



## Community Facilities Partnership Scheme (2001)

Minute Number: 1285/01

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That the undermentioned recommendations made at a meeting of the Community Development Committee held on 11 July 2001 be adopted:

Minute No. 1199/01 Review of Community Facilities Partnership Scheme

That the recommended changes to the Community Facilities Partnership Scheme Policy as outlined, be adopted, subject to the following amendment:

Section 8.4:

"Elected members cannot be involved in the discussion or consideration of any grant to a group or organisation, or any project which may benefit a group or organisation, which they or their immediate family are members of."



Te Kaunihera o  
MANUKAU  
City Council

# COMMUNITY FACILITIES PARTNERSHIP SCHEME

## POLICY

***Community and Economic  
Development Group***

*August 2001*

# COMMUNITY FACILITIES PARTNERSHIP SCHEME POLICY

<b>Links to other Policies</b>	:	Allocation of Reserves sites for Community and Club Buildings Policy – October 1996 Signage on Reserves Policy – November 1994
<b>Accountability</b>	:	Director Community and Economic Development
<b>Policy Advisor</b>	:	Community and Economic Development Group
<b>Date Adopted</b>	:	27 May 1999
<b>Date Reviewed</b>	:	26 July 2001
<b>Review Date</b>	:	2004
<b>Policy superseded</b>	:	Shared Responsibility Projects Scheme Policy - December 1995

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## **1.0 Introduction**

The Community Facilities Partnership Scheme (the "new Scheme") replaces what was formerly known as the Shared Responsibility Scheme Projects Scheme (the "SR Scheme"). Although the new Scheme is similar to the former SR Scheme, the change of name acknowledges the change in policy and better reflects the intent of the scheme.

The former SR Scheme was adopted by Council in the mid 1960s. Since this time the SR Scheme has assisted in the development of facilities for the benefit of the community through partnership arrangements between the Council and community groups and organisations ("the groups").

Facilities developed under the SR Scheme, are owned by Council as community facilities. Development of the facilities is contributed to financially by Council and the groups. In addition, Council provides a reserve site and the groups generally operate, manage and maintain the facility through a lease agreement granted to the group at a "peppercorn" rental. This arrangement continues under the new Scheme.

The Community Facilities Partnership Policy (the "Policy") outlines the requirements and conditions under which a Community Facilities Development partnership arrangement is undertaken by Council. The Shared Responsibility Policy was reviewed on several occasions over the last 30 years. The new Policy is aimed at ensuring the Scheme meets the current goals and objectives of Council as envisaged in the draft Tomorrow's Manukau document, and adopted Council policies including the Leisure Policy and Youth Policy.

There are now more than 170 community facilities on Council land with around 64 established through the SR Scheme. The new Scheme puts emphasis on use of existing facilities as the first option before considering establishing a new facility.

## **2.0 Purpose**

The purpose of this policy is to provide transparent and consistent guidelines for the development of community facilities through community partnerships that maximise the use of resources and ensure accessible community facilities, services and opportunities.

## **3.0 Scope of Policy**

This policy relates to the planning and development of Council owned community facilities on reserve land, that are established by Council in partnership with community groups and organisations.

The policy covers the eligibility criteria for groups wishing to participate in the Scheme and the criteria by which Council establishes priorities for projects and sets the programme of projects within the budget available.

# COMMUNITY FACILITIES DEVELOPMENT POLICY

## Part A - Policy

### 4.0 Policy Goal

*To facilitate the development of community facilities in a way that “maximises use of resources” and ensures accessible facilities and opportunities for the Manukau community.*

#### **Supporting Tomorrow’s Manukau City Council Outcome and Goals**

*Outcome – Strong, healthy communities where people feel a sense of belonging and wellbeing. He Rohe whakakotahi taangata I roto I te hapori tautoko oranga.*

*Goal:*

"Strong community groups and organisations, active and effective in the community".

*Goal:*

" A proud City that celebrates its diversity and sense of community".

