protection of this area should also be acknowledged as contributing to the Reserves component of the Financial Contribution.

While stormwater detention facilities (discussed in more detail below) provide a core function of stormwater management it is appropriate that the passive recreation and ecological functions of these reserves is also acknowledged in some manner in the consideration of Reserves Contribution.

Although the exact land areas of the proposed Reserves and Pathways will not be confirmed until detailed design has been completed it is evident that development of the Mission Special Character Zone will provide high quality reserves areas well in excess of the required 75 m² per Lot, and that these are likely to be widely utilised by surrounding residents as well as those living in the Mission Special Character Zone.

The District Plan notes that Council will not pay for land provided in excess of the requirements of 75 m² per Lot. In recognition of the extent of reserves proposed here it is appropriate that Napier City Council contribute to the costs of development of the Public Paths and planting of the Eastern Hill Face as these features (in particular) will benefit many existing residents of Napier City.

Conclusion – Reserves:

The Mission Special Character Zone Structure Plan identifies significant areas of land for reserves purposes including Neighbourhood Reserves, a Lookout Reserve, Public Paths, Detention Reserves and through vegetation and protection of the Eastern Hill Face. These all contribute strongly to the development, will add to the walkway network in the area and protect the backdrop of Taradale and Greenmeadows, to the benefit of many throughout the region. These reserves are well in excess of the District Plan Reserves requirements, no monetary Financial Contributions should apply, and it is appropriate that Napier City contribute to some of the associated development works.

Financial Contribution – Rooding Component.

Marist Holding Greenmeadows Ltd (“MHGL”) contributed significantly to the Council’s upgrade of Puketitiri Road in the early 2000’s and this should be acknowledged through a reduction to the Local Off-Site Financial Contribution of \$752- per Lot in Table 1 of Chapter 65 of the City of Napier District Plan. The associated reduction can be calculated as MHGL’s contribution (approximately \$80,000-) divided by the proposed 550 Lots which equates to \$145- per Lot.

Council is committed to further upgrading of Puketitiri Road along the remainder of MHGL’s frontage and it makes sense for Council and MHGL to work together to optimize the road / berm / batter / landscaping / bridle path design and its construction along this full frontage. Providing land for batters, road widening and for the Bridle Path is a further contribution by MHGL to the Local Off-Site rooding component of the Financial Contribution, and should be acknowledged by a further reduction in the rooding component of the financial contribution. Such a reduction can be established by calculating the value of the land utilized divided by 550 Lots.

[If we assume there is 800 metres of road frontage, involving a widening and Bridle Path of 10 metres width this equates to 8,000 m² of MHGL land. Applying a square metre rate of \$15.00 equates to a land cost of \$ 120,000-, or \$218.00 per lot across 550 Lots. Note the area and land values are indicative for the purposes of demonstrating how this calculation might work.]

Conclusion – Rooding:

Appendix 31A establishes a Non-Local Off-Site Financial Contribution of \$9,835- per Lot for Road and Transport and this would apply.

It is considered appropriate for NCC to discount the Local Off-Site Contribution for Rooding and Transport from Table 1, Chapter 65 and Appendix 31A of \$752- per Lot to \$389- per Lot to reflect previous payments by MHGL (\$145- per Lot) and the proposed use of road batters and road widening and the Bridle Path on MHGL land (\$218- per Lot). Further per Lot reductions may be warranted due to the increased number of Lots now proposed.

Financial Contributions – Stormwater Component:

Stratagroup’s assessment concludes stormwater effects can be entirely managed on site, with the majority of the discharge occurring to the west eventually out to Hastings District Council systems. This will involve the design and construction of a series of detention facilities entirely within the Mission site. Appendix 31A of the City of Napier District Plan

includes a breakdown of the “Non-Local Off-Site Contributions” and shows no Stormwater component for “Mission Heights”. This is consistent with the approach of the Mission Special Character Zone to manage stormwater on site.

A small portion of the development will discharge detained stormwater in an easterly direction into the catchment of the Taipo Stream. For such discharge a Financial Contribution of \$2,317 per hectare of seal and/or residential Lot is set under Table 1 of Chapter 65 of the City of Napier District Plan. The proposed detention provides mitigation of peak run-off and permanent revegetation of the Eastern Hill Face will further mitigate stormwater run-off quantity and quality. It is appropriate that this mitigation is accepted in full and no further stormwater Financial Contribution be imposed.

