

Variation 2

Financial Contributions

Summary of Submissions

Introduction

The period for making submissions to Variation 2: Financial Contributions to the Proposed Waimakariri District Plan close on Monday, 21st November 2022.

Further submissions give the opportunity to either support or oppose the submissions already received. It is not another opportunity to make fresh submissions on the Variation itself, as a further submission can only be in support for or opposition to a submission already made to the Council (refer to the summary of submissions below).

Variation 2 - Submitters (by submission number)

Submission numbers	Submitters details		
	Submitters	Email	Street Address
1	Te Ngai Tuahuriri Runanga (Ngai Tuahuriri) Attention: Tania Wati	Tuahiw.Marae@ngaitahu.iwi.nz	219 Tuahiwi Road Kaiapoi 7691
2	Te-Kaharoa Irirangi Manihera	kaharoa.manihera@ngaitahu.iwi.nz	20 Strachan Place Rangiora 7400
3	Lexie Jean Reuban	lexiejreuben@gmail.com	50 Topito Road Kaiapoi 7691
4	Samantha Purvis	samanthapurvis64@gmail.com	4/565 Gloucester Street Christchurch 8011
5	Paekitawhiti Rawi Muriwai	paekitawhiti66@gmail.com	181 Brookside Rd Rolleston 7614
6	Mere-Ana Michelle Brennan	mereanambrennan@gmail.com	27 Smith Street Christchurch 8062
7	Lynette Hanata Te Aika	lynneteika@gmail.com	222B Tuahiwi Road Kaiapoi 7691
8	Jadah Pitama	jadahpitama@gmail.com	13 Wakeman Way Kaiapoi 7630
9	Hunter Kahutia Te Rangi Halbert-Pere	hunterkahutia@gmail.com	181 Brookside Road Rolleston 7614
10	Heni Te Whakaako Kereru	liz.kereru32@gmail.com	166 Tuahiwi Road Kaiapoi 7691
11	Halle Pitama	halle.pitama@gmail.com	4 Fergus Street Kaiapoi 7630
12	Eruera Tarena	eruera.tarena@ngaitahu.iwi.nz	394 Port Hills Road Christchurch 8022
13	Elric Thane Clarke-Beatson	Etc17@active.ac.nz	112 Oram Avenue Christchurch 8061

14	Elishia Ann Marie Mako	elishiamako@gmail.com	181 Brookside Road Rolleston 7614
15	Arapata Hohepa Te Au Reuben	arapata66@gmail.com	276 Revells Road Tuahiwi 7619
16	Amber Paula Siu Clarke	amber.clarke@whitiora.org.nz	C/- 7 Lionel Street Christchurch 8061
17	Gaynor Hakaria	hakean@xtra.co.nz	68 Avondale Road Christchurch 8061
18	Breana Nga Wai Kaio	breanakaiotewhetu1@gmail.com	13 Picton Place Kaiapoi 7630
19	Aroha Abraham	aaarohaa@gmail.com	25 Oram Avenue Christchurch 8061
20	Dalin Te Whata Kururangi	Dalintewhata@gmail.com	6 Leda Place Christchurch 8083
21	Kiri-Ann Te Whata	kiritewhata@hotmail.com	6 Leda Place Christchurch 8083
22	Ariana Laureen Te Whetu	ariana.tewhetu@ngaitahu.iwi.nz	12 Leda Place Christchurch 8083
23	Joseph Jason Kaio	joekaio@live.com	13 Picton Place Kaiapoi 7630
24	Donal Stuart Mackenzie	donalmackenzie@gmail.com	403 Marine Parade Christchurch 8062
25	Suzanne Clarke	suzieclarke@hotmail.com	403 Marine Parade Christchurch 8062
26	Hadley Hayden Osborn	amber.clarke@whitiora.org.nz	20 Domain Terrace Christchurch 8024
27	Ben Wicksteed	benwicksteed098@gmail.com	13 Wakeman Way Kaiapoi 7630
28	Ben Reriti-Jones	benrj31@gmail.com	1/34 New bridge Place Christchurch 8041
29	Ashley Industrial Services Attention: Ken Fletcher	ken.fletcher@ais.co.nz	8 Mill Road Oxford 7430

30	Ruiha Meronea Caldwell	ruandruss@gmail.com	PO Box 361 Rangiora 7440
31	Katarina Ngawaka Tupaea Marjorie Caldwell	katarinacaldwell@gmail.com	224a Tuahiwi Road Kaiapoi 7691
32	Russell Stanton Caldwell	russ.caldwell@ot.govt.nz	224a Tuahiwi Road Kaiapoi 7691
33	Olivia Chessum	olivia.chessum18@gmail.com	C/- Noaia 24 Tuahiwi Road Kaiapoi 7691
34	Tyler Sadler	tylermazey@gmail.com	C/- Noaia 24 Tuahiwi Road Kaiapoi 7691
35	Caleb William Pollard	calebpollard40@gmail.com	24 Tuahiwi Road Kaiapoi 7691
36	Savannah Kerrie Bonnett-Hunter	s.bonnetthunter@gmail.com	C/- Noaia 24 Tuahiwi Road Kaiapoi 7691
37	Joel Phillips	tinyshiny344@gmail.com	C/- Noaia 24 Tuahiwi Road Kaiapoi 7691
38	Darien Nicholls	11darienjodie@hotmail.co.nz	C/- Noaia 24 Tuahiwi Road Kaiapoi 7691
39	Reuben John Marsden	tuhoe001@gmail.com	C/- Noaia 24 Tuahiwi Road Kaiapoi 7691
40	Kieran Taituna	kierantaituha1@gmail.com	C/- Noaia 24 Tuahiwi Road Kaiapoi 7691
41	Summerset Group Holdings Limited Attention: Stephanie Muller	Stephanie.Muller@summerset.co.nz	PO Box 5187 Wellington 6140
42	Amber Li	rose432b@hotmail.com	8 Charlcott Street Christchurch 8053
43	Giahnnii Paul Paraku	Giahnnii.Paraku@ngaitahu.iwi.nz	
44	Francis Hare	francis.hare@ngaitahu.iwi.nz	
45	Ngapiu Tainui-Maclure	ngapiutainui@hotmail.com	37 Fortune Street Christchurch 8052