- The key challenge is to ensure that existing community facilities both Council and non-Council owned are accessible and used for the maximum benefit of the community.
- In order to be accessible and well utilised, a high degree of management skill is required from the “Community partners” participating in the Scheme.
- New developments must enhance existing facilities and only provide for activities and sectors of the community that cannot be catered for in existing facilities.

### 5.0 Statutory And Regulatory Directives

Funding of the Scheme is from the cash-in-lieu account, which is money levied on developers through the provisions of the Resource Management Act and rules and policies established in Manukau City Council's District Plan. The source of funding places requirements on how the funds can be used

#### 5.1 *Asset Development, Ownership and Use of Facilities*

Cash-in-lieu funding must be used for the purchase and/or development of Council “reserve land”. It cannot be used for operational or maintenance works however can be used for project feasibility studies. A feasibility study may be a separate project or stage one of a two-stage project, with stage two being subject to favourable results from the feasibility study. Included in Appendix 2 is a copy of the Council resolution identifying the types of works that cash-in-lieu funding is available for.

Consequently, facilities developed under the Scheme must be owned by Council as Community Facilities. Use of the facilities may be allocated through leasing arrangements to predominantly one group (generally the group that has participated in the initial partnership arrangement) but membership of this group cannot be exclusive and the facilities must be made available for use by the community to the greatest extent possible.

Maximising the use of facilities is a priority.

## 5.2 *Projects for Community Facilities on Council Reserve Land*

Facilities must be located on Council reserve land and groups wishing to develop facilities through the Scheme must first have a site allocated to them in accordance with Council's "Allocation of Reserve sites for Community and Club Buildings Policy".

Relevant information from the Resource Management Act and Manukau City Councils District Plan is included in Appendices 2, 3 and 4.

## 6.0 **Eligibility Criteria**

The Community Partner is required to provide detailed information in their application showing they meet the following eligibility criteria.

### 6.1 *Community Need*

- 6.1.1 The need for the proposed activity must be fully researched, identified and proven.
- 6.1.2 Use of existing facilities to meet the needs of the proposed development must have been fully investigated and valid reasons provided as to why these facilities are not suitable.
- 6.1.3 The proposed development must not negatively impact on existing Community Facilities in the locality.
- 6.1.4 Options of amalgamation or partnerships with other groups to facilitate the proposed development must be fully investigated and valid reasons provided as to why this is not an option. Council will facilitate discussions between groups if necessary.
- 6.1.5 Council must be satisfied that the proposed development will have optimum use throughout the year and on a long-term basis.
- 6.1.6 Where appropriate the project must be in alignment with Council's Community Facilities Plan.

### 6.2 *Community Partner*

- 6.2.1 The Community Partner must be an Incorporated Society.
- 6.2.2 The Community Partner must have clearly defined goals and objectives which Council considers to be appropriate for a Community Facility Partnership project and these goals and objectives must meet one or more of the following needs:
  - the fostering of cultural or ethnic identity
  - the provision of social services
  - performing or visual arts
  - recreation
  - sports (physical and competitive recreation)
- 6.2.3 The Community Partner must satisfy Council of its ability to manage its finances and to meet its obligations under the Scheme.

- 6.2.4 The Community Partner must satisfy Council that it has the resources and the expertise to competently manage a Community Facility in terms of:
- financial management
  - property management
  - community use management.

### 6.3 *Community Facility*

- 6.3.1 Proposed development of facilities must be necessary to meet one or more of the following needs:
- the fostering of cultural or ethnic identity
  - the provision of social services
  - performing or visual arts
  - recreation
  - sports (physical and competitive recreation).

(Proposed developments will not be eligible where religious worship is the primary purpose of the facility).

