

APP15 - Financial Contributions Tables

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
APP15 - Financial Contributions Tables /Table 1: Residential and Rural Financial Contributions /	Fleur Lincoln Napier City Council	196.9	Amend	Amend the footnote 1 for Jervoistown: Full Urban to reflect the addition of the Jervoistown Development Area.	Amend the footnote 1 for Jervoistown: Full Urban as follows: This option will only proceed if 75% of landowners in Jervoistown want and agree to pay for full infrastructural services in <u>accordance with the provisions of the Jervoistown Development Area.</u>	Open Submission
APP15 - Financial Contributions Tables //	Fleur Lincoln Napier City Council	196.86	Amend	The figures in the financial contributions tables are as at 1 July 2010 – 30 June 2011 (based on December 2009 indices). Consider updating to the correct figures as at the time the plan is being made operative, for ease of implementation. Indexing can then occur from that date.	Update figures to current financial year (indexed).	Open Submission
APP15 - Financial Contributions Tables /Table 2: Commercial and Industrial Financial Contributions /	Fleur Lincoln Napier City Council	196.87	Amend	The entry for Wharerangi has a number of errors that need correcting for implementation.	Amend “Wharerangi” to “Wharerangi Road Development Area” Amend %557 to \$557 Footnote (1) should be amended as follows (or similar relief): 1. <u>Local Infrastructure required to facilitate development of land within the Wharerangi Road Development Area (refer Appendix 10) shown in Appendix 16 (Structure Plan).</u> Amend the footnote so numeral “2” follows the list for “A stopbank along the Taipo Stream or ground raising with imported fill”	Open Submission
APP15 - Financial Contributions Tables /Table 2: Commercial and Industrial Financial Contributions /	Fleur Lincoln Napier City Council	196.88	Amend	There are several references in footnotes to “Infrastructure shown in Appendix 16 (Structure Plan)”. However, there is no infrastructure shown in the figure on this appendix. The intention is that financial contributions apply in addition to the provision of local infrastructure required to facilitate development. This was previously identified on structure plans in the operative district plan however the most appropriate infrastructure solution can be determined at the time of resource consent for subdivision and/or land development.	Amend references to “Infrastructure shown in Appendix 16 (Structure Plan)” to “Local infrastructure required to facilitate development of the area extend identified in Appendix 16 (Structure Plan)” (or similar relief).	Open Submission
APP15 - Financial Contributions Tables //	Fleur Lincoln Napier City Council	196.89	Amend	A full review is required of the formatting to ensure the values are correctly attributed to each area in accordance with the financial contributions policy.	Review and correct errors as required.	Open Submission
APP15 - Financial Contributions Tables //	Fleur Lincoln Napier City Council	196.90	Amend	Tables 3 and 4 provide a breakdown of the allocation of “non-local off-site” financial contributions. This is a breakdown of the figures provided in Tables 1 and 2 and is not required for implementation.	Consider deleting Tables 3 and 4 from the District Plan. Alternatively, update figures to show current allocation.	Open Submission
APP15 - Financial Contributions Tables /APP15 - Financial Contributions Tables /General	Phil Stickney	263.76	Oppose	Amend App-15 to correct inaccuracies. Appendix 31A of The Operative Plan denotes the breakdown of “Non-Local Offsite” Financial Contributions (noting poor formatting in The Plan) and which has the Te Awa Structure Plan area being liable for a Local Off-site contribution of \$392,630 per ha, and a charge of \$ 2,548 per metre of road frontage. Conversely, Table 3 in APP-15 denotes Park Island (which the proposed Wharerangi Development Area was a part of in the Operative Plan) as being liable for a charge of \$392,630 per hectare and Te Awa only being denoted as paying a charge of \$2,548 per metre (road frontage). It is presumed that this is simply a typographic/editing error noting that the current Operative Plan provisions continue to prevail and advice from NCC officers is that this is indeed the case. The Submitter seeks clarity over this matter and any consequential changes required.	Amend APP-15 to reflect the Operative District Plan appendices and the status quo until such time as the Development Contributions Policy is reviewed.The Financial Contributions Policy review has not been completed and therefore the chapter should be an exact replica of that in the Operative District Plan.	Open Submission