Conclusion – Stormwater:

No stormwater financial contributions apply where stormwater discharges to the west or where lots discharge to Taipo catchment.

Ownership and maintenance of detention facilities is an important consideration. Napier City Council has previously indicated a preference for dry ponds. Grassed areas will need to be grazed and should remain in the ownership of MHGL but subject to discharge and detention easements in favour of Napier City Council. Council would therefore have access for maintenance and formal control through registered easement provisions.

Wetland features in the gullies can incorporate detention as well as being attractive parts of the walkway / reserves networks, also providing important corridors for ecology and birdlife. Such areas would not be grazed and would be appropriate to Vest in Council as Reserve.

Financial Contributions – Water Component:

While Table 1 from Chapter 65 of the City of Napier District Plan refers to connection to the water supply in Church Road as a Developer Expense this approach has been superseded by the construction of the new reservoir around 2005. MHGL provided the land and easements and paid a substantial portion of the construction costs of that reservoir. MHGL will be responsible for all costs associated with connecting new development to that reservoir and NCC will be provided with easements in gross over any areas where pipelines or facilities are located outside reserves or roads.

Extension of this water system at the full expense of MHGL will bring a Council supply very close to Poriati where it is likely that many existing residents will want to be connected. If this occurs Council’s Financial Contributions model should acknowledge that MHGL have spent large sums to extend Council’s reticulation. Part of any future water contributions paid by residents of Poriati should then be passed on to MHGL.

Conclusions - Water:

A Non-Local Off-Site Contribution of \$1,476- per Lot will be payable for Water Supply as set out in Appendix 31A.

Financial Contributions – Sewer Component:

Table 1 from Chapter 65 of the City of Napier District Plan refers to the connection from Mission Heights to the sewerage system via the common sewer pumping main as a developer expense.

Appendix 31A imposes a Non-Local Off-Site Contribution of \$1,030- per Lot. A Local Off-Site Financial Contribution of \$557- per Lot is also imposed via Table 1 of Section 65 for "... share of the common sewer pumping main ...". This appears to relate to the rising main downstream of Citrus Grove. At that time Mission Heights was assumed to provide around 350 sites so the total Financial Contribution would have been \$194,950-. The Mission Special Character zoning proposed around 550 Lots and accordingly the Local Off-Site contribution should reduce to \$355- per Lot.

Conclusion – Sewer:

Financial Contributions of \$1,030- and \$ 355- per Lot should be allowed for.

Commercial Activities.

Some Commercial Activities are proposed within the Landscape and Visitor Precinct and at the Neighbourhood Centre. For such uses Financial Contributions would be assessed on type of use rather than the zoning.

General

The Financial Contribution figures used in the above are those as set out in the City of Napier District Plan. That Plan includes provision for indexation and current charges will be higher than the figures specified.

The Local Off-Site Contributions specified in Table 1 of Section 65 for the Mission Heights were calculated over a much smaller number of lots than now proposed under the Mission Special Character Zone. This should mean there is a greater number of Lots over which these costs are to be recovered, which should reduce the cost per Lot.

Proposed ownership / control mechanisms:

Neighbourhood Reserves: Vest in Council – Reserves Contribution

Public Paths: Owned by MHGL, where not part of a Reserve. Public use to be established by easement in favour of Council – Reserves Contribution.

Permanent Vegetation cover of Eastern Hill Face: Owned by MHGL, subject to District Plan Provisions providing certainty of vegetation cover and landscape protection – Reserves Contribution

Bridle Path / Puketitiri Road Widening: Vests in Council – Roading Contribution

Detention Area – Wetland: Vests in Council - Stormwater facility. Also has amenity and ecological functions so part Reserves Contribution

Detention Area – Dry pond, grassed: Owned by MHGL, subject to easement in favour of NCC as stormwater facility. Maintained by NCC, MHGL retain ability to graze and regrass. Also has amenity and ecological functions so part Reserves Contribution.

Andrew Taylor

23rd February 2017



H2



APPENDIX H2

The Mission Special Character Zone
Financial Contributions Further
Information Response, 2 June 2017

2nd June 2017

Marist Holdings (Greenmeadows) Ltd
C/- Mitchell Daysh
P.O. Box 149
Napier 4110

Attention: Philip McKay

Dear Philip,

**Mission Special Character Zone
Financial Contributions Further Information Response**

The Mission Special Character Zone proposes a high quality residential environment for future residents of the zone and it is acknowledged that those residents will create a certain amount of pressure on existing infrastructure of the city. Where such demand is created it is appropriate that Financial Contributions are assessed and imposed as part of the development.