- 6.3.2 The facility must be appropriately designed to enable flexibility of use to meet changing community needs over time.  
(Note: building design requirements in Part B Section 12.4)

## **7.0 Determining Priority**

- 7.1 Proposals that meet the requirements in Part A Sections 5.0 and 6.0 will be assessed according to their individual merits and listed in priority order as assessed under Section 7.2.
- 7.2 An assessment will be carried out according to the criteria set out in Appendix 5 which includes weighting factors used to establish priorities for Council's asset development programme, consideration of past Council assistance and an assessment of "readiness to proceed".
- 7.3 Proposals meeting the requirements of Part A will be listed in an approved project list in priority order (as assessed above) and presented to the appropriate Community Board for consideration. Council will not be bound by the priority order in which projects are listed but will take it into account as indicating the degree to which projects meets Council's strategic priorities and their readiness to proceed.
- 7.4 The Board can make recommendations to Council regarding projects it feels Council should participate in on a ward/s basis.

## **8.0 Decision Process**

- 8.1 The Community Boards will recommend projects within the available budget and in accordance with their priorities for approval by the Community Development Committee.
- 8.2 If the Community Board does not wish to recommend any of the proposals presented or if their recommendations do not utilise all the available funding, they may recommend to the Council funding for parks development or the purchase of existing buildings on reserve land in consultation with Parks and Facilities Managers.
- 8.3 The project must not “commence” until the Community Development Committee has approved projects. Groups are then required to complete all details outlined in Part B.
- 8.4 The decision on allocation of funds or other assistance is final and no appeal will be entered into.
- 8.5 Elected members cannot be involved in the discussion or consideration of any grant to a group or organisation, or any project which may benefit a group or organisation, which they or their immediate family are members of.

## **Part B - Details of the Scheme**

### **9.0 Application**

#### *9.1 Application Form*

All applications must be made on the form provided by Council. A set of guidelines will be available for all applicants.

#### *9.2 Application Process*

Each Community Board may determine whether they want to receive applications once, twice or three times per year which will allow for the necessary application processing time.

Community Advisors will report quarterly to Community Boards on progress of potential and current applications.

### **10.0 Funding Contributions**

#### *10.1 Project Cost*

The total project cost shall include the cost of the principal development, all ancillary works such as car parks, public toilets and services that may be required by Council together with all design and supervision fees. The final total project cost, plus a contingency fee must be submitted with the application form and cannot be increased at a later stage unless Council grants prior written approval.

##### **10.1.1 Bar Facilities**

Where a bar is included in any project, the cost of providing the floor area, the bar and ancillary bar facilities shall be excluded from the Project Cost.

## 10.2 *Council Contribution*

10.2.1 Community Boards will make recommendations to the Community Development Committee regarding the projects they support and the level of support, which will be a minimum of 10% and a maximum of 90% of the project cost.

### 10.2.2 **Life of Funding**

Funding will be available for a period of no more than two years from the time of approval by the Community Development Committee.

If a project has not commenced within the two year period the proposal will be referred back to the Community Board for further consideration.

### 10.2.3 **Funding Distribution**

The funding will be distributed between the Wards in accordance with the Grants Policy apportionment (Opportunity Index), as detailed in Appendix 6.

The funding allocated to the Community Boards can be carried across financial years for up to 3 years.

### 10.2.4 **Payment of Funding**

Council's funding for the project will be paid directly to contractors on presentation of invoices which have been authorised for payment by the Project Manager (see section 12.0).

## 10.3 *Community Partner Contribution*

10.3.1 The Community Partner is required to provide a minimum of 10% of their own funds to the project. This contribution can include payment in kind in the form of labour and/or materials. The value of in kind contributions will be assessed at current market rates. The Community Partner must provide Council with proof of their contribution.

If the Community Partner applies for funding for the same project more than once they must contribute a minimum of 10% each time they apply unless otherwise stipulated in a contract with Council.

10.3.2 The Community Partner's contribution will be free of all charges e.g. debentures, loans, mortgages.

10.3.3 The Community Partner is responsible for sourcing the balance of the funds required for the project and providing proof of this to Council before the project commences.

Council will provide appropriate confirmation of funding which can be used to support funding applications from other sources.

## **11.0 Financial**

### **11.1 *Goods and Services Tax***

All costs and values referred to in this policy are exclusive of GST.

