

PART 15

FINANCIAL CONTRIBUTIONS

15.1 INTRODUCTION AND SIGNIFICANT RESOURCE MANAGEMENT ISSUES

- 15.1.1 Financial contributions are levied on activities that increase the density of housing and tourist accommodation in the district which includes subdivision and the establishment of additional household units and tourist accommodation. These activities can result in an increased demand for reserves open space and infrastructure, and financial contributions are a fair and efficient way of offsetting the increased demand on public resources that is generated through these developments. Financial contributions will be used to achieve positive effects on the environment such as developing or purchasing new reserves when needed to provide enough open space to maintain the amenity of neighbourhoods and the communities requirements for recreation.
- 15.1.2 The Council will also require a financial contribution where it has identified the need to upgrade network infrastructure as a direct result of additional loading on infrastructure through development. Where network infrastructure is programmed to be upgraded in Council's Development Contribution Policy and the consent applicant has paid a development contribution for that upgrading, a financial contribution will not be charged by Council.
- 15.1.3 A financial contribution is a contribution of cash or land, or a combination of both in order to acquire land for public reserves purposes. Council collects the contribution pursuant to Section 108 of the Resource Management Act 1991 to offset the effect of an increasing demand for reserves and open space that is generated through development.
- 15.1.4 Where Council considers the acquisition of land as a financial contribution, it will be assessed according to the benefit it brings to the community. The land needs to be physically suitable for its intended use, and there should be the need for a public reserve in that locality. Where land falls within an important landscape that has been identified to be of natural or historical value, or if it is of significance to tangata whenua, the land may be incorporated into the required financial contribution. Council will also actively pursue the acquisition of land in the city centre to form an effective service lane network.
- 15.1.5 A resource consent for any subdivision or land use consent for tourist accommodation and additional household units may include a condition that a financial contribution be made, up to the value of a maximum amount specified in, or determined in accordance with, the Plan. Financial contributions may also be levied on these activities where they are permitted under the plan.
- 15.1.6 The issues detailed below have shaped the financial contributions policy framework. While many issues have required consideration, and the objectives and policies are comprehensive, most are related to achieving one of the following major outcomes:
- To ensure this very technical aspect of the plan is understandable to its users.
 - To provide clear reasoning as to why financial contributions are required, and in what circumstances they will be required.
- 15.1.7 **ENSURING POSITIVE ENVIRONMENTAL EFFECTS THROUGH THE PROVISION OF RECREATION SPACE WITHIN THE DISTRICT**
Reserves are open space areas used for recreation and enhance the amenity of an area. As more land is developed, the density of housing increases and more pressure is placed on existing reserves. New reserves may be required to provide for the higher demand for recreational space in the

district. Council will collect financial contributions from activities that will increase this demand - additional household units tourist accommodation and subdivision.

15.1.8 Council will use financial contributions to acquire land for recreation (reserves and esplanade reserves) to enhance recreational land within in the district, and to provide public access to water bodies that includes lakes, rivers, and streams.

15.1.9 **ENSURING POSITIVE EFFECTS OF ACTIVITIES ON INFRASTRUCTURE**

Subdivision and land use activities increase the demand on infrastructure. Council will require a financial contribution where it is identified that the proposal increases the demand on infrastructure or causes an upgrading of infrastructure, such as a road intersection that is not already included in Councils Development Contributions Policy. The financial contribution or upgrading required will be proportional to the effects that are directly attributable to the development.

15.1.10 The Council also collects development contributions, which are different to financial contributions. Financial contributions are used to mitigate adverse effects and provide a positive effect in the environment. Development contributions are a contribution towards the cost of providing the increase in capacity of the network infrastructure that is required to service the increase in demand generated by growth. Where infrastructure is programmed to be upgraded in accordance with Council's LTCCP and the consent applicant has or will pay a development contribution in accordance with the Development Contribution Policy for that upgrading, a financial contribution will not be charged by Council.

15.1.11 **ENSURING POSITIVE EFFECTS ON IMPORTANT NATURAL LANDSCAPES AND FEATURES, ECOLOGICAL VALUES, WATER QUALITY AND ENHANCED PUBLIC ACCESS**

Council will consider waiving financial contributions in instances where it is apparent that there will be a positive benefit to the community in doing so. Such benefits may include the provision for public access over land that would not otherwise occur, the protection and enhancement of Significant Natural Areas and features or a land use change that will result in sustainable positive effects on lake water quality. A request to reduce a financial contribution will assessed on a case by case basis, and granting the waiver will be at Councils discretion.