However this zone also brings substantial benefits to residents outside the zone and it is appropriate that the Financial Contributions recognise this. Such recognition is consistent with the “user pays” philosophy of Financial Contributions and is reflected in Chapter 65 of the City of Napier District Plan, Note 6 to Table 1, which reads:

6. The figures contained in Table 1 and Appendix 31A are, subject to indexation, the maximum financial contributions payable for residential land development. These financial contributions are to avoid, remedy or mitigate the effects of land development. If any particular land development does not give rise to an effect or gives rise to a reduced effect the financial contribution payable may be waived or reduced accordingly.

Since preparation of our report “*The Mission Special Character Zone - Financial Contributions Considerations*” dated 23rd February 2017 the development concept has been further refined and the summary attached provides what is considered a fair and reasonable basis for the assessment of Financial Contributions.

Approximate areas have been provided for the key Reserves shown on the Structure Plan which total 6.0 hectares. This compares with a Reserves Contribution requirement of 4.12 hectares required under Section 65.12 of the City of Napier District Plan and has confirmed the development proposes far greater areas of reserve than required, even without considering the vegetation and protection of the eastern face and the extent of public walkways. The Isthmus ‘Recreation and Open Space Assessment’, dated 30 May 2017, sets out how the proposed 6 hectares of vested reserves satisfy the Napier City Council criteria for accepting land as a reserves contribution.

Council has raised a number of questions specifically related to Financial Contributions matters:

3. Financial Contributions

- a) *The Council is concerned that there was no prior consultation with Council staff about the proposed amendments to financial contributions and it is considered that the logic for the amendments is*

unclear. If there are to be any rebates on financial contributions Council will need to assess the reasoning behind these against the Council's Financial Contributions Policy before making a decision.

Given the extent of these public facilities and assuming these will be utilised by many existing residents of Napier City there are grounds for adjustment to the financial contributions. MHL is happy to consult with Council further on this matter and on other issues relating to public good benefits such as the establishment of plantings on the eastern face or in the proposed Puketitiri Road Buffer Strip reserve and the construction of proposed walkways.

3. Financial Contributions

- d) *The Financial Contributions Report provided in Appendix H of the AEE justifies reductions in relation to land take and works to accommodate the secondary access.... While the upgrade of Puketitiri Road may be funded by Council ..., the costs associated with the proposed secondary access, including any land requirements, would have to be met by the developer as part of the cost of development.*

It appears this portion of our earlier reporting has been misinterpreted. While Traffic Design Group describe the secondary access as desirable but not essential, MHL accept the construction of the intersection including any land requirements is a developer expense. The land take for which it is considered appropriate that a Financial Contributions reduction apply is that associated with Council's planned widening and upgrading of Puketitiri Road.

3. Financial Contributions

- f) *The Council is concerned that the stormwater management regime described in Appendix H is not consistent with the rest of the plan change request, including Section 4. Stormwater in the Engineering Assessment in Appendix B of the AEE. It is requested that Appendix H be amended so that it is consistent with all other references to proposed stormwater management in the plan change request documents.*

Details of the extent and nature of the stormwater management ponds have not yet been finalized. MHL understand Council will need to have legal access to these facilities for maintenance purposes and also believe there will be potential amenity benefits by connecting the Detention Areas to the walkway network. Satisfying the Reserves requirements does not rely on vesting or otherwise of these ponds and it is therefore considered appropriate that the detail be worked through as part of the subdivision consent processes to follow.

4. Water Storage

- a) *The Council will have requirements for additional water storage at the water tank site. Provision should be made for additional land at this site (approximately 0.5 hectares) for the purposes of water supply. It is requested that further information be provided about the proposed access to this tank site, as it is not clear at the moment what access rights the Council will have to maintain the tank. The easement over the pipe will also need to be wide enough to provide a track to the tank.*

The existing reservoir site (Section 1 S.O. 371453) was vested in the Napier City Council in 2007 for Reservoir purposes. The land on which the reservoir was constructed was provided by MHL, and MHL contributed significantly to the costs of constructing the reservoir and to providing access, connecting pipework and to creating the associated easements. The reservoir site and associated easements are shown on Survey Office Plans 371453 and 389969 and are recorded on the Certificate of Title to the MHL land.