### **11.2 *Funding and Budget***

11.2.1 The Scheme is funded from the cash-in-lieu account as approved each year in Council's Annual Plan.

11.2.2 Each year as part of the Annual Plan process Council will approve the total Scheme budget for the following year.

11.2.3 Funding is set at \$500,000 per year, unless otherwise allocated through the Annual Plan process.

### **11.3 *Funding Agreements***

The Community Partner and Council will enter into a Funding Agreement, outlining each party's responsibilities and obligations during the term of the lease before any approved project proceeds.

### **11.4 *Pricing***

11.4.1 Council reserves the right to require the Community Partner to engage a Quantity Surveyor to prepare detailed project estimates and to require provision for escalation.

11.4.2 The pricing of projects will be on a competitive basis (e.g. tendering) to ensure that competitive market pricing is achieved. At least three quotations or tenders must be obtained for the project.

11.4.3 Any material or labour provided by the Community Partner will be taken into consideration when assessing the above cost estimates

## **12.0 Project Management**

### **12.1 *Project Management Responsibility***

12.1.1 The Community Partner shall be responsible for the building or development of the project under the Scheme.

12.1.2 The Community Partner shall appoint a Project Manager who has first been approved by Council. Council will maintain an overview of the development through to completion.

12.1.3 The Project Manager shall be responsible for making all payments due for the project. The Project Manager will present to Council, contractors invoices that they have approved for payment. Council will make payment to the contractor directly and Council will pay such invoices up to the value of its approved funding.

## 12.2 *Insurance*

- 12.2.1 Before any approved project commences the Community Partner will take out or ensure that the Contractor has the following insurance cover unless amended with the consent of Manukau City Council's Insurance Advisers.
- (a) Contract Work Insurance cover, and
  - (b) Public Liability insurance to a sum not less than \$2,000,000.
  - (c) Ensure the professional service provider maintains Public Liability insurance of not less than \$2,000,000 and Professional Indemnity insurance cover to an indemnity amount of not less than \$1,000,000.
- 12.2.2 The Community Partner shall ensure that the above insurance cover is in place the whole time the project is under construction and shall ensure that the site is secure at all times during construction.
- 12.2.3 Following completion of the project, Council will insure all buildings associated with the project and will recover the cost of the premium and any administration fee from the Community Partner. The premium and administration fee will be recovered yearly.
- 12.2.4 Council will insure buildings only and the Community Partner will be entirely responsible for insuring contents.

## 12.3 *Maintenance*

- 12.3.1 The maintenance of all completed projects will at all times be entirely the responsibility of the Community Partner.
- 12.3.2 At the commencement of the project, the Community Partner will provide Council with a maintenance programme for the next seven year term and supply details of how the programme will be funded.
- 12.3.3 All maintenance works will be undertaken by appropriately qualified persons in a proper manner.

## 12.4 *Building Design*

- 12.4.1 As the owner of the facility, the Council must approve the design of the facility in terms of this policy. The drawings and specifications must be prepared by a designer that has been approved by Council prior to being appointed.
- 12.4.2 Where a particular design theme exists on Council land, Council may specify the architectural theme of a project. Council may also specify external colour schemes for facilities. The project must comply with Council's Signage on Reserves Policy, 1994.
- 12.4.3 When appropriate, Council may require that public toilet facilities and/or changerooms be included in the project and the contribution by Council towards the cost of any such facilities will be negotiated according to the relative use by the public and the Community Partner.

12.4.4 The Community Partner must publicly recognise Council's contribution to the facility in an appropriate way to be negotiated with Council e.g. plaque.

## 12.5 *Lease*

12.5.1 The Applicant will enter into an Agreement to Lease with Council before any approved project proceeds. All current leases and contracts will be updated to show the new terms and conditions and Council's vested interest in the project. The lease will be in Council's standard form, which will be attached to the set of guidelines available for all applicants.

12.5.2 Leases are not transferable or assignable. Any proposed new occupier of a facility will be required to apply to Council for a new lease. If Council consents to the granting of a lease it will be on terms specifically negotiated with the new occupier.