46	Te Matau Flanagan	tematau.flanagan@gmail.com	254 Bower Avenue Christchurch 8083
47	Mangaia Pasene-Hughes	pasene.mangaia5@gmail.com	18 Christian Street Christchurch 8053
48	Dee Henry	dee.henry@ngaitahu.iwi.nz	95 Marlow Road Christchurch 8061
49	Aporonia Arahanga	aporoniaa@gmail.com	1/318 Armagh Street Christchurch 8011
50	Waipounamu Te Karu	pounamu87@gmail.com	50 Blankney Street Christchurch 8042
51	Jamie Ruwhiu	jamie.ruwhiu@ngaitahu.iwi.nz	88 Tuahiwi Road Kaiapoi 7691
52	Trevor John McGlinchey	mcglincheytj@gmail.com	55A Aynsley Terrace Christchurch 8022
53	Takerei Norton	takereinorton@hotmail.com	139 Studholme Street Christchurch 8024
54	Tania Nutira	tania.nutira@ngaitahu.iwi.nz	3/62 Hei Hei Road Christchurch 8042
55	Maatakiwi Wakefield	haumaru7@gmail.com	2/16C Tilford Street Christchurch 8062
56	Tiresa Ierome	tiresaierome@gmail.com	88 Regency Crescent Christchurch 8051
57	Julia Keogh-Cope	juliahelen.g@gmail.com	6 Shortland Street Christchurch 8061
58	Maia Abraham	kiaora.maiaabraham@gmail.com	23 Highbury Place Christchurch 8061
59	Kaya Renata-Staples	kaya.staples@ngaitahu.iwi.nz	2 Martindales Road Christchurch 8022
60	Jemma Danielle Wiki	jdww94@uclive.ac.nz	27 Buccleugh Street Christchurch 8011
61	Jak Pickering	JakPickering@gmail.com	31 Massey Crescent Christchurch 8014

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
1.1	Te Ngai Tuahuriri Runanga (Ngai Tuahuriri) - Tania Wati	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Ngāi Tūāhuriri Rūnanga are concerned that Variation 2, in particular, the new permitted activity rule FC-R2 which requires financial contributions to be assessed (under standard FC-S1) whenever more than two lots are created, presents an inter-generational barrier to descendants of the original Māori owners wishing to provide for housing on MR873. That the cumulative effect of Council regulation is continuing to undermine the ability of descendants to occupy and use Māori Land for the purpose for which it was intended under Kems Deed. Two particular concerns are identified - the failure to adequately consult with iwi in developing the variation, and that the intensification of housing in Woodend and Ravenswood would be unlikely to compromise or delay infrastructure or services to MR873 due to an anticipated slow up-take in density.	Ngāi Tūāhuriri Rūnanga seek that activity rule FC-R2 is amended to exclude its application to the Special Purpose Kāinga Nohoanga Zone.
2.1	Te-Kaharoa Irirangi Manihera	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
3.1	Lexie Jean Reuban	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
4.1	Samantha Purvis	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
5.1	Paekitawhiti Rawi Muriwai	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

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6.1	Mere-Ana Michelle Brennan	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
7.1	Lynette Hanata Te Aika	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
8.1	Jadah Pitama	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
9.1	Hunter Kahutia Te Rangi Halbert-Pere	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
10.1	Heni Te Whakaako Kereru	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
11.1	Halle Pitama	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
12.1	Eruera Tarena	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
13.1	Elric Thane Clarke-Beatson	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
14.1	Elishia Ann Marie Mako	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
15.1	Arapata Hohepa Te Au Reuben	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
16.2	Amber Paula Siu Clarke	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
17.1	Gaynor Hakaria	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
18.1	Breana Nga Wai Kaio	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
19.1	Aroha Abraham	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
20.1	Dalin Te Whata Kururangi	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
21.1	Kiri-Ann Te Whata	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
22.1	Ariana Laureen Te Whetu	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
23.1	Joseph Jason Kaio	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

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24.1	Donal Stuart Mackenzie	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
25.1	Suzanne Clarke	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
26.1	Hadley Hayden Osborn	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
27.1	Ben Wicksteed	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
28.1	Ben Reriti-Jones	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
29.1	Ashley Industrial Services Ltd - Ken Fletcher	FC - Koha putea - Financial Contributions	Objectives	FC-O1 Infrastruct	Support	Supports FC-O1 and considers it is appropriately limited to new residential units and subdivision.	Retain FC-O1 as notified.
29.2	Ashley Industrial Services Ltd - Ken Fletcher	FC - Koha putea - Financial Contributions	Objectives	FC-O2 Environment	Support	Supports FC-O2 as notified, and considers that the objective is appropriately limited to new residential units and subdivision.	Retain FC-O2 as notified.
29.3	Ashley Industrial Services Ltd - Ken Fletcher	FC - Koha putea - Financial Contributions	Policies	FC-P1 Provision	Support	Supports FC-P1 and considers that it is appropriately limited to new residential units and subdivisions only.	Retain FC-P1 as notified.
29.4	Ashley Industrial Services Ltd - Ken Fletcher	FC - Koha putea - Financial Contributions	Policies	FC-P2 Acquisitio	Support	Supports FC-P2 and considers it is appropriately limited to new residential units and subdivision.	Retain FC-P2 as notified.