These show a reservoir site of 1,077 m² with access and pipework connecting to the top of Tironui Drive.

A new watermain is to be constructed from this reservoir to the development areas which will roughly follow the ridge. Easements associated with rights to convey water will be registered in those areas where the watermain is located outside public road.

Yours faithfully
Surveying the Bay Ltd



Andrew Taylor
Registered Professional Surveyor

Attached:

- Summary of Financial Contributions
- Survey Office Plans 371453 and 389969



Financial Contributions - Mission Special Character Zone

		\$ per Lot		
1. Subdivision				
<u>Library</u>		\$383.00	As per District Plan Appendix 31A	Indexing to apply
<u>Reserves</u>	Land vested as reserves as per 65.12:	- Neighbourhood Reserve	0.2 ha	
		- Lookout Reserve	2.5 ha	
		- Bridle Path Reserve	2.7 ha	
		- Local Reserves	0.6 ha	
		Total	6.0 ha	

Reserves required equals 75 m² per lot for 550 lots or 4.12 hectares total. Reserves to vest exceeds reserves required.
Credit to apply to future land use activities e.g. Art Cabins, Hotel, Neighbourhood centre etc

<u>Roading and Transport</u>		\$9,835.00	as per Appendix 31A	Indexing to apply
	Local off-site contribution of \$752.00 per lot to be reduced to reflect prior contribution (2005) to cost of earlier upgrading of Puketitiri Road (\$ 73,109- paid by MHGL which equates to \$ 133.00 per lot) and compensation for the widening of the balance of Puketitiri Road (---- m ² @ \$ --- /m ² which equates to \$ --- per lot) - total reduction of \$ --- reducing the Local off site contribution to \$ --- per Lot.			

<u>Sports Grounds</u>		\$1,794.00	per lot as per Appendix 31A	Indexing to apply
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<u>Stormwater</u>		N/A	None for majority of development as per Appendix 31A - reflects detention approach	
		N/A	None for development discharge to Taipo as all is to be detained and planting of the Eastern Face will reduce run-off to the Taipo Steam	

<u>Wastewater</u>		\$1,030.00	as per Appendix 31A	Indexing to apply
	Local off-site contribution of \$557.00 adjusted to reflect larger number of lots.			
		\$355.00		Indexing to apply

<u>Water Supply</u>		\$1,476.00	as per Appendix 31A	Indexing to apply
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2. Land Use (e.g. Neighbourhood Centre, Art Cabins etc)

Assess Financial Contributions on use rather than on subdivision

Additional City Wide Enhancements promoted by MHGH:

Vegetation and protection of Eastern Face
Walkways throughout the development
Vesting of stormwater wetlands on walkways

Opportunities for NCC To acknowledge additional enhancements:

Napier City Council contributes to plantings and formation of pathways
Long term maintenance of stormwater assets not a financial consideration
Acknowledgement of zero financial contributions on lane use activities

2 June 2017



Digital Title Plan - SO 371453

Survey Number SO 371453
Surveyor Reference 2116 Mission Reservoir
Surveyor Guy Derek Panckhurst
Survey Firm Surveying The Bay Ltd (Hastings)
Surveyor Declaration I Guy Derek Panckhurst, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Declared on 15/02/2007.

Survey Details

Dataset Description SECTION 1 AND EASEMENTS OVER LOT 31 DP 27598 AND PT LOT 1 DP 27138
Status Approved as to Survey
Land District Hawkes Bay
Submitted Date 15/02/2007
Survey Class Class II Cadastral Survey
Survey Approval Date 22/02/2007
Deposit Date

Territorial Authorities

Napier City

Comprised In

CT HBW3/453

CT HBW4/445

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked F Survey Office Plan 371453	Easement		
Section 1 Survey Office Plan 371453	Legalisation	0.1077 ha	
Marked A Survey Office Plan 371453	Easement		
Marked B Survey Office Plan 371453	Easement		
Marked D Survey Office Plan 371453	Easement		
Marked E Survey Office Plan 371453	Covenant Area		
Part Lot 1 Deposited Plan 27138	Fee Simple Title		
Total Area		<hr/> 0.1077 ha	



