E1 RECREATION AND CIVIC DEVELOPMENT CONTRIBUTION

E1.1 Purpose

To provide for the acquisition and development of Reserves and public open space for recreational purposes, in response to the growth of Porirua City through subdivision and development.

E1.2 Contributions as a Condition of a Permitted Activity

E1.2.1 Circumstances in which a contribution is required as a condition of a permitted activity

(a) Prior to commencement of construction of each second or subsequent dwelling, on any site where a Recreation and Civic Development contribution (whether in land or in cash) has not been made at the time of the subdivision creating that allotment.

(b) Prior to commencement of construction of an industrial building on an allotment where a Recreation and Civic Development contribution (whether in land or in cash) has not been made at the time of the subdivision creating that allotment.

(c) Prior to commencement of construction of any other building on an allotment where a Recreation and Civic Development contribution (whether in land or in cash) has not been made at the time of the subdivision creating that allotment.

E1.2.2 Amount of contribution as a condition of a permitted activity

(a) Dwellings:

A contribution of $3700.00 plus GST (adjusted in accordance with changes to the Consumer Price Index from the date of notification of this plan).

(b) Industrial buildings:

A contribution of $4.00 plus GST (adjusted in accordance with changes to the Consumer Price Index from the date of notification of this plan) per m² gross floor area.

(c) Other buildings, excluding buildings accessory to the principal use of a dwelling:

A contribution of $8.00 plus GST (adjusted in accordance with changes to the Consumer Price Index from the date of notification of this plan) per m² gross floor area.

E1.3 Contributions as a Condition of a Resource Consent

E1.3.1 Circumstances in which a Contribution may be imposed as a condition of a resource consent

(a) As a condition of a subdivision consent.

(b) As a condition of a land use consent for any development.
E1.3.2 Maximum amount of contribution required as a condition of a resource consent

(a) Residential allotments and dwellings:

(i) $3700.00 plus GST (adjusted in accordance with changes to the Consumer Price Index from the date of notification of this plan) per additional allotment created in the Suburban Zone where a Recreation and Civic Development contribution (whether in land or in cash) has not been made at the time of the subdivision creating that allotment.

(ii) $3700.00 plus GST (adjusted in accordance with changes to the Consumer Price Index from the date of notification of this plan) per dwelling in the Rural Zone where a Recreation and Civic Development contribution (whether in land or in cash) has not been made at the time of the subdivision creating that allotment.

(iii) $3700.00 plus GST (adjusted in accordance with changes to the Consumer Price Index from the date of notification of this plan) per dwelling built on any allotment in the Suburban Zone except that where a Recreation and Civic Development contribution (whether in land or in cash) has been made at the time of the subdivision creating that allotment the first dwelling shall be exempt.

(iv) This provision sets the maximum contribution that is required. In respect of each residential allotment or dwelling, Council may reduce or waive this contribution. In considering whether to reduce or waive this contribution, Council shall refer, amongst other things, to the matters set out in Policy C3.2.4.

(b) Industrial buildings:

$4.00 plus GST (adjusted in accordance with changes to the Consumer Price Index from the date of notification of this plan) per m² gross floor area, where a Recreation and Civic Development contribution (whether in land or in cash) has not been made at the time of the subdivision creating that allotment.

(c) Other buildings, excluding buildings accessory to the principal use of a dwelling:

$8.00 plus GST (adjusted in accordance with changes to the Consumer Price Index from the date of notification of this plan) per m² gross floor area where a Recreation and Civic Development contribution (whether in land or in cash) has not been made at the time of the subdivision creating that allotment.

E1.3.3 Form of Contribution

Cash.