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 Table B1 - Financial Contribution 2

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Table B1 - Financial Contribution

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Venture Timaru	212.6	FC - Financial Contribution	General	General	Considers that it is important when apportioning Financial Contributions between developer and council that the percentage of public versus private benefit appropriately considers the long term economic and social benefits to the district and sub-region that the particular development brings - many of which will be realised over future years not just the term during or immediately post the development occurring.	No specific relief sought.	Accept
Kāinga Ora	229.55	FC - Financial Contribution	General	General	The Submitter has concerns about the lack of clarity and certainty as to the costs of Financial Contributions to developers. There needs to be clarity around costs and how these will be calculated and proportioned, and greater clarity in how Financial Contributions will be implemented. [See original submission for full reasons]	Delete all provisions of the FC-Financial Contribution Chapter , including related Appendix 7; AND Amend the Financial Contribution provisions to ensure the purpose of which financial contributions are required is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.	Accept
Timaru District Council	42.43	FC - Financial Contribution	Objectives	FC-O1 Funding Timaru District's infrastructure	Considers this Objective is incomplete, and as such, does not convey the intended meaning, which is essential to ensure alignment with policies and rules of this Chapter, as required by section 75(1) RMA.	Amend Objective FC-O1 as follows: <i>Timaru District's infrastructure, open space and recreation facilities are funded to meet the demands generated by subdivision, land use and development and <u>to ensure subdivision, land use and development</u> do not compromise the quality of service provided to existing users.</i>	Accept
Rooney Holdings Limited	174.62	FC - Financial Contribution	Policies	FC-P2 Financial contributions for infrastructure and facilities	Opposes FC-P2. The policy is not specific enough in relation to meeting the needs for additional infrastructure that arise from the activity.	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.	Accept in part
GJH Rooney	191.62	FC - Financial Contribution	Policies	FC-P2 Financial contributions for infrastructure and facilities	Opposes FC-P2. The policy is not specific enough in relation to meeting the needs for additional infrastructure that arise from the activity.	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.	Accept in part
Rooney Group Limited	249.62	FC - Financial Contribution	Policies	FC-P2 Financial contributions for infrastructure and facilities	Opposes FC-P2. The policy is not specific enough in relation to meeting the needs for additional infrastructure that arise from the activity.	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.	Accept in part
Rooney Farms Limited	250.62	FC - Financial Contribution	Policies	FC-P2 Financial contributions for infrastructure and facilities	Opposes FC-P2. The policy is not specific enough in relation to meeting the needs for additional infrastructure that arise from the activity.	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.	Accept in part

Rooney Earthmoving Limited	251.62	FC - Financial Contribution	Policies	FC-P2 Financial contributions for infrastructure and facilities	Opposes FC-P2. The policy is not specific enough in relation to meeting the needs for additional infrastructure that arise from the activity.	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.	Accept in part
Timaru Developments Limited	252.62	FC - Financial Contribution	Policies	FC-P2 Financial contributions for infrastructure and facilities	Opposes FC-P2. The policy is not specific enough in relation to meeting the needs for additional infrastructure that arise from the activity.	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.	Accept in part
Bruce Speirs	66.61	FC - Financial Contribution	Rules	FC-R3 Subdivision	Considers that FC-R3 should be moved into the Subdivision Chapter of the PDP.	Amend the PDP by moving FC-R3 Subdivision into the Subdivision Chapter amend the title as follows: <u>FC-R3 Subdivision SUB-RX Financial Contributions</u>	Reject
Kāinga Ora	229.56	APP7 - Financial Contribution	General	General	Kainga Ora supports the use of FC's principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act. This appendix should clearly outline how FC's are calculated, and not just identify when they may be required. The Appendix provides insufficient clarity and certainty to plan users.	Delete APP7 and all related provisions from the FC- Financial Contributions chapter; AND Amend to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.	Accept
Timaru District Council	42.68	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	General	It is important for APP7 to be very clear about the purpose for which TDC will seek financial contributions. It considers clause 4(d) in <i>1.0 Water, Stormwater, Wastewater and Roding</i> requires minor amendments to ensure this outcome is achieved. Submitter also notes the need to future proof the PDP and changes required to references in the PDP to "Council's" Three Waters infrastructure.	Amend APP7, 1.0 Water, Stormwater, Wastewater and Roding: [...] 4. The financial contribution payable shall be: a) The full actual cost of any <u>new infrastructure</u> , additions or modifications to [...]; or b) Where changes, <u>additions</u> , or modifications, have been made [...] [...] d) For any costs associated with <u>the following in relation to a and b, which arise due to the development:</u> i. Design, surveying and consenting; ii. Acquisition of land. [...]	Accept
Rooney Holdings Limited	174.63	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	General	Oppose the drafting of APP7, 1.0 in its current form. It is submitted that the drafting of APP7 should specify more detail especially in relation to financial contributions for retrospective infrastructure upgrades. These should only include the cost of the over and above from what would have been routine upgrade and replacement work. [see original submission for full detail]	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Roding.	Accept in part
GJH Rooney	191.63	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	General	Oppose the drafting of APP7, 1.0 in its current form. It is submitted that the drafting of APP7 should specify more detail especially in relation to financial contributions for retrospective infrastructure upgrades. These should only include the cost of the over and above from what would have been routine upgrade and replacement work.	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Roding.	Accept in part