12.5.3 The term of any lease will, unless special circumstances require, be for a term of 10 years and if appropriate a renewal period may be included for a further 10 years less one day (to avoid creating a subdivision in terms of the Resource Management Act). The lease may be shorter where the expected life of the development is less than 10 years.

## 12.6 *Other Approvals*

12.6.1 In addition to approval in terms of this Policy all projects will, where appropriate, be subject to:

- (a) Resource Consent approvals
- (b) Building Consent approvals
- (c) Reserve Act approvals
- (d) Any special regulatory or by-law approvals
- (e) Special Council considerations.

12.6.2 Notwithstanding that the Community Partner may receive approval for the project in terms of this Policy, it does not imply that Council, in its regulatory capacity, or other regulatory bodies will grant any other approvals required.

## 13.0 **Annual Reporting**

13.1 The Community Partner will be required to provide the following information annually to Council for the duration of the lease:

- (a) Annual audited accounts (including loan repayments and depreciation of assets), budgets, and maintenance budgets, for the following year.
- (b) Name, address and telephone number of contact person for inspection.
- (c) Copy of insurance premium receipt in the event that Council has agreed to the group to insure buildings.
- (d) Annual usage together with expected usage for the ensuing year.
- (e) Schedule of current rates charged to other users of the facility.
- (f) Any other information requested by Council to assist in its management of facilities under the Community Facilities Development Scheme.

- 13.2 The Community Partner is responsible for keeping Council informed of any changes of office holders within their organisation and in particular the contact personnel for any dealings with the Council.

## APPENDICES

1. Definitions
2. Council Resolution 1 of Minute No. 886/98 regarding use of cash-in-lieu of Reserve contributions fund.
3. Provisions of the Resource Management Act 1991 relating to financial contributions.
4. Provisions of the Proposed Manukau City Council District Plan relating to financial contributions for public open space purposes.
5. Priority Assessment criteria.
6. Funding to Communities Policy - Basis of Apportionment of Funds to Wards - Opportunity Index

# 1. **Definitions**

## “Community Partner”

The community group or organisation participating with Council in the development and management of Council owned Community Facilities that have been developed under the Community Facilities Partnership Policy.

## “Maximised Use of Resources”

Use of facilities to their greatest potential in terms of :

- a) *Extent of Use*  
Based on a maximum possible use of 14 hours a day 7 days a week.
- b) *Time of Use*  
Good use of facilities throughout the day and throughout the week.
- c) *Long Term Use*  
High percentage of assured long term use of facilities rather than short term casual use.
- d) *Wide Range of Users*  
Use by a wide range of the community in terms of age, gender, ethnic groups, economic and social groups.
- e) *Wide Range of Activities*  
Use of facilities for a range of community activities rather than a single type of activity.
- f) *Management*  
A high level of management skill which will ensure the best and highest use of facilities in accordance with the above, on a continued long term basis.

## “Readiness to Proceed”

Readiness to proceed will be assessed in accordance with the Priority Assessment Criteria included in this appendix and will take into consideration such matters as:

- community partner has raised its share of the funding and whether the balance of funding has been organised
- any consents required have been arranged and granted
- a site has been allocated or reserved for the project
- the lease is issued/amended for this project
- services to the site are already in place
- approved project manager in place
- plans approved by Council as owner
- maintenance programme proved.

## “Project Commenced”

The Community Partner has entered into an agreement with a supplier to start work on the project.

## “Reserve Land”

Land that is vested in Council for the purpose of reserve.



