

FC - Financial Contributions

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
FC - Financial Contributions /Policies	Tom Anderson	151.79	Support	Supports that the policy is directive about "all infrastructure". Notes that often infrastructure which is provided by private entities, such as telecommunication companies, have difficulty recovering costs. The telecommunication companies wish to work with Council to determine how financial contributions are distributed under this policy.	Retain the policy as notified.	Open Submission
FC - Financial Contributions / /	Angela McFlynn	189.6	Amend	Considers that the SW - Stormwater Section of the Plan requires that there be no increase in stormwater runoff from a site in association with any subdivision or redevelopment of land. Any subdivision / land development undertaken in accordance with those hydrological neutrality rules will therefore have no effect on existing stormwater infrastructure, and therefore no financial contributions should be payable for upgrades / new stormwater infrastructure as there will be no work required to accommodate additional demand from future developments. Attempting to charge financial contributions in these circumstances would be contrary to the proposed FC - Financial Contributions Objectives and Policies.	Amend the FC - Financial Contributions provisions to remove the requirement to pay stormwater attributable contributions where developments will not generate any additional demand on stormwater infrastructure as required by the proposed stormwater rules.	Open Submission
FC - Financial Contributions /FC - Financial Contributions - Standards Table /FC-S2: Residential multi-unit development	Fleur Lincoln Napier City Council	196.60	Amend	The current drafting of this standard doesn't make it clear how minor residential units should be treated in terms of financial contributions. The intention is that permitted minor residential units e.g. no more than 80sqm in the General Residential Zone, would be exempt from paying financial contributions are they are enabled as an ancillary extension to the primary residential unit. This approach is also proposed for the subdivision chapter to ensure where minor residential units are subdivided from the primary unit that the appropriate provisions for a full new site, including FCs, apply.	Amend as follows: FC-S2: Residential multi-unit development 1. All multi-unit developments for residential purposes must meet the following requirements: a) on every multi-unit development for residential purposes, the financial contribution must be paid to the Council as set out in Appendix 15 Table 1 (subject to the calculations referred to in FC-S4 and the adjustment as a result of the indexation referred to in FC-S5) for the second and each subsequent residential unit of the development (Note: for the purpose of this standard, residential unit excludes a minor residential unit that meets the relevant activity conditions in the zone activity table), and, b) such financial contributions shall become payable on the granting of the resource consent relating to the development and must be paid before a building consent will be issued. In the event that no resource consent is required the financial contribution shall be paid prior to any building consent being uplifted.	Open Submission
FC - Financial Contributions /Issues /FC-I1: New subdivision and development places additional demand on capacity of infrastructural services and the extension of those services	NZ Transport Agency Waka Kotahi Kelsey Watson	277.17	Support	Supports the recognition of the potential effects additional subdivision and development place on the capacity of infrastructural services including the existing roading infrastructure.	Retain as notified.	Open Submission
FC - Financial Contributions /Objectives /FC-O2:	NZ Transport Agency Waka Kotahi Kelsey Watson	277.18	Support	Supports the directive of the objective ensuring reasonable costs are met by new development to ensure the provision of safe and efficient infrastructure.	Retain as notified.	Open Submission
FC - Financial Contributions /Objectives /FC-O3:	NZ Transport Agency Waka Kotahi Kelsey Watson	277.19	Amend	Seeks to amend the objective to remove any potential ambiguity by clarifying that adverse effects resulting from subdivision and development apply to all infrastructure beyond what is administered by Council.	Amend as follows: To ensure that the adverse effects of new land development, including subdivision, on the city's infrastructure are mitigated using financial contributions from new development.	Open Submission
FC - Financial Contributions /Policies /FC-P5	NZ Transport Agency Waka Kotahi Kelsey Watson	277.20	Support	Supports the directive of FC-P5 and FC-P8 which supports integrated planning and provision and development of infrastructure, subdivision and development.	Retain as notified.	Open Submission
FC - Financial Contributions /Policies /FC-P8	NZ Transport Agency Waka Kotahi Kelsey Watson	277.21	Support	Support the directive of FC-P5 and FC-P8 which supports integrated planning and provision and development of infrastructure, subdivision and development.	Retain as notified.	Open Submission
FC - Financial Contributions /Policies /FC-P6	NZ Transport Agency Waka Kotahi Kelsey Watson	277.22	Support	Supports the upgrading of existing infrastructure and services outside of land being subdivided where appropriate, sharing the cost of upgrading the infrastructure will not fall on the tax public sector.	Retain as notified.	Open Submission

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FC - Financial Contributions /Policies /FC-P9	NZ Transport Agency Waka Kotahi Kelsey Watson	277.23	Support	Supports the upgrading of existing infrastructure and services outside of land being subdivided where appropriate, sharing the cost of upgrading the infrastructure will not fall on the tax public sector.	Retain as notified.	Open Submission
FC - Financial Contributions /FC - Financial Contributions - Standards Table /FC-S1: Subdivision	NZ Transport Agency Waka Kotahi Kelsey Watson	277.24	Amend	Requests an amendment to the exception outlined in subclause b, noting the rule shall not apply to create a new title for an existing dwelling, where there is no change in access arrangements, as subdivision around an existing dwelling could result in changes to the road network.	Amend subclause b as follows: b. this rule does not apply where the subdivision is solely for the purpose of creating a title for an existing dwelling unit with <u>no change to the access arrangements</u> , and...	Open Submission
FC - Financial Contributions /Objectives /FC-O1:	Dr. Chantal Pagel Natasha Sitarz	289.30	Amend	Considers that the objective needs to include environmental values to enable environmental corridors and the protection of indigenous biodiversity in urban and suburban areas.	Amend as follows: To maintain and enhance the health, safety, and wellbeing of people and the amenity and cultural <u>and environmental</u> values of the city while sustaining physical resources for use and development for future generations.	Open Submission
FC - Financial Contributions /General /General	Dr. Chantal Pagel Natasha Sitarz	289.31	Oppose	Arising from late notification of the ECO-chapter	Add: <u>"The Ecosystems and Indigenous Biodiversity chapter includes provisions which relate to financial contributions. Where there is a conflict between the Financial Contributions chapter and the Ecosystems and Indigenous Biodiversity chapter, the provisions that place greater or additional restrictions on activities with adverse effects on the natural environment will apply"</u>	Open Submission