					[see original submission for full detail]		
Rooney Group Limited	249.63	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	General	<p>Oppose the drafting of APP7, 1.0 in its current form. It is submitted that the drafting of APP7 should specify more detail especially in relation to financial contributions for retrospective infrastructure upgrades. These should only include the cost of the over and above from what would have been routine upgrade and replacement work.</p> <p>[see original submission for full detail]</p>	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Roding.	Accept in part
Rooney Farms Limited	250.63	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	General	<p>Oppose the drafting of APP7, 1.0 in its current form. It is submitted that the drafting of APP7 should specify more detail especially in relation to financial contributions for retrospective infrastructure upgrades. These should only include the cost of the over and above from what would have been routine upgrade and replacement work.</p> <p>[see original submission for full detail]</p>	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Roding.	Accept in part
Rooney Earthmoving Limited	251.63	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	General	<p>Oppose the drafting of APP7, 1.0 in its current form. It is submitted that the drafting of APP7 should specify more detail especially in relation to financial contributions for retrospective infrastructure upgrades. These should only include the cost of the over and above from what would have been routine upgrade and replacement work.</p> <p>[see original submission for full detail]</p>	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Roding.	Accept in part
Timaru Developments Limited	252.63	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	General	<p>Oppose the drafting of APP7, 1.0 in its current form. It is submitted that the drafting of APP7 should specify more detail especially in relation to financial contributions for retrospective infrastructure upgrades. These should only include the cost of the over and above from what would have been routine upgrade and replacement work.</p> <p>[see original submission for full detail]</p>	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Roding.	Accept in part
Rooney Holdings Limited	174.64	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	1.4 Water, Stormwater, Wastewater and Roding	<p>Opposes 1.4.a specifying the “full actual cost”. It is submitted that an equitable share would be a more appropriate term especially as financial contributions for infrastructure are predominately taken retrospectively.</p> <p>[see original submission for full reason]</p>	Amend APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Roding to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.	Reject
GJH Rooney	191.64	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	1.4 Water, Stormwater, Wastewater and Roding	<p>Opposes 1.4.a specifying the “full actual cost”. It is submitted that an equitable share would be a more appropriate term especially as financial contributions for infrastructure are predominately taken retrospectively.</p> <p>[see original submission for full reason]</p>	Amend APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Roding to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.	Reject