<b>TABLE 1:</b> <b>ASSESSMENT OF USE OF CASH-IN-LIEU OF RESERVE CONTRIBUTIONS FUND</b>	<b>A</b> <b>Function that is permitted under District Plan rules</b>	<b>B</b> <b>Function that Council is presently carrying out</b>	<b>C</b> <b>Function that Council should use Cash-in-Lieu funds for</b>	<b>D</b> <b>Functions that Cash-in-Lieu funds should not be used for</b>
Section 32 analysis did not allow for acquisition of heritage buildings.)				
2. Compensation for POS set aside through the Resource Consent (subdivision) process which is in excess of the assessed reserve contribution (e.g. Golf Park - Neils).	4	4	4	
3. Refunds of contributions paid when development or subdivision does not proceed.	4	4	4	
4. Refunds of contributions paid when part or all of the contribution should have been exempted (e.g. development r/c paid when subdivision reserve contribution paid within previous 5 or 10 years).	4	4	4	
5. Cost of processing all of above. <ul style="list-style-type: none"> <li>a. Valuations.</li> <li>b. Solicitors fees for acquisitions including legal disbursements.</li> <li>c. Solicitors fees for actions such as Public Works Act.</li> <li>d. Court fees or arbitration or mediation fees dependant on which method is used to determine fair valuation</li> <li>e. Specialist advice (e.g. geotechnical reports, landscape assessments, property consultants).</li> </ul>	4	4	4	
6. Cost of Development of POS Land Development to include the following: <ul style="list-style-type: none"> <li>(a) Works that alter contours of the land for the purposes of providing specific recreational facilities;               <ul style="list-style-type: none"> <li>- sportsfields</li> <li>- tennis courts</li> <li>- bowling or croquet greens</li> <li>- artificial sports surfaces</li> </ul> </li> <li>(b) Construction of cycleways, walkways, board walks, bridges, bridle trails and fitness trails all on or through Public Open Space where the primary purpose is for the benefit of the recreational enjoyment of the reserve.</li> </ul>	4	4	4	
(c) Drainage irrigation and landscape works such as the construction of water features where the primary purpose of such works is for the enhancement of	4	4	4	

<b>TABLE 1:</b> <b>ASSESSMENT OF USE OF CASH-IN-LIEU OF RESERVE CONTRIBUTIONS FUND</b>	<b>A</b> <b>Function that is permitted under District Plan rules</b>	<b>B</b> <b>Function that Council is presently carrying out</b>	<b>C</b> <b>Function that Council should use Cash-in-Lieu funds for</b>	<b>D</b> <b>Functions that Cash-in-Lieu funds should not be used for</b>
<i>recreational opportunities on the Public Open Space.</i>				
(d) <i>Construction of ancillary buildings on reserves, e.g. toilet blocks, caretaker sheds, changing rooms, conservatories.</i>	4	4	4	
<i>(Note: Recreation centres, swimming pools, cultural centres, libraries or other Council owned community type buildings are excluded as this type of structure was not included in the Section 32 assessment that provided the setting of the 6% level of reserve contribution.<sup>1</sup>)</i>				
(e) <i>Provision of children's' playgrounds, park furniture, viewing platforms, carparking areas and vehicle barriers and also security lighting on POS land which is an integral component of the Council operated facilities.</i>	4	4	4	
(f) <i>Construction of identification and interpretation signs and plaques and entrance structures.</i>	4	4	4	
(g) <i>Planting developments on Public Open Space.</i>	4	4	4	
(h) <i>Shared responsibility projects (presently \$300,000 per year) but subject to a definitive policy being developed by June 1999.</i>				
(i) <i>where there is significant public accessibility</i>		4	4	
(ii) <i>when predominantly (club related)</i>		4		4

<sup>1</sup> Not funded from Cash-in-Lieu of Reserve Contributions Fund  
 Community Facilities Partnership Scheme Policy