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29.5	Ashley Industrial Services Ltd - Ken Fletcher	FC - Koha putea - Financial Contributions	Activity Rules	FC-R1 New Residen	Support	Supports FC-R1 and considers that it is appropriately limited to new residential units and subdivisions.	Retain FC-R1 as notified.
29.6	Ashley Industrial Services Ltd - Ken Fletcher	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Support	Supports FC-R2 and considers that the rule appropriately limits its scope to new residential units and subdivision.	Retain FC-R2 as notified.
30.1	Ruiha Meronea Caldwell	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
31.1	Katarina Ngawaka Tupaea Marjorie Caldwell	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
32.1	Russell Stanton Caldwell	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
33.1	Olivia Chessum	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
34.1	Tyler Sadler	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
35.1	Caleb William Pollard	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
36.1	Savannah Kerrie Bonnett-Hunter	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
37.1	Joel Phillips	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
38.1	Darien Nicholls	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
39.1	Reuben John Marsden	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone. The financial impact of this policy will alienate and setback mana whenua.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
40.1	Kieran Taituna	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
41.1	Summerset Group Holdings Limited - Stephanie Muller	FC - Koha putea - Financial Contributions	General	General	Support	Support the entire submission of the Retirement Villages Association of New Zealand on Variation 2.	Engage constructively with the Retirement Villages Association in relation to Variation 2.
42.1	Amber Li	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
43.1	Giahnnii Paul Paraku	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
44.1	Francis Hare	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
45.1	Ngapiu Tainui-Maclure	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
46.1	Te Matau Flanagan	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
47.1	Mangaia Pasene-Hughes	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
48.1	Dee Henry	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
49.1	Aporonia Arahanga	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
50.1	Waipounamu Te Karu	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
51.1	Jamie Ruwhiu	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
52.1	Trevor John McGlinchey	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
53.1	Takerei Norton	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
54.1	Tania Nutira	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
55.1	Maatakiwi Wakefield	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
56.1	Tiresa Ierome	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
57.1	Julia Keogh-Cope	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
58.1	Maia Abraham	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
59.1	Kaya Renata-Staples	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
60.1	Jemma Danielle Wiki	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
61.1	Jak Pickering	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
62.1	Jacqueline Barry	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
63.1	Manea Tainui	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
64.1	Ngareta Frost	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
65.1	Simone Riana Pitama	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
66.1	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	General	General	Oppose	Emphasis and clarify how existing development contributions throughout the chapter. The introductory text referring to financial contributions needs amendment to state that a financial contribution is not required to provide for the full recovery of services in relation to an activity for which a resource consent (or permitted activity) is required. Instead, it is a contribution paid to partly mitigate or compensate for the impacts of a development over and above any development contribution.	Ensure consistency with development contributions policy, remove duplication with development contributions, and replace references to 'offset' or 'offsetting' with 'mitigate' or 'contribute towards'.
66.2	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Objectives	FC-O1 Infrastruct	Oppose	Clarify that contributions required to mitigate effects on Council infrastructure must be fair, reasonable, and consistent. The term 'equitably' is not the same as 'fair and consistent'.	Amend Objective FC-O1 to clarify that contributions required to mitigate effects on Council infrastructure must be fair, reasonable, and consistent.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
66.3	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Objectives	FC-O2 Environment	Oppose	Objective FC-O2 (Environmental Effects) does not reflect section 108 Resource Management Act as it contains no reference to fairness or reasonableness.	Amend Objective FC-O2 to clarify that any contribution required to mitigate impacts on the environment must be fair, reasonable and consistent.
66.4	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Policies	FC-P1 Provision	Amend	Make policy FC-P1 (provision of infrastructure) clarify that financial contributions are only required where there is an adverse environmental effect on existing infrastructure requiring capacity increases, modifications, or upgrades that outside the scope of the scheduled maintenance/replacement programme that is not also covered by a development contribution.	Amend Policy FC-P1 (provision of infrastructure) to: "Except where already provided for by the current WDC Development Contributions Policy, financial contributions are required where housing intensification, subdivision, and development or both have an adverse environmental effect on existing infrastructure, which requires capacity increases, upgrades or other modification to the infrastructure ahead of the scheduled maintenance/replacement program, or outside the scope of scheduled maintenance/replacement programme."
66.5	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Activity Rules	FC-R1 New Residen	Oppose	The process for how a financial contributions assessment is undertaken under Policy FC-R1 is unclear and does not provide a developer with an ability to estimate their contribution without relying on Council's assessment. This includes how to request a financial assessment, how long an assessment would take to be received, any process to question the assessment, and the timing of a process, such as before building consent.	Remove or amend Rule FC-R1 to: clearly articulate when any calculated financial contribution must be paid by; and provide greater certainty on the process for obtaining a financial contributions assessment and how this will be undertaken in a fair and reasonable way.
66.6	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	The process for how to undertake a financial contributions assessment and the timing is unclear. Activity Rule FC-R2 implies that if financial contributions have not been calculated prior to seeking consent (or these have not been paid prior to consent issue) this would substantially alter the activity status and/or use of discretion (in any consent application) of the proposal. Unlike development contributions financial contributions would need to be paid prior to subdivision consent issue.	Remove or amend Rule FC-R2 to: clearly articulate when any calculated financial contribution must be paid by; and provide greater certainty on the process for obtaining a financial contributions assessment and how this will be undertaken in a fair and reasonable way.
66.7	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S1: Assessment	Oppose	There is a need to explicitly distinguish between development contributions and financial contributions to avoid duplication of payment and ensure that any financial contribution required is in response to an issue that the proposed development raises. Amend FC-S1 to ensure that Financial Contribution Cost Assessments will first exclude all reasonable infrastructure costs that have already been accounted for by the current Waimakariri District Council development contributions policy.	Amend to FC-S1(1) with additional criteria: The District Council will issue a Financial Contribution Calculation Assessment (which will be valid for three years from the date of issue) that specifies that either: <u>a. all reasonable infrastructure costs incurred by the development have already been accounted for by the current Waimakariri District Council Development Contributions Policy and no further assessment is required; or that:</u> <u>b. all reasonable costs incurred or to be incurred in providing the service, utility or facility (including but not limited to; any legal, survey, design, planning, engineering costs and disbursements)</u>

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
66.8	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S1: Assessment	Oppose	The assessment methodology should firstly refer to whether the current Development Contributions Policy has already anticipated and provided for anticipated residential growth. Financial contributions should relate solely to the effects of the activity (i.e., subdivision). The assessment methodology should outline that financial contributions are only required for infrastructure upgrades directly attributable to a proposed intensification activity and/or subdivision. The assessment methodology is vague and does not provide transparency for a developer to calculate what contributions they may be required to pay independently (for example they will not be able to predict what allowance and/or adjustment of inflation WDC will be applying to costs).	Provide greater clarity for developers whilst being assured that everyone is being treated alike.
66.9	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S1: Assessment	Oppose	The assessment methodology should outline that financial contributions are only required for infrastructure upgrades directly attributable to a proposed intensification activity and/or subdivision. The assessment methodology is vague and does not provide transparency for a developer to calculate what contributions they may be required to pay independently (for example they will not be able to predict what allowance and/or adjustment of inflation Waimakariri District Council will be applying to costs).	Amend FC-S1 to add more detail on how a financial contribution calculation assessment should be sought and the timing associated with obtaining one.
66.10	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S1: Assessment	Oppose	Financial contributions should relate solely to the effects of the activity (i.e., subdivision). The assessment methodology should outline that financial contributions are only required for infrastructure upgrades directly attributable to a proposed intensification activity and/or subdivision.	Amend the assessment methodology in FC-S1 to clarify that any costs calculated may only be in relation to effects of the activity (with any increased wider benefit of infrastructure that goes over and above that required by the activity to be paid by Council).

