

Section: Financial Cont [11]					
Topic: Financial Contributions					
Issue: Policy - Mitigation of the Costs of Growth on Economic Wellbeing [11.1.1.1]					
Tauranga Chamber Of Commerce	621	7	S	The provision to recoup the costs of infrastructure from those creating the demand for infrastructure through the process of subdivision, land use and development is supported.	Retain the provision to recoup the costs of infrastructure from those creating the demand for that infrastructure.
Progressive Enterprises Limited	851	9	S	Progressive supports Chapter 11 of the City Plan insofar as the objectives, policies and rules are fair, reasonable and ensure that contributions levied are consistent with the demand created/environmental effects generated by an activity.	Retain the provision for financial contributions.
Te Roopu Whakaruruhau o Ngati He	624	9	O	Oppose the current policy as it does not recognise and provide for the development of Maori Land.	Council recognise the provisions of the Te Ture Whenua Act with respect to the occupation and partition of Maori Land by developing policy that aligns with this legislation.
Issue: Policy - Intergenerational Equity [11.1.1.5]					
Priority One Western Bay of Plenty Inc	699	3	S	Support the use of intergenerational equity to spread costs fairly over time.	Retain the provision for intergenerational equity.
Carrus Corporation Limited	661	10	S	The application of intergenerational equity is important to ensure that current development is not unfairly burdened with paying for future generations share on infrastructure.	Include intergenerational equity in the calculation of financial contributions.
Property Council of New Zealand (Bay of Plenty Branch)	491	11	S	The application of intergenerational equity is important to ensure that current development is not unfairly burdened with paying for future generations share on infrastructure.	Include intergenerational equity in the calculation of financial contributions.
St Michaels Limited	710	17	S	Support the application of the intergenerational equity principle to ensure that current development is not unfairly burdened with paying for future generations share of infrastructure.	Include intergenerational equity in the calculation of financial contributions.

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Issue: Policy - Cost of Capital [11.1.1.1.6]					
Carrus Corporation Limited	661	11	O	The inclusion of the cost of capital is inappropriate as until the capital is spent or the loans are raised, there is no cost of capital incurred.	Remove the costs of capital from financial contributions or amend so that the cost is allowed for once it is incurred.
Manor Group Investments Limited	808	12	O	The imposition of the cost of capital charges unfairly loads the costs of local and regional growth on newly developing areas and subsidises those areas where development is ongoing, but infrastructure is complete. Cost of capital has to include reference to Council choice in funding infrastructure ahead of actual demand - such as roading enhancements in West Bethlehem. This method provides a discount to developers who may not have been the ones who prepaid the fees. The policy has to be revised so that one developer is not unfairly disadvantaged while another is advantaged.	Remove the cost of capital from financial contributions, or apportion the actual costs of capital across all UGA's based on expenditure still to be incurred as opposed to apportionment based on the balance in a UGA development account.
Property Council of New Zealand (Bay of Plenty Branch)	491	12	O	The inclusion of the cost of capital is inappropriate as until the capital is spent or the loans are raised, there is no cost of capital incurred.	Remove the costs of capital from financial contributions.
St Michaels Limited	710	18	O	Oppose the inclusion of cost of capital as until the capital is spent or a loan is raised, there is no cost of capital incurred.	Remove the requirement to include cost of capital and base contributions on the actual amount borrowed.
Issue: Policy - Unforeseen Impacts [11.1.1.1.9]					
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	10	O	The requirement for local infrastructure contributions due to unforeseen impacts is opposed as it is not clear how a contribution required will be calculated.	Amend to provide clarity, including rule 11.2.14 as to when a financial contribution will be charged for unforeseen impacts, including that financial contributions will not be charged for an activity provided for by the proposed plan, for utilising infrastructure that an applicant has provided, and clearly identify the basis for charging a contribution.
Property Council of New Zealand (Bay of Plenty Branch)	491	13	O	This policy is too broad and may result in financial contributions being imposed for 'catch up' infrastructure.	Delete this policy.
Issue: Rule - City Wide Infrastructure Contributions - Credits Offsetting Fees [11.2.6]					
S & L Consultants Limited	804	87	O	Under (b) should reference to wastewater be to water instead.	Amend reference if necessary.