Rooney Group Limited	249.64	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	1.4 Water, Stormwater, Wastewater and Roding	Opposes 1.4.a specifying the “full actual cost”. It is submitted that an equitable share would be a more appropriate term especially as financial contributions for infrastructure are predominately taken retrospectively. [see original submission for full reason]	Amend APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Roding to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.	Reject
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Rooney Earthmoving Limited	251.64	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	1.4 Water, Stormwater, Wastewater and Roding	Opposes 1.4.a specifying the “full actual cost”. It is submitted that an equitable share would be a more appropriate term especially as financial contributions for infrastructure are predominately taken retrospectively. [see original submission for full reason]	Amend APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Roding to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.	Reject
Timaru Developments Limited	252.64	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Roding	1.4 Water, Stormwater, Wastewater and Roding	Opposes 1.4.a specifying the “full actual cost”. It is submitted that an equitable share would be a more appropriate term especially as financial contributions for infrastructure are predominately taken retrospectively. [see original submission for full reason]	Amend APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Roding to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.	Reject
Rooney Holdings Limited	174.65	APP7 - Financial Contribution	2.0 Open Space Recreation		Oppose a 4% contribution due to it being a significant increase from \$500 which is payable under the operative District Plan.	Amend APP7 - Financial Contribution 2.0 Open Space Recreation to retain the Operative District Plan approach of a flat fee contribution that is affordable and facilitates subdivision and development.	Reject
GJH Rooney	191.65	APP7 - Financial Contribution	2.0 Open Space Recreation		Oppose a 4% contribution due to it being a significant increase from \$500 which is payable under the operative District Plan.	Amend APP7 - Financial Contribution 2.0 Open Space Recreation to retain the Operative District Plan approach of a flat fee contribution that is affordable and facilitates subdivision and development.	Reject
Rooney Group Limited	249.65	APP7 - Financial Contribution	2.0 Open Space Recreation		Oppose a 4% contribution due to it being a significant increase from \$500 which is payable under the operative District Plan.	Amend APP7 - Financial Contribution 2.0 Open Space Recreation to retain the Operative District Plan approach of a flat fee contribution that is affordable and facilitates subdivision and development.	Reject
Rooney Farms Limited	250.65	APP7 - Financial Contribution	2.0 Open Space Recreation		Oppose a 4% contribution due to it being a significant increase from \$500 which is payable under the operative District Plan.	Amend APP7 - Financial Contribution 2.0 Open Space Recreation to retain the Operative District Plan approach of a flat fee contribution that is affordable and facilitates subdivision and development.	Reject
Rooney Earthmoving Limited	251.65	APP7 - Financial Contribution	2.0 Open Space Recreation		Oppose a 4% contribution due to it being a significant increase from \$500 which is payable under the operative District Plan.	Amend APP7 - Financial Contribution 2.0 Open Space Recreation to retain the Operative District Plan approach of a flat fee contribution that is affordable and facilitates subdivision and development.	Reject
Timaru Developments Limited	252.65	APP7 - Financial Contribution	2.0 Open Space Recreation		Oppose a 4% contribution due to it being a significant increase from \$500 which is payable under the operative District Plan.	Amend APP7 - Financial Contribution 2.0 Open Space Recreation to retain the Operative District Plan approach of a flat fee contribution that is affordable and facilitates subdivision and development.	Reject

Milward Finlay Lobb	60.57	APP7 - Financial Contribution	2.0 Open Space & Recreation		Considers allowance needs to be made for approved subdivision consents issued by the Timaru District Council before the District Plan is fully operative.	Amend APP7 - Financial Contribution, 2.0 Open Space Recreation as follows: 2.0 Open Space Recreation [...] 2. The financial contribution shall be payable when a development is a: a. subdivision resulting in additional allotments for residential purposes; or b. a residential unit (other than a replacement of an existing residential unit); or c. a visitor accommodation (other than a replacement of an existing visitor accommodation).; <u>or</u> <u>d. For any subdivision consent approved by the Timaru District Council prior to the District Plan being fully operative any open space contribution shall be in accordance with that subdivision consent approval.</u>	Reject
Steve Dale & Anthony Dale	54.12	APP7 - Financial Contribution	2.0 Open Space & Recreation		Considers the policy should ensure it does not inadvertently create a retrospective cost or charge to already submitted consents, which had no visibility of these costs a time of feasibility being undertaken for the project.	Amend APP7 - Financial Contribution, 2.0 Open Space Recreation as follows: 2.0 Open Space Recreation [...] 2. The financial contribution shall be payable when a development is a: a. subdivision resulting in additional allotments for residential purposes; or b. a residential unit (other than a replacement of an existing residential unit); or c. a visitor accommodation (other than a replacement of an existing visitor accommodation).; <u>or</u> <u>d. For any subdivision consent submitted to Timaru District Council prior to the District Plan being fully operative any open space contribution shall be in accordance with the District Plan that was operative at time of submission.</u>	Reject