LAND TO BE ACQUIRED			
SHOWN	DESCRIPTION	TITLE REFERENCE	AREA
SECTION 1	PT LOT 1 DP 27138 (HB)	CFR 326092	1077 m ²



EASEMENTS TO BE ACQUIRED			
SHOWN	DESCRIPTION	TITLE REFERENCE	AREA
A	PT LOT 31 DP 27598 (HB)	CFR HBW4/445	585 m ²
B	PT LOT 1 DP 27138 (HB)	CFR 326092	427 m ²
D	PT LOT 1 DP 27138 (HB)	CFR 326092	195 m ²
F	PT LOT 31 DP 27598 (HB)	CFR HBW4/445	146 m ²

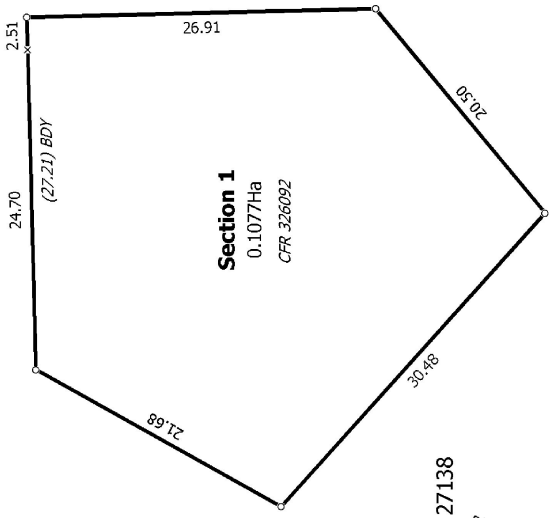
SURVEYING THE BAY LIMITED

129 Queen Street East, PO Box 611, Hastings, New Zealand
Ph: 06 870 4048, Fax: 06 870 4042, Email: info@surveyingthebay.co.nz

www.surveyingthebay.co.nz

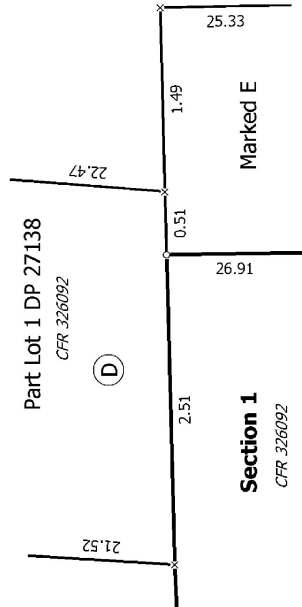


Diag. ABA



Section 1
0.1077Ha
CFR 326092

Diag. ABBA
Non Primary



Part Lot 1 DP 27138
CFR 326092

Section 1
CFR 326092

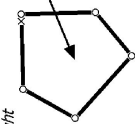
Section 1
0.1077Ha
CFR 326092

Diag. AB

Diag. ABB
See T2

Diag. ABBA
See Right

Diag. ABA
See T1
Fair Right



Diag. ABC
See T2

Part Lot 1 DP 27138
CFR 326092

Part Lot 1 DP 27138
CFR 326092

Diag. AC

Part Lot 1 DP 27138
CFR 326092

Lot 5 DP 27598

Lot 4 DP 305573

Section 1 SO 9442

Section 1 SO 7258

Part Lot 2 DP 25932

LEGAL ROAD (20.12 WIDE)
CHURCH ROAD

TRONUI DRIVE

Lot 5 DP 27598
Lot 4 DP 305573

Lot 33 DP 27598

Lot 42 DP 27598

Lot 30 DP 27598

Lot 32 DP 27598

Lot 34 DP 27598

Lot 31 DP 27598
CFR HBW4/445

Diag. ABD
See T2

Diag. ABE
See T2

51.05
(61.06) BDY

24.50
11.69
(80.59) BDY

36.75

2116 - MISSION RESERVOIR

Land District Hawkes Bay

Digitally Generated Plan

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SECTION 1 AND EASEMENTS OVER LOT 31 DP 27598 AND PT LOT 1 DP 27138

Surveyor: Guy Derek Panchhurst
Firm: Surveying The Bay Ltd (Hastings)

Digital Title Plan
SO 371453
Approved on: 22/02/2007



Digital Title Plan - SO 389969

Survey Number SO 389969
Surveyor Reference 2116 Mission Reservoir
Surveyor Guy Derek Panckhurst
Survey Firm Surveying The Bay Ltd (Hastings)
Surveyor Declaration I Guy Derek Panckhurst, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Declared on 29/06/2007.