### **3. Resource Management Act**

#### *108. Conditions Of Resource Consents--*

- [(1) Except as expressly provided in this section and subject to any regulations, a resource consent may be granted on any condition that the consent authority considers appropriate, including any condition of a kind referred to in subsection (2).
- (2) A resource consent may include any one or more of the following conditions:
- (a) Subject to subsection (10), a condition requiring that a financial contribution be made:
  - (b) A condition requiring that a bond be given in respect of the performance of any one or more conditions of the consent, including any condition relating to the alteration or the removal of structures on the expiry of the consent:
  - (c) A condition requiring that services or works, including (but without limitation) the protection, planting, or replanting of any tree or other vegetation or the protection, restoration, or enhancement of any natural or physical resource, be provided:
  - (d) In respect of any resource consent (other than a subdivision consent), a condition requiring that a covenant be entered into, in favour of the consent authority, in respect of the performance of any condition of the resource consent (being a condition which relates to the use of land to which the consent relates):
  - (e) Subject to subsection (8), in respect of a discharge permit or a coastal permit to do something that would otherwise contravene section 15 (relating to the discharge of contaminants) or section 15B, a condition requiring the holder to adopt the best practicable option to prevent or minimise any actual or likely adverse effect on the environment of the discharge and other discharges (if any) made by the person from the same site or source:
  - (f) In respect of a subdivision consent, any condition described in section 220 (notwithstanding any limitation on the imposition of conditions provided for by section 105 (1) (a) or (b)):
  - (g) In respect of any resource consent for reclamation granted by the relevant consent authority, a condition requiring an esplanade reserve or esplanade strip of any specified width to be set aside or created under Part X:
  - (h) In respect of any coastal permit to occupy any part of the coastal marine area (relating to land of the Crown in the coastal marine area or land in the coastal marine area vested in the regional council), a condition-
    - (i) Detailing the extent of the exclusion of other persons:
    - (ii) Specifying any coastal occupation charge.]

- (10) A consent authority must not include a condition in a resource consent requiring a financial contribution unless:
- (a) The condition is imposed in accordance with the purposes specified in the plan (including the purpose of ensuring positive effects on the environment to offset any adverse effect); and
  - (b) The level of contribution is determined in the manner described in the plan.]

{ Editorial Note: Nothing in this subsection, as substituted, invalidates provisions for the imposition of financial contributions of works and/or services included in plans or proposed plans before 17 December 1997. See 1997, No. 104, s.79. }

## **4. Manukau City Council Proposed District Plan**

### **District Plan Chapter 15 - Public Open Space**

#### **Explanation/Reasons (Rule 15.15.2.1.4)**

The Council has elected to impose payment of reserve contribution in most situations at the time of subdivision to correspond to the time when the properties are being sold, rather than at the time of building consent. In the majority of instances the timing of the subdivision normally corresponds relatively closely with the application for building consent (or completion of the buildings). In specified situations where no subdivision is involved reserve contribution is required to be paid at the time of building consent, eg Household units for Countryside Living, Business Development.

The purpose of reserve contributions and set standards for types of public open space is to ensure provision and development of an effective network of public open space. This includes esplanade areas which contribute to improving public access to the coast, natural and cultural heritage protection and enhances the quality of the City's natural resources, as well as land available for recreation purposes. Because public open space performs a variety of different functions, a list of criteria has been developed to ensure that a high standard of useable public open space is maintained city-wide to meet the objectives and policies of this chapter.

#### *Rule 15.15.2.2.1*

Monetary Reserve Contributions will be used for the purchase and development of land for public open space to offset the effects created by development. In special cases it may also be used for the preservation of trees, heritage buildings or other features of visual or heritage interest.

#### *Rule 15.15.2.2.2*

The application of reserve contributions will be determined according to the designations for proposed public open space identified in this District Plan and any priorities for public open space acquisition and development identified in the Annual Plan.

## 5. Benefits/Impacts Assessment Checklist

In order to complete this checklist it is most important that you consider all potential benefits and impacts even if they do not initially appear as if they are relevant. One tool that might be useful when completing this section is the benefits database which details the specific responses of participants in a benefits survey that was carried out in Manukau City during 1996 and 1997.

### 1.0 Fairness and Equity

This section will assist in assessing whether the 'Fairness & Equity' Principle is being addressed.

What type of impact will the proposal have on:

- a) Direct support for cultural and/or heritage values.
- b) Procedures or programmes that encourage participation by people lacking in ability and/or confidence.
- c) Reducing the following barriers to participation, e.g.:
  - ◆ lack of material wealth.
  - ◆ lack of transport or other lack of mobility.
  - ◆ a disability.
  - ◆ lack of self confidence
- d) Opportunities for greater participation by social and/or economically disadvantaged groups in community life.
- e) Opportunities for increased understanding and respect between cultural and/or community groups.