DRAFT POLICY FRAMEWORK – FEEDBACK SOUGHT

1. Is there a clear understanding of the difference between financial contributions and development contributions?
2. Are there other activities that generate effects that need to be offset by a financial contribution?
3. Are there other activities that should be considered for a reduction in the amount levied?
4. Is there another way to calculate financial contributions that is simpler or more accurate reflection of the activity?
5. Does the policy framework provide sufficient guidance where financial contributions are to be levied or is it too prescriptive? Particularly where land is taken as a financial contribution.
6. The plan has dispensed with requiring financial contributions for activities within commercial and industrial zones, with the exception of additional household units. Should such a liberal and enabling approach be undertaken?

15.2 OBJECTIVES AND POLICIES

Provision for reserves and open space.

Objective 15.2.1

Sufficient areas of high quality neighbourhood reserves to match community requirements for recreation.

Policy 15.2.1.1

Provide for positive effects from land use and subdivisions by providing reserves that are proportionate to the demand created by subdivision and land use activities.

Policy 15.2.1.2

Require a financial contribution for reserves purposes, either in money or land, from those activities that generate a direct demand on recreation and reserve use, specifically:

- Subdivision that creates lots that can be used for residential purposes.
- Additional household units
- Tourism accommodation

Policy 15.2.1.3

Provide for the amount of financial contribution required based on intensity and type of demand, recognising that residential household units trigger the greatest need for public open space.

Policy 15.2.1.4

When a financial contribution of land is taken as opposed to cash, the Council will ensure the land:

- Is consistent with the recreational and amenity needs of the neighbourhood
- Creates and strengthens existing linkages throughout the district
- Enhances recreational values and public access
- Creates and strengthens ecological connectivity and active transport connections
- Is of sufficient size to enable community recreational activities to take place
- Is physically appropriate for the intended recreational purpose
- Is not used for the primary function of a utility or other infrastructure purpose.
- Is easily accessible and visible to the community
- Has sufficient road frontage
- Is stable, and either grassed or vegetated, and has adequate drainage
- Has secure boundaries to prevent vehicle access.

Provision for infrastructure to cope with additional demand

Objective 15.2.2

Subdivision and land use activities that mitigate the impact of additional loading on infrastructure through the use of financial contributions to maintain quality levels of service.

Policy 15.2.2.1

Ensure that where effects of subdivision and land use activities impact on infrastructure such as: stormwater, wastewater, water supply network and roading, the effects are mitigated through the use of financial contributions.

Policy 15.2.2.2

To ensure the financial contributions collected to offset adverse effects on Council's infrastructure from a development reflects the cost of the additional demand on infrastructure.

Objective 15.2.3

Acquisition, formation and effective operation of a complete Central Business District service lane network.

Policy 15.2.2.3

Actively pursue the acquisition of an integrated service lane network within the city centre that:

- Strengthens the City Centre urban design principles
- Provides a safe and efficient servicing network for the City Centre
- Maintains the safe and efficient functioning of the City Centre transportation network

Facilitate positive benefits to the district

Objective 15.3.1

The reduction of financial contributions in instances where it is of significant benefit to the district.

Policy 15.2.2.4

Consider a reduction of financial contributions in instances where:

- Where requirements of the plan can be met and a significant contribution is made to protect and enhance significant natural areas and features indefinitely.

Policy 15.2.2.5

Consider a reduction of a financial contribution where public access is provided on land where no esplanade reserve or strips are possible that:

- Provide public access to nationally and regionally significant landscapes and features.
- Creates and strengthens ecological, access, recreational and active transport values and linkages.
- Includes tracts of land that are physically able to be used for the purpose of walking public access.
- Actively assists in the improvement of water quality in the region.

15.3 DISTRICT WIDE PERFORMANCE STANDARDS FOR FINANCIAL CONTRIBUTIONS

15.3.1 The activity classes for subdivision and land use activities are stated in each of the Zone chapters and District wide chapters of the District Plan. Financial contributions are a performance standard that must be met by all activities subject to subdivision consent and land use consent in accordance with the provisions of this part.

15.3.2 In accordance with the following performance standards a financial contribution will be levied in the stated manner, and for the stated purpose. Financial contributions will be included as a condition of consent at the time of granting of application for resource consent. In situations where a financial contribution is levied on an activity that is permitted under the district plan, the financial contribution will need to be paid before works commence on the activity. Applicants will be advised of this requirement when they apply for building consent.

15.3.3 This section of the plan includes the District wide performance standards for financial contributions that are applicable across all zones of the district. Following this section there are zone specific requirements for financial contributions that apply as performance standards to subdivision and land use activities.