Survey Details

Dataset Description EASEMENT OVER PT LOT 1 DP 27138
Status Approved as to Survey
Land District Hawkes Bay
Submitted Date 29/06/2007
Survey Class Class II Cadastral Survey
Survey Approval Date 13/07/2007
Deposit Date

Territorial Authorities

Napier City

Comprised In

CT 326092

Created Parcels

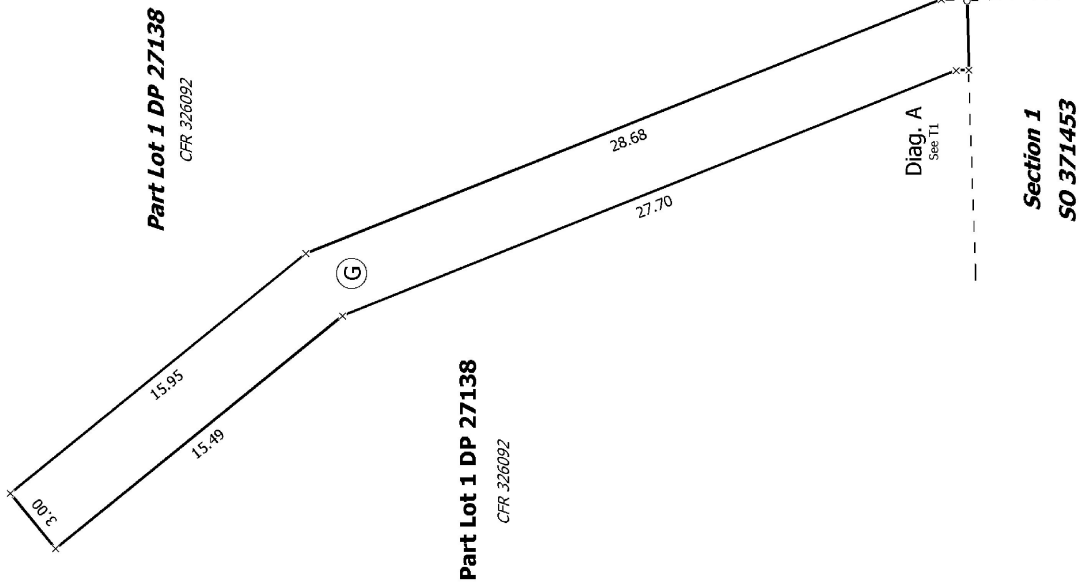
Parcels	Parcel Intent	Area	CT Reference
Marked G Deposited Plan 389969	Easement		
Total Area		0.0000 ha	



EASEMENT TO BE ACQUIRED			
SHOWN	DESCRIPTION	TITLE REFERENCE	AREA
G	PART LOT 1 DP 27138 (HB)	CFR 326092	134 m ²



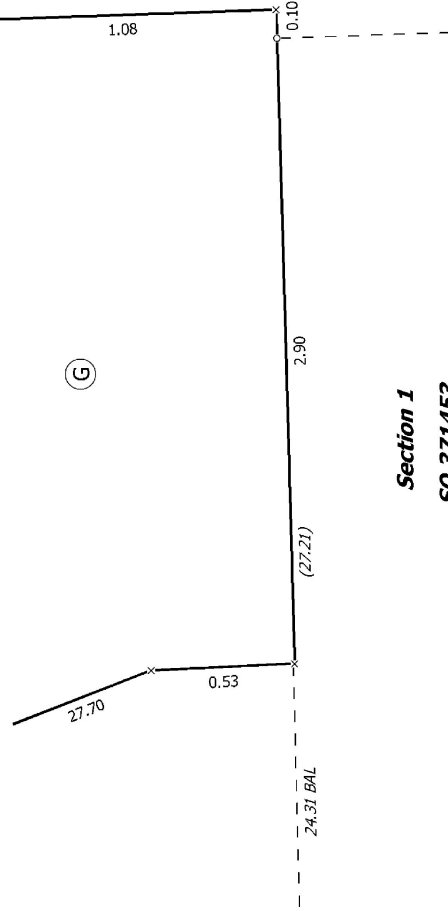
Non Primary



Diag. A
Non Primary

Part Lot 1 DP 27138

(G)



2116 - Mission Reservoir

Land District Hawkes Bay

Dataset Type: Computed

Digitally Generated Plan

Generated on: 13/07/2007 12:50am Page 3 of 3

EASEMENT OVER PT LOT 1 DP 27138

Surveyor: Guy Derek Panckhurst
Firm: Surveying The Bay Ltd (Hastings)