Issue: Contributions from the Crown [CONTCROWN]					
Bay Of Plenty Polytechnic	854	2	O	Oppose Chapter 11 to the extent that it is targeted toward contributions from the Crown. The polytech opposes this as: The polytech is designated and has not previously been required to pay contributions; the polytech provides an important service to the community which is akin to the provision of infrastructure; and the polytech allows its facilities to be used by the public generally.	Reject the application of financial contributions to the polytech.
Priority One Western Bay of Plenty Inc	699	2	S	Support the intent to address the statutory exemption from the Local Government Act so that financial contributions can be sourced.	Require that parties exempt from Development Contributions pay Financial Contributions.
Ministry Of Education	495	3	O	The Ministry of Education has previously submitted on this matter through the process of Plan Change 51 to the Operative District Plan. The Ministry reiterates that...it would promote certainty in the future if the decision and the explanatory provisions could record that Crown Funded activities such as schools are items of infrastructure that serve growth and accordingly, are not expected to make the financial contributions that are obtained from residential or commercial developments. It appears from the provisions of the Plan (Policy 11.1.1.1.3 - Funding of Services, and the definition of 'exempted party' that even though the Ministry might establish an education facility the Ministry would not be exempt from the financial contribution policies. The Ministry requests that the Council specifically refers to the provision of educational facilities as being an exception so that there is no suggestion that financial contributions will be sought in respect of designations for state provided education facilities.	Amend Policy 11.1.1.1.3 (b) - Funding of Services, by the addition of the words 'except where the subdivision, use or development is for the purpose of educational facilities and is undertaken by the Ministry of Education.' And, amend the provisions of the Plan so that there is no suggestion that financial contributions will be sought in respect of designations for state provided education facilities.
Carrus Corporation Limited	661	9	S	Support the purpose expressed in Chapter 11 to require financial contributions from parties that are exempt from development contributions.	Require financial contributions from 'exempt parties'.
Property Council of New Zealand (Bay of Plenty Branch)	491	10	S	Support the purpose expressed in Chapter 11 to require financial contributions from parties that are exempt from development contributions.	Require financial contributions from 'exempt parties'.
Issue: Incorporation of Plan Change 51 [INCPC51]					
Tauranga City Council	492	6	SA	The outcomes of proposed Plan Change 51 to the Operative District Plan are required to be reflected in the Proposed City Plan. Changes may arise as a result of the consultative process, hearings and decisions for proposed Plan Change 51.	Provide for the incorporation of the outcomes of Proposed Plan Change 51.
Carrus Corporation Limited	661	8	SA	There needs to be a mechanism for the incorporation of the outcomes of Plan Change 51.	Include and incorporate within the City Plan the decisions made on Plan Change 51.
Property Council of New Zealand (Bay of Plenty Branch)	491	9	SA	There needs to be a mechanism for the incorporation of the outcomes of Plan Change 51.	Include and incorporate within the City Plan the decisions made on Plan Change 51.
Thompson, Max	864	36	O	The definition of 'exempted parties' in the Plan does not reflect the definition included in Plan Change 51.	Revise the definition of 'exempted parties' to reflect the outcomes of Plan Change 51.
AMP Capital Investors (New Zealand) Limited	868	37	O	The definition of 'exempted parties' in the Plan does not reflect the definition included in Plan Change 51.	Revise the definition of 'exempted parties' to reflect the outcomes of Plan Change 51.
Tauranga City Council	492	184	SA	Changes to Plan Change 51 to the Operative Plan should be reflected in the Plan.	Reflect changes to Plan Change 51 in the proposed Plan.

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<b>Section: Financial Cont [11]</b>					
Topic: Financial Contributions					
Issue: Interpretation of Formulae [INTFORMULA]					
Carrus Corporation Limited	661	12	O	There is no transparency or certainty as to how the formula are going to be calculated and applied.	Provide more explanation and clarification as to how these fee calculations are going to be calculated and applied.