**TOTALS**

	Significant Negative Impact	Slight Negative Impact	No Impact or N/A	Slight Positive Impact	Significant Positive Impact
a) Direct support for cultural and/or heritage values.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Procedures or programmes that encourage participation by people lacking in ability and/or confidence.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Reducing the following barriers to participation, e.g.:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ lack of material wealth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ lack of transport or other lack of mobility.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ a disability.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ lack of self confidence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Opportunities for greater participation by social and/or economically disadvantaged groups in community life.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Opportunities for increased understanding and respect between cultural and/or community groups.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 2.0 Community / Social Benefits and Impacts

This section helps assess the social benefits and outcomes to be derived from the proposal. There may also be economic and environmental impacts arising from the proposal. These are addressed in Sections 3.0 and 4.0.

**2.1 Education Outcomes**

What type of impact will the proposal have on :

	Significant Negative Impact	Slight Negative Impact	No Impact or N/A	Slight Positive Impact	Significant Positive Impact
a) Learning about cultural diversity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The recognition and use of the Maori language.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) English language training.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Community education.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Lifelong learning (life skills, health lifestyles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Access to information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) The range of culturally diverse educational opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**2.2 Health, Safety and Well-being**

What type of impact will the proposal have on :

	Significant Negative Impact	Slight Negative Impact	No Impact or N/A	Slight Positive Impact	Significant Positive Impact
a) Physical health.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Mental health.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Family well-being.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Spiritual health.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Opportunities for activities which develop pride and self esteem.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Opportunities for healthy relaxation or leisure activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) The level of violence and crime.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) The level of personal safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) The level of public safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Levels of community participation in recreation and the arts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SECTION 2.1 + SECTION 2.2 TOTALS</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3.0 Economic Benefits and Impacts

What type of impact will the proposal have on:

	Significant Negative Impact	Slight Negative Impact	No Impact or N/A	Slight Positive Impact	Significant Negative Impact
a) Encouraging self sustainability.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
b) Creating hands-on training opportunities for youth and long term unemployed.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
c) The number of youth at risk of leaving school without work skills or qualifications.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
d) The Community's distinct identity and character.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
e) City identity.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>TOTALS</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### 4.0 Previous Assistance

a) Number of previous Council financial assistance.	Nil	1	2-3	3+
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Nil	within last 5 yrs	5-10	10+
b) Frequency.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Nil	Under \$50k	\$50-200k	\$200k+
c) Value.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>TOTALS</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### 5.0 Readiness to Process

a) Funding	Have raised own funding required	Other funding organised	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>
b) Other Consents	Building	Resources	Others
	<input type="text"/>	<input type="text"/>	<input type="text"/>
c) Site	Site available	Lease issued/ amended	Services in place
	<input type="text"/>	<input type="text"/>	<input type="text"/>
d) Management	Approved Project Manager	Plans approved by Council as owner	Maintenance programme provided
	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>TOTALS</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>

## 6. Funding to Communities Policy - Basis of Apportionment of Funds to Wards - Opportunity Index

<b>Indicator</b>	<b>Weighting</b>
Population	75.0%
Area (geographic basis)	2.5%
Socio-economic - made up of:	22.5%
<ul style="list-style-type: none"> <li>• Income (household with income &lt; \$20,000) 7.5%</li> <li>• Education levels (residents with no qualifications) 7.5%</li> <li>• Overcrowding (households with greater than 6 residents) 7.5%</li> </ul>	
<i>(Acknowledging that in some areas, the population is increasing yet the number of households is not, creating overcrowding eg. Mangere)</i>	
	<u>100%</u>

### ALLOCATION TO WARDS BASED ON THE OPPORTUNITY INDEX

<b>Ward</b>	<b>% of City Population</b>	<b>% Funding using the Opportunity Index</b>
Clevedon	4%	5%
Howick	16%	14%
Mangere	17%	19%
Manurewa	23%	22%
Otara	13%	14%
Pakuranga	14%	12%
Papatoetoe	15%	14%
<b>TOTALS</b>	100%	100%