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
66.11	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S2: Financial	Oppose	The standard refers to whether the Development Contributions Policy has already anticipated and provided for anticipated residential growth, but it could be made more explicit that if it has already been accounted for then no further calculation is required. Matter (d) is vague and provides no certainty that if onsite stormwater management is provided to manage a 10-year storm that no financial contribution will be required. There is no reasoning for why some sites may require a 'reduced' contribution and others 'no' contribution for providing the same level of stormwater management.	<p>Amend FC-S2(1):</p> <p>1. As part of the District Council Financial Contribution Calculation Assessment for drinking water, wastewater and stormwater <u>firstly an assessment shall be undertaken to following calculation methodology will be used:</u></p> <p>a. assess whether the upgrade, extension or new infrastructure required <u>has already been</u> accounted for in growth component allowed for in the Development Contributions policy. <u>If the upgrade, extension or new infrastructure required has already been allowed for in the Development Contributions policy then no further assessment is required. If the required upgrade, extension or new infrastructure has not been provided for in the Development Contributions policy then the following calculation methodology will be used:</u></p> <p>b. assess the increase in capacity of the upgrade, extension or new infrastructure required and only charge the proportion needed to service the proposed development;</p> <p>c. where required to be installed on Council land and agreed to by the Council, the 100% estimated cost of all materials, installation and commissioning of a water supply booster pump and associated infrastructure to maintain water pressure in any building three or more stories in height;</p> <p>d. and assess provision of on-site stormwater management, and if sufficient to manage a 10 year storm, either no or a reduced financial contribution will be required.</p>

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
66.12	Mark Allan - on behalf of Bellgrove Rangiora Ltd	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S4: Financial	Oppose	Amend standard FC-S3 to be more explicit that where Development Contributions Policy has already anticipated and provided for anticipated residential growth, no further calculation is required.	<p>Amend FC-S4:</p> <p>As part of the District Council Financial Contribution Calculation Assessment for roading firstly an assessment shall be undertaken to following calculation methodology will be used: assess whether the upgrade of extension to or new roading infrastructure required is already accounted for in the growth component allowed for in the Development Contributions policy. If the upgrade, extension to or new roading infrastructure required has already been allowed for in the Development Contributions policy then no further assessment is required.</p> <p><u>If the required upgrade, extension to or new infrastructure has not been provided for in the Development Contributions policy then the following methodology will be used to calculate the contribution required by Council:</u></p> <p>a. if not provided for in the Development Contributions policy, the cost of the upgrade extension or new roading infrastructure will be calculated by Council; the percentage contribution required to be paid by the development will be calculated as follows:</p> <p><u>a. for the costs of upgrading or extending existing roading infrastructure the percentage contribution shall be based on</u> vehicle movements per day generated by the development divided by vehicle movements per day of the development plus vehicle movements per day of any potential additional lots that could develop plus average daily traffic: % contribution = vmpd development/ (vmpd development + vmpd potential new lots + current average daily traffic);</p> <p><u>b. for the cost contribution associated</u> where new roads are required, the financial contribution will be based on a unit rate per kilometre of new road multiplied by the number of new lots divided by the existing lots plus proposed new lots; and</p> <p>c. where land is required to be vested for roading purposes, the area of land, the value of the land, and its [spelling corrected] proposed classification, shall be specified by Council.</p>
67.1	Nola Smart - on behalf of Fire and Emergency New Zealand	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S2: Financial	Support	Amend reference to 'drinking water' to clearly include upgrades for the provision of sufficient water supply and pressure for firefighting in line with Standards New Zealand Publicly Available Specification 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice, where the development does not have sufficient capacity and is not providing an alternative water supply.	<p>Amend FC-S2(1):</p> <p>"1. As part of the District Council Financial Contribution Calculation Assessment for drinking water <u>(including for firefighting)</u>, wastewater and stormwater the following calculation methodology will be used: ..."</p>
67.2	Nola Smart - on behalf of Fire and Emergency New Zealand	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S2: Financial	Support	Supports inclusion of upgrading water pressure for high-rise buildings in matters for assessment in FC-S2. These upgrades must be operational prior to the development being completed	Retain FC-S2 as notified.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
67.3	Nola Smart - on behalf of Fire and Emergency New Zealand	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S4: Financial	Support	Amend FC-S4 to include emergency vehicle access infrastructure upgrades required as a result of intensification.	Amend FC-S4(b): "1. As part of the District Council Financial Contribution Calculation Assessment for roading the following calculation methodology will be used: ... b. If not provided for in the Development Contributions policy, the cost of the upgrade extension or new roading infrastructure (<u>including upgrades for emergency access</u>) will be calculated by Council; ..."
68.2	Samuel Hammond on behalf of 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rentals Ltd and Allan Downs Ltd	FC - Koha putea - Financial Contributions	General	General	Support	General support for variation 2: financial contributions.	No specific relief sought.
68.3	Samuel Hammond on behalf of 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rentals Ltd and Allan Downs Ltd	FC - Koha putea - Financial Contributions	General	General	Support	General support for a separate financial contributions chapter on the basis that financial contributions are accounted for separately.	No specific relief sought.
68.4	Samuel Hammond on behalf of 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rentals Ltd and Allan Downs Ltd	FC - Koha putea - Financial Contributions	Policies	FC-P1 Provision	Support	Support for policy FC-P1 in the provision of infrastructure on the basis that it limits financial contributions to existing infrastructure only, and does not apply to new greenfield infrastructure.	Retain FC-P1 as notified
68.5	Samuel Hammond on behalf of 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rentals Ltd and Allan Downs Ltd	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S1: Assessment	Oppose	Standard FC-S1 is inconsistent with objectives FC-O1, FC-O2, and policies FC-P1 and FC-P2, which require the remediation and/or mitigation of effects on Council infrastructure and the environment in contrast to the avoidance of effects on Council infrastructure and the environment. The inclusion of a provision to charge a financial contribution to "any reasonable cost to avoid" is potentially more expensive than options to remedy or mitigate capacity effects. Standard FC-S1 does not specify that the financial contribution calculation assessment will take account of previously made development contributions at the time of subdivision, housing, or development.	Amend FC-S1: 1. The District Council will issue a Financial Contribution Calculation Assessment (which will be valid for three years from the date of issue) that specifies: a. all reasonable costs incurred or to be incurred in providing the service, utility or facility (including but not limited to; any legal, survey, design, planning, engineering costs and disbursements); b. any reasonable costs to avoid , remedy or mitigate any effects on the environment from intensification, and subdivision; c. the value of and/or the costs of acquiring any or interest in any land required for the service, utility, facility or reserve; d. an allowance or adjustment for inflation; and e. an allowance for the overhead costs of the Council and/or any costs associated with servicing Council expenditure in providing or upgrading a service or facility. <u>f. The calculation and credit (if applicable) that takes account of payments made under the Council's Development Contributions Policy, and determines the offset value to be paid as a financial contribution (if any).</u>