Property Council of New Zealand (Bay of Plenty Branch)	491	14	O	It is unclear how the INT and TIME components of the formula set out at sections 11.2.8 and 11.2.20 will be calculated. It is not clear how non-growth related costs will be removed so that they are not subject to interest related calculations and financial contributions. These formula also do not provide any certainty or transparency as to how fees may be calculated.	Provide further explanation and clarification. Provide more certainty and transparency of fee calculation.
St Michaels Limited	710	19	SA	It is not clear how the INT and TIME components of the formula set out in sections 11.2.8 and 11.2.20 will be determined. It is not clear how non-growth related costs will be removed. There is no certainty or transparency in these formula.	Provide further explanation and clarification in sections 11.2.8 and 11.2.20 of the interpretation of formula.

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Issue: Local Infrastructure Costs [LOCINFRCOS]					
Matua Charitable Trust Limited	821	2	O	The financial contributions required for the West Bethlehem urban growth area are excessive and affect the ability of this land to be developed for residential purposes.	Reduce contribution requirements in the West Bethlehem urban growth area.
Te Roopu Whakaruruhou o Ngati He	624	8	O	No explanation why this 'commercial gain' policy (Note on Page 13) is required. Ngati He does not support this.	Omit 'commercial gain' from the note in section 11.2.9.
Five Star Property Investments Limited	494	9	SA	The reduction for low demand provided for in Rule 11.2.3 is supported, however the current provisions only appear to provide for a reduction in contributions for non-residential development. Reduction in contributions for low-demand in residential zones should also be provided for.	Add a Rule 11.2.1(f) which would provide for a reduction in contributions for residential development with low-demand with a threshold table similar to Table 11.2A and an appropriate scale factor incorporated within the relevant formulas.
Matrixx Consultants Limited	496	9	SA	The reduction for low demand provided for in Rule 11.2.3 is supported, however the current provisions only appear to provide for a reduction in contributions for non-residential development. Reduction in contributions for low-demand in residential zones should also be provided for.	Add a Rule 11.2.1(f) which would provide for a reduction in contributions for residential development with low-demand with a threshold table similar to Table 11.2A and an appropriate scale factor incorporated within the relevant formulas.
Carrus Corporation Limited	661	13	O	With respect to Rule 11.2.17 (b) and (c), if a building is going to be replaced 'like for like' or provides a lesser demand, there should be no additional charge as there is no additional demand on infrastructure. This gives rise to the Council having the ability to charge twice. If the demand is higher the charge is acceptable.	Amend sections 11.2.17 (b) and (c) to clarify the circumstances where change of use charges will be levied.
Property Council of New Zealand (Bay of Plenty Branch)	491	15	SA	The reference to the Code of Practice is to a document that is proposed to sit outside the City Plan. This reference should be removed. The name is already changed to the Infrastructure Development Code.	Remove reference to the Code of Practice.
Property Council of New Zealand (Bay of Plenty Branch)	491	16	SA	Proposed Rule 11.2.15 - Change of Use of an Existing Building appears to compare value or payment calculations. The requirement for a contribution should be determined on the basis if there was a higher demand or requirement for infrastructure in excess of what is provided in the local system. The infrastructure in place would already have been paid for.	Provide further explanation and clarification over the contributions for the change of use of an existing building.
Tauranga Architect's Practice Support Goup	497	16	SA	The reduction for low demand provided for in Rule 11.2.3 is supported, however the current provisions only appear to provide for a reduction in contributions for non-residential development. Reduction in contributions for low-demand in residential zones should also be provided for.	Add a Rule 11.2.1(f) which would provide for a reduction in contributions for residential development with low-demand with a threshold table similar to Table 11.2A and an appropriate scale factor incorporated within the relevant formulas.
Property Council of New Zealand (Bay of Plenty Branch)	491	17	O	It is not clear why in rule 11.2.16(b) a wastewater contribution would be required for connecting to the water network.	Provide further explanation and clarification as to why a wastewater contribution is required in this circumstance.
Property Council of New Zealand (Bay of Plenty Branch)	491	18	O	With respect to rules 11.2.17(b) and (c), if a building is being replaced 'like for like' there should be no charge. Likewise, there should be no charge where a building is being replaced by one with a similar demand on services, irrespective of when Council started charging fees as the infrastructure would have been paid for in full and by rates contribution from the existing use. This amounts to double dipping.	Rewrite Rules 11.2.17(b) and (c) to remove the reference to when Council started charging contributions as it is irrelevant.