15.3.4 FINANCIAL CONTRIBUTION FOR RESERVE PURPOSES OR INFRASTRUCTURE UPGRADES TO BE TAKEN AT THE TIME OF SUBDIVISION

Council will require a financial contribution for mitigating the potential adverse effects of subdivision. The financial contribution will be taken for the purposes of purchasing reserves, esplanade reserves and strips, or for the purpose of infrastructure upgrades where the effect on the network results directly from the subdivision application. The contribution for infrastructure purposes will be levied as cash or land or a combination thereof, and will be in accordance with the following:

15.3.4.1 Cash

1. The financial contribution for reserves purposes will not exceed 5% of the land value of the site shown on the proposed scheme plan to which additional Certificates of Title or additional titles created pursuant to Section 226 will be issued, unless otherwise specified in the performance standards for the zone. The requirement for a financial contribution in cash for reserves purposes will not be levied against subdivision undertaken within the Industrial Zones of the district.
2. If cash is to be taken in lieu of works for the upgrading of infrastructure, this will be a financial contribution. The amount to be paid will be equal to the value of the required upgrade or a pro-rata portion if considered more appropriate by Council.

15.3.4.2 Land:

1. The financial contribution for reserves purposes will be an area of land to a value not exceeding 5% of the value of sites shown on the approved scheme plan to which additional Certificates of Title or additional titles created pursuant to Section 22 of the Act will be issued, unless otherwise specified in the performance standards for the zone.
2. If land is taken as a financial contribution for reserve purposes, the land will be assessed in accordance with policy 15.2.1.4, and in accordance with the following:
 - a. All weather access to the land for maintenance purposes can be provided; and
 - b. All weeds and noxious plants have been eradicated prior to the land being vested; and
 - c. The minimum land area to be taken for the purposes of this provision shall be 2000m² and;
 - d. The land shall be suitable for the intended purpose of the reserve land

3. If the land to be taken as a financial contribution for reserve purposes is to be developed as part of the subdivision application then a development plan for the reserve shall be submitted to, and approved by Council, prior to any works beginning on the land to be vested.

15.3.4.3 **Combination of cash and land as detailed above**

1. Council may impose a financial contribution requiring a combination of cash and land provided that the value of the total contribution will not exceed 5% of the value, as assessed by an independent valuer, of the area of land specified in the performance standards for the zone on the approved scheme plan to which additional Certificates of Title or additional titles created pursuant to Section 226 are intended to be issued.

15.3.5 **FINANCIAL CONTRIBUTIONS REQUIRED FOR INFRASTRUCTURE**

Where it is demonstrated that the servicing needs of a subdivision or land use cannot be met, and additional impacts on public infrastructural will result, a financial contribution in the form of cash or works will be taken. The maximum amount of the financial contribution shall be the actual costs of the necessary works in order for the effects on the infrastructure to be mitigated.

15.3.6 **RESERVES FOR INFRASTRUCTURE**

Land to be vested in Council for the purpose of stormwater drainage, or to provide for other infrastructure purposes, will not be credited as either cash or land to be taken as a financial contribution for reserve purposes.

15.3.7 **SUBDIVISION OF VACANT LAND**

The financial contribution for reserves purposes will be averaged over all of the sites shown on the approved scheme plan to which Certificates of Titles or additional titles pursuant to Section 226 will be issued.

15.3.8 **FINANCIAL CONTRIBUTIONS NOT TO APPLY IN RELATION TO CROSS-LEASE SITES**

Financial contributions will not be levied on household units that are located on vacant cross-leased exclusive use areas, where the household units are located in accordance with a second or subsequent stage of a previously **Council approved** cross-lease plan.

15.3.9 **FINANCIAL CONTRIBUTIONS FOR THE SUBDIVISION OF SITES WITH NEW OR APPROVED HOUSEHOLD UNITS OR SUBSTANTIAL BUILDINGS**

Where a land use consent has been granted for the placement of a household unit, or for an activity that would require the taking of a financial contribution in accordance with the provisions of this part, and has not been received by Council at the time of granting of the subdivision application, then the financial contribution will be required as part of the subdivision and shall be assessed on the current land market value at the time of granting the subdivision consent.