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
68.6	Samuel Hammond on behalf of 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rentals Ltd and Allan Downs Ltd	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S4: Financial	Oppose	Standard FC-S4 includes a subjective assessment that proposes to charge financial contributions for “any potential additional lots that could develop”. The financial contribution should instead be charged on the development (housing or subdivision stage) at the time of physical development when the actual effect can be quantified.	Amend FC-S4: "1. As part of the District Council Financial Contribution Calculation Assessment for roading the following calculation methodology will be used: a. assess whether the upgrade of extension to or new roading infrastructure required is already accounted for in the growth component allowed for in the Development Contributions policy; b. if not provided for in the Development Contributions policy, the cost of the upgrade extension or new roading infrastructure will be calculated by Council; c. the percentage contribution required to be paid by the development will be calculated as follows: vehicle movements per day generated by the development divided by vehicle movements per day of the development plus vehicle movements per day of any potential additional lots that could develop plus average daily traffic: %Roading financial contribution = $\text{vmpd development} / (\text{vmpd development} + \text{vmpd potential new lots} + \text{current average daily traffic})$; d. where new roads are required, the financial contribution will be based on a unit rate per kilometre of new road multiplied by the number of new lots divided by the existing lots plus proposed new lots; and e. where land is required to be vested for roading purposes, the area of land, the value of the land, and it's proposed classification, shall be specified by Council."
68.7	Samuel Hammond on behalf of 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rentals Ltd and Allan Downs Ltd	General	General	General	Support	General support for variation 2.	No specific relief sought.
69.1	Samuel Hammond on behalf of Eliot Sinclair and Partners Limited	FC - Koha putea - Financial Contributions	General	General	Support	Support retention of financial contributions as a separate chapter within the proposed Waimakariri District Plan on the basis that they are accounted for separately to development contributions but are offset by development contributions in the first instance.	Retain financial contributions as a separate chapter within the proposed district plan.
69.2	Samuel Hammond on behalf of Eliot Sinclair and Partners Limited	FC - Koha putea - Financial Contributions	Policies	FC-P1 Provision	Support	Policy FC-P1 is supported on the basis that it limits financial contributions applicability to existing infrastructure only, and does not apply to new greenfield infrastructure.	Retain policy FC-P1 as notified
69.3	Samuel Hammond on behalf of Eliot Sinclair and Partners Limited	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Rule FC-R2 should only apply to the zones where the Medium Density Residential Standard provisions apply. FC-R2 is being used to capture funds via financial contributions for all subdivisions in any zone, including rural zones and general residential zones where Medium Density Residential Standards provisions do not apply. This does not seem reasonable on the basis that Development Contributions would otherwise apply to such areas, with no increased ability for additional demand and hence infrastructural capacity effects to be created (by Medium Density Residential Standards imposed new permitted activities).	Oppose FC-R2.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
69.4	Samuel Hammond on behalf of Eliot Sinclair and Partners Limited	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S1: Assessment	Oppose	Standard FC-S1 is inconsistent with objectives FC-O1 and FC-O2, policies FC-P1 and FC-P2. These objectives and policies require the remediation and/or mitigation of effects on Council infrastructure and the environment in contrast to the avoidance of effects on Council infrastructure and the environment. The inclusion of a provision to charge a financial contribution to “any reasonable cost to avoid” is potentially more expensive than options to remedy or mitigate capacity effects.	Amend FC-S1: "1. The District Council will issue a Financial Contribution Calculation Assessment (which will be valid for three years from the date of issue) that specifies: a. all reasonable costs incurred or to be incurred in providing the service, utility or facility (including but not limited to; any legal, survey, design, planning, engineering costs and disbursements); b. any reasonable costs to avoid , remedy or mitigate any effects on the environment from intensification, and subdivision; c. the value of and/or the costs of acquiring any or interest in any land required for the service, utility, facility or reserve; d. an allowance or adjustment for inflation; and e. an allowance for the overhead costs of the Council and/or any costs associated with servicing Council expenditure in providing or upgrading a service or facility. f. <u>The calculation and credit (if applicable) that takes account of payments made under the Council’s Development Contributions Policy, and determines the offset value to be paid as a financial contribution (if any).</u> "
69.5	Samuel Hammond on behalf of Eliot Sinclair and Partners Limited	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S4: Financial	Oppose	Standard FC-S4 should assess a financial contribution at the time of physical development when the actual effect can be quantified. It is not appropriate to charge for future potential development, and therefore, should be aligned with the development contribution policy.	Amend FC-S4: "1. As part of the District Council Financial Contribution Calculation Assessment for roading the following calculation methodology will be used: a. assess whether the upgrade of extension to or new roading infrastructure required is already accounted for in the growth component allowed for in the Development Contributions policy; b. if not provided for in the Development Contributions policy, the cost of the upgrade extension or new roading infrastructure will be calculated by Council; – c. the percentage contribution required to be paid by the development will be calculated as follows: vehicle movements per day generated by the development divided by vehicle movements per day of the development plus vehicle movements per day of any potential additional lots that could develop plus average daily traffic: % <u>Roading financial</u> contribution = $\frac{\text{vmpd development}}{(\text{vmpd development} + \text{vmpd potential new lots} + \text{current average daily traffic})}$; ..."
69.6	Samuel Hammond on behalf of Eliot Sinclair and Partners Limited	FC - Koha putea - Financial Contributions	General	General	Support	Generally support variation 2.	No specific relief sought.
70.1	Martin Pinkham	FC - Koha putea - Financial Contributions	Objectives	FC-O1 Infrastruct	Oppose	Oppose objective FC-O1 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.
70.2	Martin Pinkham	FC - Koha putea - Financial Contributions	Objectives	FC-O2 Environment	Oppose	Oppose objective FC-O2 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
70.3	Martin Pinkham	FC - Koha putea - Financial Contributions	Policies	FC-P1 Provision	Oppose	Oppose policy FC-P1 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.
70.4	Martin Pinkham	FC - Koha putea - Financial Contributions	Policies	FC-P2 Acquisitio	Oppose	Oppose policy FC-P2 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.
70.5	Martin Pinkham	FC - Koha putea - Financial Contributions	Activity Rules	FC-R1 New Residen	Oppose	Oppose rule FC-R1 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.
70.6	Martin Pinkham	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose rule FC-R2 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.
70.7	Martin Pinkham	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S1: Assessment	Oppose	Oppose standard FC-S1 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.
70.8	Martin Pinkham	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S2: Financial	Oppose	Oppose standard FC-S2 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.
70.9	Martin Pinkham	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S3: Financial	Oppose	Oppose standard FC-S3 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	That the Variation be withdrawn, and a new Variation that includes adequate information and assessment be issued.
70.1	Martin Pinkham	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S4: Financial	Oppose	Oppose standard FC-S4 as the manner in which the variation has been notified does not provide adequate information to assess the impacts of the proposed changes at both a development level and at a district wide level.	Withdraw variation 2 and notify a new variation which includes adequate information.
71.1	Anderson Lloyd - Sarah Eveleigh - on behalf of Ravenswood Developments Limited	FC - Koha putea - Financial Contributions	FC - Koha putea - Financial Contributions	General	Oppose	The variation 2 provisions are too broad and do not provide appropriate specificity as to the basis on which financial contributions will be sought.	No specific relief sought.
71.3	Anderson Lloyd - Sarah Eveleigh - on behalf of Ravenswood Developments Limited	FC - Koha putea - Financial Contributions	FC - Koha putea - Financial Contributions	General	Oppose	The Variation 2 provisions do not expressly identify a "purpose" for which financial contributions will be required, but the purposes in objectives FC-O1 and FC-O2 are broad, which provides very little indication to developers or the public of the scope of financial contributions that may be sought, or the purposes for which they will be required. Other districts contain purpose statements which identify the particular types of infrastructure works to be funded by financial contributions (for example three waters, transport), and the particular environmental effects to be mitigated and outcomes to be achieved.	No specific relief sought