Benton, Jason	498	20	SA	The reduction for low demand provided for in Rule 11.2.3 is supported, however the current provisions only appear to provide for a reduction in contributions for non-residential development. Reduction in contributions for low-demand in residential zones should also be provided for.	Add a Rule 11.2.1(f) which would provide for a reduction in contributions for residential development with low-demand with a threshold table similar to Table 11.2A and an appropriate scale factor incorporated within the relevant formulas.
Brendon Gordon Architecture Limited	597	20	SA	The reduction for low demand provided for in Rule 11.2.3 is supported, however the current provisions only appear to provide for a reduction in contributions for non-residential development. Reduction in contributions for low-demand in residential zones should also be provided for.	Add a Rule 11.2.1(f) which would provide for a reduction in contributions for residential development with low-demand with a threshold table similar to Table 11.2A and an appropriate scale factor incorporated within the relevant formulas.
Dimensions Limited Architects	517	20	SA	The reduction for low demand provided for in Rule 11.2.3 is supported, however the current provisions only appear to provide for a reduction in contributions for non-residential development. Reduction in contributions for low-demand in residential zones should also be provided for.	Add a Rule 11.2.1(f) which would provide for a reduction in contributions for residential development with low-demand with a threshold table similar to Table 11.2A and an appropriate scale factor incorporated within the relevant formulas.
St Michaels Limited	710	20	O	Why is a wastewater contribution payable when connecting to the water network?	Provide further explanation and clarification.
McAlpine, Jon	664	21	SA	The reduction for low demand provided for in Rule 11.2.3 is supported, however the current provisions only appear to provide for a reduction in contributions for non-residential development. Reduction in contributions for low-demand in residential zones should also be provided for.	Add a Rule 11.2.1(f) which would provide for a reduction in contributions for residential development with low-demand with a threshold table similar to Table 11.2A and an appropriate scale factor incorporated within the relevant formulas.
St Michaels Limited	710	21	O	With respect to Rule 11.2.17(b) and (c) - Credits offsetting Fees, if a building is being replaced 'like for like' there should be no charge if the demand on services is similar.	Rewirte Rules 11.2.17(b) and (c) to remove the reference to when Council starting charging contributions as it is irrelevant.
Campbell, Wendy Kathleen	101	27	SA	The reduction for low demand provided for in Rule 11.2.3 is supported, however the current provisions only appear to provide for a reduction in contributions for non-residential development. Reduction in contributions for low-demand in residential zones should also be provided for.	Add a Rule 11.2.1(f) which would provide for a reduction in contributions for residential development with low-demand with a threshold table similar to Table 11.2A and an appropriate scale factor incorporated within the relevant formulas.
S & L Consultants Limited	804	54	U	Clarification is required for Rule 11.2.9 for (a) whether it was intended to exclude stormwater from the infrastructure list requiring payments, and (b) whether it was intended to omit the water, wastewater, stormwater and transportation infrastructure from the list of infrastructure requiring payments to be made.	Amend section 11.2.9 (a) and (b) if an error has been made.
S & L Consultants Limited	804	88	SA	A new section should be added that provides for offsetting the costs of local infrastructure against development contributions payable.	Add a new rule 11.2.24: 'Where a development funds the construction of infrastructure which is a local infrastructure contribution funded project the cost of providing the works may be credited against that particular infrastructure's component contribution up to the total amount payable as a contribution for that item. Any shortfall will be payable to Council or if the cost of the works is greater than the development contribution, the balance is to be claimed through the Annual Plan process. Council approval of the cost of works is required prior to construction being carried out'.
Powerco Limited	452	90	SA	Financial contributions should not be charged for activities that do not place demands on Council infrastructure, such as electric lines and utility sites. Rule 11.2.3(a) and (e) provide a special calculation for low-demand business activities. It should be clear that activities not meeting the definition of 'low demand business activity' and not generating GFA should not be charged a contribution.	Clarify that financial contributions will only be required where a demand is generated for services, or specifically exempt electric lines and utility sites.