15.3.10 **FINANCIAL CONTRIBUTIONS FOR ADDITIONAL HOUSEHOLD UNITS IN ANY ZONE OF THE DISTRICT**

A financial contribution for reserve purposes will be required for all additional household units. For the purpose of clarification, financial contributions will not be levied on subsidiary household units. The financial contribution will be cash, land, or a combination of these. The financial contribution for reserves proposed shall be in accordance with the following:

15.3.10.1 **Cash**

1. The contribution will not exceed 5% of the land value, as assessed by an independent valuer, that the additional household unit has exclusive rights to, and shall include a pro-rata proportion of any common areas on the site that the household unit also has use of. If these areas are not specified the financial contribution will be either levied in accordance with the performance standards for the zone Where the activity is defined as a development in part 1,

the contribution will not exceed 5% of the value of the land or 1% of the total value of the costs associated with the construction of the household units, whichever is the greater as assessed by Council.

15.3.10.2 Land

1. The contribution will be an area of land to a value not exceeding 5% of the land value, as assessed by an independent valuer, that the additional household unit has exclusive rights to, and shall include a pro-rata proportion of any common areas on the site that the household unit also has use of. If these areas are not specified the financial contribution will be levied in accordance with the performance standards for the zone.

15.3.10.3 Combination of cash and land

1. Council may impose a financial contribution requiring a combination of cash and land as a contribution, provided that the value of the total contribution does not exceed 5% of the land value that the additional household unit has exclusive rights to, and shall include a pro-rata proportion of any common areas on the site that the household unit also has use of. If these areas are not specified the financial contribution will be levied in accordance with the performance standards for the zone.

15.3.10.4 Notwithstanding Rule 15.3.8, a financial contribution for additional household units will apply to the second and subsequent units proposed on any single Certificate of Title regardless of the number of lots or lease areas which may exist on that Certificate of Title.

15.3.10.5 The minimum area which will be used to calculate the financial contribution for an additional household unit is stated in the performance standards for the zone.

15.3.11 FINANCIAL CONTRIBUTIONS FOR RESERVE PURPOSES FOR TOURIST ACCOMMODATION UNDERTAKEN WITHIN THE DISTRICT

15.3.11.1 A financial contribution shall be levied on tourist accommodation. This contribution will not exceed 2.5% of the value of the land or 1% of the total value of the costs associated with the construction of the units of accommodation, whichever is the greater as assessed by Council.

15.3.11.2 The contribution may be levied as cash, land or a combination of these.

15.3.12 FINANCIAL CONTRIBUTIONS FOR PROPOSED LOTS AND LEASE AREAS ADJOINING A LAKE, RIVER/STREAM

A financial contribution in the form of an esplanade reserve or an esplanade strip will be levied on all lots, lease areas and cross lease updates where the subdivision or land use activity adjoins or is within 20 metres of a lake, river, or stream, (as defined in the Act) and in accordance with **Part 3** of this plan.

15.3.12.1 Land

1. In accordance with the provisions of **Part 3** of the plan an esplanade reserve or esplanade strip as a financial contribution for reserves purposes will be taken.
2. **Cash:** When land is not taken for the purposes of an esplanade reserve or esplanade strip, the cash value of the esplanade reserve or esplanade strip will be the value of a 20 metres strip along the river or lake as assessed by an independent valuer.
3. Notwithstanding the above, in cases where a property does not directly adjoin but is within 20 metres of the lake, river or stream edge, the portion of land that Council will require as a financial contribution in land will be in accordance with the requirements of **Part 3** of the plan.
4. If an area of esplanade reserve of less than 20 metres is taken as a financial contribution in land, then the balance area (that is; the area of a 20 metre esplanade area minus the area

that is to be vested), will be levied as a financial contribution in cash, as assessed by an independent valuer.

15.3.13 LEVYING OF A FINANCIAL CONTRIBUTION

Financial contributions will be calculated based on an independent valuation at the time of granting of resource consent. If the resource consent is not given effect to then the calculation of the financial contribution shall lapse. Further, where cash is to be taken as a financial contribution, and there is a period exceeding three years from when the financial contribution was first levied to the time at which the contribution is to be paid to Council, a revaluation of the contribution will be undertaken, and the more current valuation will provide the basis of the contribution to be taken.

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15.4 RESIDENTIAL ZONES FINANCIAL CONTRIBUTION PERFORMANCE STANDARDS

In addition to the district wide performance standards for financial contributions the following performance standards shall apply in the Residential Zones of the District.