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
71.4	Anderson Lloyd - Sarah Eveleigh - on behalf of Ravenswood Developments Limited	FC - Koha putea - Financial Contributions	General	General		Policy FC-P1 appropriately identifies that financial contributions will be required in relation to adverse environmental effects on infrastructure, however objective FC-O2, policy FC-P2, and assessment standard FC-S1(c) provide for financial contributions to "mitigate the effects on the environment". No detail is provided as to what effects would be assessed or for what purposes and outcomes the contributions would be used for.	No specific relief sought.
71.5	Anderson Lloyd - Sarah Eveleigh - on behalf of Ravenswood Developments Limited	FC - Koha putea - Financial Contributions	FC - Koha putea - Financial Contributions	Introduction	Oppose	The introductory text in the Financial Contributions chapter sets out a number of "general circumstances where financial contributions may be required". The purpose of including that list is unclear and does not inform the interpretation of subsequent provisions.	No specific relief sought.
71.6	Anderson Lloyd - Sarah Eveleigh - on behalf of Ravenswood Developments Limited	FC - Koha putea - Financial Contributions	General	General	Amend	FC-S2 and FC-S4 generally provide that a proportion of costs of the upgrade, extension or new infrastructure will be required, corresponding to the demand generated by the development. FC-S3 relates to the acquisition and vesting of land and provides that only the area of land required for the infrastructure or service will be required and it also provides that if the land value is more than the equivalent financial contribution value, the difference in value shall be a credit.	Amend standards FC-S2, FC-S3, FC-S4 to clarify how financial contribution value, including attribution of proportions is determined.
71.7	Anderson Lloyd - Sarah Eveleigh - on behalf of Ravenswood Developments Limited	FC - Koha putea - Financial Contributions	General	General	Amend	The proposed financial contributions provisions generate significant potential for overlap with development contributions. Standards FC-S2 and FC-S4 make reference to an assessment of whether the upgrade, extension or new infrastructure required is already accounted for in the growth component allowed for in the Development Contributions policy, but only standard FC-S4 provides that it is only if this is not provided for in the Development Contribution policy that the cost of the infrastructure will be calculated by Council.	Amend financial contributions provisions to more expressly state that financial contributions will be levied for a different purpose to development contributions, and the calculation of financial contributions payable will not include the cost of any infrastructure or services funded via Council's Development Contributions policy.
71.8	Anderson Lloyd - Sarah Eveleigh - on behalf of Ravenswood Developments Limited	FC - Koha putea - Financial Contributions	FC - Koha putea - Financial Contributions	General	Amend	Seeks amendments to Variation 2 to better accord with the Resource Management Act 1991, including the requirements of section 77E.	Seeks amendments to Variation 2 to better accord with the Resource Management Act 1991, including the requirements of section 77E. Amend Variation 2 to: (a) Identify specific purposes for which financial contributions will be required, specifically: (i) Those purposes should be limited to capacity increases, upgrades or other modification to the infrastructure ahead of or outside of the scheduled maintenance or replacement. (ii) If financial contributions are to be required for adverse effects on the environment (which is not supported), the adverse effects to be assessed and the purposes or outcomes for which the financial contribution will be sought should be clearly identified; and (b) Explicitly state that in all cases, financial contributions will not be required for infrastructure, services or amenities for which development contributions are recoverable; (c) Improve the level of detail, clarity and drafting of standards FC-S1 to FC-S4. Seeks such other relief as may be required to give effect to this submission, including alternative, further or consequential amendments to objectives, policies, rules and definitions of the PWDP that address the matters raised.