Transpower New Zealand Limited	383	104	SA	Financial contributions should not be charged for activities that do not place demands on Council infrastructure, such as electric lines and utility sites. Rule 11.2.3(a) and (e) provide a special calculation for low-demand business activities. It should be clear that activities not meeting the definition of 'low demand business activity' and not generating GFA should not be charged a contribution.	Clarify that financial contributions will only be required where a demand is generated for services, or specifically exempt electric lines and utility sites.

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Issue: Multiply Owned Maori Land [MULTIOWNML]					
Sharp, Michael	863	3	SA	These provisions should be amended to provide discretion to reduce financial contributions for activities on multiply owned Maori land to recognise reliance on communal rather than Council resources, and to take into account the Council's obligations under the RMA - s6(e), s7(a), and s8.	Provide discretion to reduce financial contributions for activities on multiply owned Maori land to recognise reliance on communal rather than Council resources, and to take into account the Council's obligations under the RMA - s6(e), s7(a), and s8.
Te Runanga O Ngati Kahu (ki Tauranga Inc)	965	7	O	The purpose of financial contributions is to provide for mitigation of effects. Some recognition should be given to prior contributions for City infrastructure and be reflected in objectives and policies.	Have special consideration for prior hapu contributions to City infrastructure (ie. prior Roading, Reserves, Rail etc) and reflect these in objectives and policies, and rules 11.2.6 and 11.2.7.
Issue: Reductions for Alternative Servicing [REDALTSERV]					
Five Star Property Investments Limited	494	10	SA	Support the relaxation of contributions, however the current rules make no provision or provide no recognition or incentive for environmentally responsible alternatives and their ability to reduce demand on Council infrastructure. Amendment is needed to allow relaxation of contributions across residential and non-residential activities when a development proposed an alternative method of servicing in lieu of connection to Council's system.	Amend Rules 11.2.1(b) and 11.2.3(c) to read: "In circumstances where Council's wastewater network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of processing the wastewater demand from the site without connection, the wastewater component of the City-Wide Infrastructure Contribution will not be required." Amend Rules 11.2.1(c) and 11.2.3(d) to read: "In circumstances where connection to Council's water network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of water supply without connection, the contribution for water infrastructure is not payable."
Matrixx Consultants Limited	496	10	SA	Support the relaxation of contributions, however the current rules make no provision or provide no recognition or incentive for environmentally responsible alternatives and their ability to reduce demand on Council infrastructure. Amendment is needed to allow relaxation of contributions across residential and non-residential activities when a development proposed an alternative method of servicing in lieu of connection to Council's system.	Amend Rules 11.2.1(b) and 11.2.3(c) to read: "In circumstances where Council's wastewater network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of processing the wastewater demand from the site without connection, the wastewater component of the City-Wide Infrastructure Contribution will not be required." Amend Rules 11.2.1(c) and 11.2.3(d) to read: "In circumstances where connection to Council's water network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of water supply without connection, the contribution for water infrastructure is not payable."
Tauranga Architect's Practice Support Goup	497	17	SA	Support the relaxation of contributions, however the current rules make no provision or provide no recognition or incentive for environmentally responsible alternatives and their ability to reduce demand on Council infrastructure. Amendment is needed to allow relaxation of contributions across residential and non-residential activities when a development proposes an alternative method of servicing in lieu of connection to Council's system.	Amend Rules 11.2.1(b) and 11.2.3(c) to read: "In circumstances where Council's wastewater network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of processing the wastewater demand from the site without connection, the wastewater component of the City-Wide Infrastructure Contribution will not be required." Amend Rules 11.2.1(c) and 11.2.3(d) to read: "In circumstances where connection to Council's water network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of water supply without connection, the contribution for water infrastructure is not payable."
Benton, Jason	498	21	SA	Support the relaxation of contributions, however the current rules make no provision or provide no recognition or incentive for environmentally responsible alternatives and their ability to reduce demand on Council infrastructure. Amendment is needed to allow relaxation of contributions across residential and non-residential activities when a development proposes an alternative method of servicing in lieu of connection to Council's system.	Amend Rules 11.2.1(b) and 11.2.3(c) to read: "In circumstances where Council's wastewater network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of processing the wastewater demand from the site without connection, the wastewater component of the City-Wide Infrastructure Contribution will not be required." Amend Rules 11.2.1(c) and 11.2.3(d) to read: "In circumstances where connection to Council's water network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of water supply without connection, the contribution for water infrastructure is not payable."