Digital Title Plan

SO 389969

Approved on: 13/07/2007

T 1/1



H3



APPENDIX H3

Notes of Financial Contributions
Meeting 22 September 2017
(confirming requested Further
Information)

Notes of Meeting Held Main Committee Room, Napier City Council, 22nd September 2017

Mission Special Character Zone Plan Change – Further Information Request – Remaining Financial Contribution Issues

Present: On behalf of Napier City Council – Dean Moriarity, Chris Dolley and Paulina Wilhelm

On behalf of Marist Holdings (Greenmeadows) Ltd – Stephen Daysh, Andrew Taylor and Philip McKay

Abbreviations: Napier City Council ('NCC'); Marist Holdings (Greenmeadows) Ltd ('MHL')

Meeting Notes

It was agreed that in regard to the Financial Contributions component of the Further Information Request there were two remaining matters to be resolved, these being:

1. The \$73,000 previously paid by MHL to NCC for works to provide complying sightlines to the proposed main subdivision entrance off Puketitiri Road when the upgrading work on this road was undertaken in the 2000's. MHL are seeking that the 'Local Off-Site Contributions – Roothing' be reduced to acknowledge the payment of this \$73,000. The NCC position is that the payment for the sightlines work is not part of the works that the Local Off-Site Roothing Contribution is for.
2. The 'Local Off-Site Contribution – Sewer' is to fund a common sewer pumping main. MHL are seeking that due to the greater number of lots proposed and the works on the sewer pumping main being a fixed cost, there be a reduction in the per lot cost of the contribution.

MHL clarified that they accept that the 'Non-Local Off Site Contributions' (excluding reserves which are provided for by way of a land contribution) are set at the same rate City wide for all subdivision and development. As these contributions cover additional people using the various NCC services, MHL are not seeking any discount in regard to these general development contributions. It is only the 'Local Off-Site Contributions' that are being questioned.

'Local Off-Site Contributions – Roothing'

Discussion was had around the purpose of the local off-site roading contribution for the upgrading of the public road frontage to a residential standard and whether the traffic sightline improvements previously paid for are part of such work or an additional cost to the developer.

It was noted that with the 'Puketitiri Road Buffer Strip Reserve' (also referred to as the 'bridle path') running parallel to the road frontage that there will not be the need for residential footpaths so that the cost of the road frontage upgrades should be less.

The point was made by the NCC representatives that the local off-site contributions are a maximum amount payable and that there is discretion to reduce the contribution if the actual costs of the road frontage upgrade are less than that specified in the district plan per lot contribution. This is included in the District Plan in Chapter 65 'Financial Contributions' under 'Table 1: Residential and Rural Financial Contributions' as Note 6:

The figures contained in Table 1 and Appendix 31A are, subject to indexation, the maximum financial contributions payable for residential land development. These financial contributions are to avoid, remedy or mitigate the effects of land development. If any particular land development does not give rise to an effect or gives rise to a reduced effect the financial contribution payable may be waived or reduced accordingly.

It was agreed that on this basis the 'Local Off-Site Contributions – Roading' for the Mission Special Character Zone (at \$752 per lot) could be reconsidered at the time of subdivision and that if a lesser amount of work is required than for a standard residential subdivision for the upgrading of the road frontage the contribution may be less than that stated in the District Plan.

The NCC staff also advised that with the 2017 amendments to the RMA, financial contributions are required to be removed from district plans by 2022. NCC will therefore be moving to the use of 'Development Contributions' under the Local Government Act and removing the financial contributions sections from the district plan.

'Local Off-Site Contributions – Sewer'

Chris Dolley explained that a different solution to the sewer connection is now proposed which he has been through with Russell Nettlingham. The proposed solution does not now require a share of a common sewer pumping main and therefore this local off site contribution can be removed from the district plan. It will be a general development cost for MHL in providing the appropriate connection to the sewer main.

Conclusion

On the basis of the discussions the Financial Contributions components of the Further Information Request are now resolved, subject to formal documentation of the removal of the 'Local Off-Site Contributions – Sewer'. The only remaining matter to complete the Further Information Request process is that of stormwater. It was agreed that once received and reviewed by MHL the Tonkin & Taylor stormwater modelling report will be provided to MHL.