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
72.1	Luke Hinchey - on behalf of Ryman Helathcare Limited	FC - Koha putea - Financial Contributions	General	General	Oppose	Adopts the Retirement Villages Association of New Zealand Incorporated submission on Variation 2. Emphasises that Variation 2 will have a significant impact on the provision of housing and care for Waimakariri's growing ageing population. There is a real risk that the proposed changes will delay necessary retirement and aged care accommodation in the region.	Seeks the relief sought by the Retirement Villages Association of New Zealand Incorporated in its submission on Variation 2.
73.1	Luke Hinchey - on behalf of Retirement Villages Association of New Zealand Incorporated	FC - Koha putea - Financial Contributions	General	General	Amend	Retirement villages have a substantially lower demand profile than standard residential developments due to low occupancy levels and reduced activity levels of the residents due to their age and frailty. Retirement villages have lower demand on the following particular areas - reserves, transport, water/wastewater. Retirement Village Association members also construct public infrastructure as part of their proposals, which adds capacity to the network for wider public benefit. The proposed assessment methodology does not take into account works undertaken by developers.	The Retirement Village Association seeks amendments to Variation 2 to: Ensure the dual financial and development contributions regimes will not result in double dipping; Provide certainty as to the financial contributions that will be required to be paid; Ensure the calculation methodology takes into account cost of works undertaken as part of development; and Provide a retirement village-specific regime for retirement villages that takes into account their substantially lower demand profile compared to standard residential developments.
73.2	Luke Hinchey - on behalf of Retirement Villages Association of New Zealand Incorporated	FC - Koha putea - Financial Contributions	FC - Koha putea - Financial Contributions	General	Oppose	Concern that Variation 2 as proposed will result in 'double dipping' under dual financial and development contribution regimes, does not clearly set out the financial contributions that will be required, and does not recognise the bespoke demand characteristics of retirement villages or works carried out as part of development.	Amend all relevant provisions to: Ensure the dual financial and development contributions regimes will not result in double dipping; Provide certainty as to the financial contributions that will be required to be paid; Ensure the calculation methodology takes into account cost of works undertaken as part of development; and Provide a retirement village-specific regime for retirement villages that takes into account their substantially lower demand profile compared to standard residential developments.
74.1	Juliet Dalley	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
75.1	Wiremu Harry Michael Caldwell	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.
76.1	Jo Appleyard - on behalf of Rolleston Industrial Development Limited	FC - Koha putea - Financial Contributions	General	General	Oppose	Oppose all variation 2 provisions as: the provisions are not consistent with and do not give effect to section 77E of the RMA, it would result in a lack of transparency, clarity and certainty as to the calculation and magnitude of the financial contribution, there does not appear to be any ability to understand the quantum of financial contributions before site purchase or resource consent application, there does not appear to be any scope to object to the calculation or otherwise of financial contributions; and it is not clear how these will be distinguished from developer contributions already required in the Waimakariri District.	Delete all provisions of the variation 2 in their entirety

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
77.1	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General	Amend	Plan provisions need to provide greater transparency about costs and how these will be calculated and proportioned, and greater clarity in how financial contributions will be implemented. The changes requested are made to: i. Ensure that Kāinga Ora can carry out its statutory obligations; ii. Ensure that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991; iii. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development; iv. Provide clarity for all plan users; and v. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.	Amend plan provisions to provide greater clarity and certainty to plan users of the costs and implementation of financial contributions.
77.2	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Objectives	FC-O1 Infrastruct	Oppose	Objective FC-O1 does not adequately and clearly specify the purposes for which financial contributions are required.	Remove Objective FC-O1 as notified and amend to ensure the purpose for which financial contributions are required are more clearly and comprehensively set out.
77.3	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Objectives	FC-O2 Environment	Oppose	Objective FC-O2 does not adequately and clearly specify the purposes for which financial contributions are required.	Delete Objective FC-O2 as notified and amend to ensure the purpose for which financial contributions are required are more clearly and comprehensively set out.
77.4	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Policies	FC-P1 Provision	Amend	As worded, FC-P1 may unnecessarily require financial contributions for infrastructure upgrades that are ‘ahead of the scheduled maintenance/replacement program’ but which might otherwise be catered for in the Council's Development Contribution policy or by other funding sources (e.g. developer agreements or developer funded infrastructure) in a way that makes a financial contribution unnecessary. Accordingly, the proposed amendments provide greater clarity and scope to consider wider sources of funding.	Amend FC-P1: "Financial contributions are required where housing intensification, subdivision, and development or both have an adverse environmental effect on existing infrastructure, which requires capacity increases, upgrades or other modification to the infrastructure ahead of the scheduled maintenance/replacement program, or outside the scope of scheduled maintenance/replacement programme where such upgrades and costs are not otherwise addressed by Council's Development Contributions Policy or other funding sources available to the Council. "
77.5	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Policies	FC-P2 Acquisitio	Oppose	Land requirements for new road reserve, stormwater reserve, or council infrastructure are planned and provided for through the Long Term Plan process, not through financial contributions.	Delete Policy FC-P2 in its entirety.
77.6	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Activity Rules	FC-R1 New Residen	Amend	Financial contributions, through Rule FC-R1(1) should apply to more than three residential units, on the basis that the MDRS permit up to 3 units per site and this level of development should be planned for by Council in terms of infrastructure requirements and funding, and financial contributions should be paid prior to the issue of a Code Compliance Certificate under the Building Act.	Amend FC-R1: 1. there are more than two <u>three</u> residential units per site; 2. a financial contributions assessment has been completed in accordance with FC-S1; and 3. all monies calculated under FC-S2 to FCS4 are paid, <u>prior to the issue of a Code Compliance Certificate under the Building Act 2004.</u> Make consequential amendments as required to V1, including as a minimum, the deletion of all other infrastructure assessment matters applying to land

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
77.7	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Amend	Financial contributions, through Rule FC-R2 should apply to more than three residential units, on the basis that the MDRS permit up to 3 units per site and this level of development should be planned for by Council in terms of infrastructure requirements and funding, and financial contributions should be paid prior to the issue of a Code Compliance Certificate under the Building Act.	Amend FC-R2 as follows: Activity status: PER Where: 1. there are more than two ^{three} allotments are created; 2. a financial contributions assessment has been completed in accordance with FC-S1; and 3. all monies calculated under FC-S2 to FCS4 are paid, <u>prior to the issue of a completion certificate under section 224c of the Resource Management Act 1991</u> . Make consequential amendments as required to V1, including as a minimum, the deletion of all other infrastructure assessment matters applying to land use consent applications for more than 3 units.
77.8	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S1: Assessment	Oppose	Supports the inclusion of an assessment methodology for financial contributions. However, standard FC-S1 as notified provides no certainty or transparency to plan users. There is certainty as to the spatial extent/scope of a Financial Contribution Calculation Assessment, how the costs in standard FCS1.1a- e will be determined, whether such costs will be determined or confirmed independently of Council, or to what extent they can be reviewed or contested in the event of disagreement with a Financial Contribution Calculation Assessment. There is also no linkage to standards FC-S2 to FC-S4, despite these provisions being integral to FC-S1.	Amend standard FC-S1 to provide clarity and certainty.
77.9	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S2: Financial	Oppose	Supports the inclusion of an assessment methodology for financial contributions. However, standard FC-S2 as notified provides no certainty or transparency to plan users. Provide a consistent methodology for determining financial contributions across all forms of infrastructure by, assessing whether infrastructure upgrades are already allowed for within Council's Development Contributions Policy, and only charging financial contributions on upgrades not allowed for, only charging the proportion of financial contributions needed to service the proposed development (account for cumulative effects, but not disproportionately charge the first development to trigger an infrastructure upgrade), provide specific calculations to the extent possible, provide specific circumstances where financial contributions will not be charged, provide details as to who undertakes the assessment and the process for dispute resolution, provide reference to an external resource or online calculator or similar to enable plan users to readily assess financial contributions.	Amend standard FC-S2 to provide clarity and certainty.
77.10	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S3: Financial	Oppose	Land requirements for new road reserve, stormwater reserve, or council infrastructure should be planned and provided for through the LTP process. If it is intended that this is to be used as an alternative source of funding, implement the changes sought to policy FC-P1 which provides for those alternative sources of funding and development contribution to be assessed first before financial contribution assessments occur, if they need to occur.	Delete FC-P2 in its entirety.