Brendon Gordon Architecture Limited	597	21	SA	Support the relaxation of contributions, however the current rules make no provision or provide no recognition or incentive for environmentally responsible alternatives and their ability to reduce demand on Council infrastructure. Amendment is needed to allow relaxation of contributions across residential and non-residential activities when a development proposes an alternative method of servicing in lieu of connection to Council's system.	Amend Rules 11.2.1(b) and 11.2.3(c) to read: "In circumstances where Council's wastewater network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of processing the wastewater demand from the site without connection, the wastewater component of the City-Wide Infrastructure Contribution will not be required." Amend Rules 11.2.1(c) and 11.2.3(d) to read: "In circumstances where connection to Council's water network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of water supply without connection, the contribution for water infrastructure is not payable."
Dimensions Limited Architects	517	21	SA	Support the relaxation of contributions, however the current rules make no provision or provide no recognition or incentive for environmentally responsible alternatives and their ability to reduce demand on Council infrastructure. Amendment is needed to allow relaxation of contributions across residential and non-residential activities when a development proposes an alternative method of servicing in lieu of connection to Council's system.	Amend Rules 11.2.1(b) and 11.2.3(c) to read: "In circumstances where Council's wastewater network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of processing the wastewater demand from the site without connection, the wastewater component of the City-Wide Infrastructure Contribution will not be required." Amend Rules 11.2.1(c) and 11.2.3(d) to read: "In circumstances where connection to Council's water network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of water supply without connection, the contribution for water infrastructure is not payable."
McAlpine, Jon	664	22	SA	Support the relaxation of contributions, however the current rules make no provision or provide no recognition or incentive for environmentally responsible alternatives and their ability to reduce demand on Council infrastructure. Amendment is needed to allow relaxation of contributions across residential and non-residential activities when a development proposes an alternative method of servicing in lieu of connection to Council's system.	Amend Rules 11.2.1(b) and 11.2.3(c) to read: "In circumstances where Council's wastewater network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of processing the wastewater demand from the site without connection, the wastewater component of the City-Wide Infrastructure Contribution will not be required." Amend Rules 11.2.1(c) and 11.2.3(d) to read: "In circumstances where connection to Council's water network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of water supply without connection, the contribution for water infrastructure is not payable."

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Topic: Financial Contributions					
Issue: Reductions for Alternative Servicing [REDALTSERV]					
Campbell, Wendy Kathleen	101	28	SA	Support the relaxation of contributions, however the current rules make no provision or provide no recognition or incentive for environmentally responsible alternatives and their ability to reduce demand on Council infrastructure. Amendment is needed to allow relaxation of contributions across residential and non-residential activities when a development proposes an alternative method of servicing in lieu of connection to Council's system.	Amend Rules 11.2.1(b) and 11.2.3(c) to read: "In circumstances where Council's wastewater network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of processing the wastewater demand from the site without connection, the wastewater component of the City-Wide Infrastructure Contribution will not be required." Amend Rules 11.2.1(c) and 11.2.3(d) to read: "In circumstances where connection to Council's water network is not available, or connection to that network is not requested due to the applicant satisfying Council of their provision of an appropriate environmentally aware alternative means of water supply without connection, the contribution for water infrastructure is not payable."
Benge, Rob	869	41	SA	Support reduction in contributions for low demand, however, low demand should be recognised in all zones not just non-residential.	Provide for a reduced contribution for low demand in residential areas.
Benge, Rob	869	42	SA	Support the relaxation of contributions however the current rules ignore or provide no recognition of individual provision of environmentally responsible alternatives and their ability to reduce demand on Council infrastructure.	Amend Rules 11.2.1(b), 11.2.3(c), 11.2.1(c) and 11.2.3(d), as detailed in this submission, to provide a relaxation of contributions across residential and non-residential activities where a development proposes environmentally aware responses in lieu of connecting to Council's infrastructure.