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
77.11	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	Financial Contribution Standards	FC-S4: Financial	Oppose	Standard FC-S4 should only apply when the scale of development requires road upgrades. However, standard FC-S4 as notified provides no certainty or transparency to plan users. Provide a consistent methodology for determining financial contributions across all forms of infrastructure by, assessing whether infrastructure upgrades are already allowed for within Council's Development Contributions Policy, and only charging financial contributions on upgrades not allowed for, only charging the proportion of financial contributions needed to service the proposed development (account for cumulative effects, but not disproportionately charge the first development to trigger an infrastructure upgrade), provide specific calculations to the extent possible, provide specific circumstances where financial contributions will not be charged, provide details as to who undertakes the assessment and the process for dispute resolution, provide reference to an external resource or online calculator or similar to enable plan users to readily assess financial contributions.	Amend standard FC-S4 to provide clarity and certainty
77.12	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General		Ensure that variation 2: i. Gives effect to the National Policy Statement on Urban Development ("NPS-UD") and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("the Amendment Act"); ii. Minimises barriers that constrain the ability to deliver public housing, affordable housing, affordable rental and market housing and iii. Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.	No specific relief sought
77.13	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General		Supports and understand the need for Financial Contributions; Seek that there needs to be a very clear nexus between a financial contribution and the environmental effect the financial contribution is to mitigate in the Proposed Plan. Considers and seek that the rule framework for financial contributions needs to be clear and concise in such that the assessment of any financial contributions payable is easily understood by all potential plan users (i.e.laypeople). Opposes the proposed provisions as currently notified as the proposed rules will not be easily understood. Propose and seek a number of amendments to the rule framework. Seek a more simplified rule package that gives certainty over how, when and what quantum of contributions will be required in variation 2 and the Proposed Plan.	No specific relief sought.
77.14	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General		Seek that transparency on a financial contribution (whether potential or true and factual) should be made clear and be capable of determination at any stage in the development process, including prior to land acquisition and/or consent application being submitted.	No specific relief sought

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
77.15	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General	Amend	Kāinga Ora has concerns that any requirement for potential developers to check water, sewer network, storm water and roading capacity prior to planning new development will create uncertainty for developments and effectively give Council a right of veto for developments that are otherwise provided for and potentially permitted by the District Plan. Kāinga Ora queries why, if Council has the information on network capacity, that it does not make it available now to the public via interactive maps on the Council website, or online contributions calculators rather than requiring developers to check with Council directly on a case-by-case, enquiry or application basis. Kāinga Ora considers that this will lead to significant resourcing and time delays (which have not been anticipated by Council) associated with obtaining feedback from, or providing a response to Council. Council will need to address these issues in order to effectively and efficiently implement any new financial contribution provisions proposed in V2.	Kāinga Ora seeks that the information on infrastructure network capacity is made available to the public via interactive maps on the Council website, or online contributions calculators.
77.16	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General	Amend	Seek removal of financial contributions on permitted development and / or the introduction of an objection process.	No specific relief sought
77.17	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General	Amend	Kāinga Ora queries how cumulative effects are addressed in the provisions and how costs will be proportioned across multiple sites equitably. For example, if several sites within a block dependant on the same infrastructure upgrade are being developed at the same time, will the one that 'broke the camel's back' be charged FC and the others contribute nothing? Will FC be determined on a first in first served or priority basis and if so is this first to get a land use resource consent, or a building consent, or a subdivision resource consent? These examples are not exhaustive but illustrate Kāinga Ora's concerns in ensuring that the charging of FC is equitable and proportional across the district.	Kāinga Ora seeks amendments to clarify these processes and provisions as part of V2.
77.18	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General	Amend	Submitter notes that FC could be seen as a potential barrier to development if not appropriately drafted to address the above points.	Seek ongoing involvement in discussions with Council regarding financial contributions and seeks that the Council test-run a number of development proposals through an amended financial contributions calculation assessment to see what issues may arise and identify solutions and processes to improve or fix those issues as part of Variation 2.
77.19	Kainga Ora - Homes and Communities - Mel Rountree	FC - Koha putea - Financial Contributions	General	General	Amend	Whilst generally supported, the introductory section to the chapter needs to clearly state that FC are required where the costs of development are not otherwise covered by development contributions or other funding sources available to the Council.	Amend the provisions as follows Financial contributions are collected by councils to address adverse effects of development that cannot be otherwise avoided, remedied or mitigated. Financial contributions can be used to cover the proportioned cost of the provision of infrastructure, such as upgrading or replacement of infrastructure to service higher capacity; and/or to offset adverse effects on the environment, <u>where such costs are not otherwise addressed by any other funding source available to the Council.</u>

Variation 2: Financial Contributions - Summary of Submissions

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
78	Rana King	FC - Koha putea - Financial Contributions	Activity Rules	FC-R2 Subdivision	Oppose	Oppose FC-R2 which allows the Council to require financial contributions from Māori landowners who may be seeking to subdivide freehold land as it increases the barriers to Māori land owners who would like to build homes for whānau and develop their land. Council's decision has been made without appropriate engagement with descendants who are also landowners within the Special Purpose Kāinga Nohoanga Zone.	Do not include the Special Purpose Kāinga Nohoanga Zone (which includes MR873) in Activity Rule FC-R2.