15.4.1 FINANCIAL CONTRIBUTIONS FOR RESERVE PURPOSES FOR SUBDIVISION WITHIN RESIDENTIAL ZONES

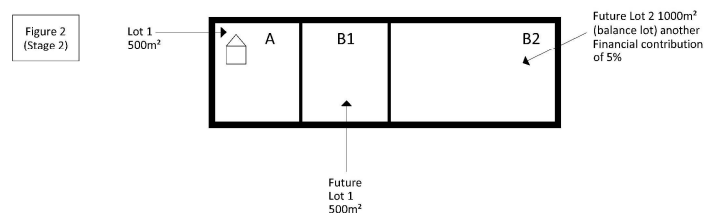
For the purpose of calculating financial contributions on large residential lots, lease areas or vacant lease areas that have the potential to be further subdivided (based on the minimum net site area for the zone) then the financial contribution payable shall be calculated on the land value for the area shown in the following table:

LAND AREA ON WHICH TO BASE FINANCIAL CONTRIBUTION		
Zone	Size of proposed lot or lease area	Area of land to be valued for financial contribution
Residential 1	900 m ² or greater	850 m ²
Residential 2	300 m ² or greater	250 m ²
Residential 3	500 m ² or greater	450 m ²
Residential 4	4000 m ² or greater	3950 m ²
Residential 5	4000 m ² or greater	3950 m ²

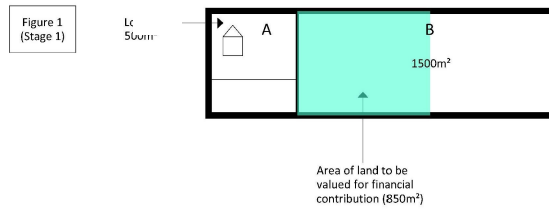
For example, a site in the Residential 1 zone is 2000 m² in size, and is subdivided into two sites: Site A has an area of 500m² and Site B has an area 1500m², and is the balance lot as shown in figure one below.



After the completion of the first subdivision in Figure 1, Site B has the potential to be further subdivided in the future, where another financial contribution will be levied on any additional future sites, as shown in figure 2.



Because there is has been two consecutive subdivisions on the same site, a financial contribution could be levied twice for the same area of land that is the area of “future Lot B2”. To avoid ‘double dipping’ when levying contributions, Council will only charge a financial contribution based on the area of land that is the equivalent to an average sized site, single household unit property (850m² in the case of a Residential 1 zoned site) as specified in the above table as “area of land to be valued for financial contribution”, at time of subdivision, as shown in figure 3 below.



This allows for a fair contribution to be levied by avoiding financial contributions being calculated on the entire area of the balance lot of a subdivision and charging financial contributions on the same area of land for future subdivisions.

15.4.2 FINANCIAL CONTRIBUTIONS FOR RESERVE PURPOSES FOR ADDITIONAL HOUSEHOLD UNITS IN RESIDENTIAL ZONES

A financial contribution for reserve purposes will be required for all additional household units. The financial contribution will be taken as cash, land or a combination of these. The minimum area used to calculate the financial contribution for an additional household unit will be the minimum net site area specified in the Zone, or in accordance with the following;

1. For the Residential 4 and 5 Zone, a 450m² house site will be used when calculating the financial contribution for reserve purposes for additional household units.

15.5 CITY CENTRE ZONES FINANCIAL CONTRIBUTION PERFORMANCE STANDARDS

In addition to the district wide performance standards for financial contributions the following performance standards apply in the City Centre Zones of the district.

15.5.1 FINANCIAL CONTRIBUTIONS FOR RESERVE PURPOSES FOR HOUSEHOLD UNITS IN CITY CENTRE ZONES

15.5.1.1 A financial contribution will be levied on household units on lots and lease areas in City Centre Zones. The contribution will not exceed 2.5% of the value of the household unit as assessed by an independent valuer. Where there is an existing building Council will calculate 2.5% of the value of the whole building.

15.5.1.2 For the City Centre 4 Zone, a 450m² house site will be used when calculating the financial contribution for reserve purposes for additional household units.

15.5.2 FINANCIAL CONTRIBUTION IN THE FORM OF LAND FOR SERVICE LANE ACQUISITION

In accordance with **12.8.3**, where a site or building is to be subdivided, or a land use other than minor external alterations or signage is undertaken on land or buildings that are identified for Service Lane Acquisition, in accordance with **Part 5** and **Part 14** of the plan, and as shown on **Planning Map 102**, Council will require the vesting of the land. The financial contribution in the form of land will be taken to the extent shown on **Planning Map 102**. The maximum financial contribution to be taken will be the maximum amount required for service lane purposes.

15.6 COMMERCIAL, INDUSTRIAL AND INNOVATION ZONES FINANCIAL CONTRIBUTION PERFORMANCE STANDARDS

In addition to the district wide performance standards for financial contributions the following performance standards apply in the Commercial Zones of the district.

15.6.1 FINANCIAL CONTRIBUTIONS FOR RESERVE PURPOSES FOR HOUSEHOLD UNITS IN THE COMMERCIAL, INDUSTRIAL AND INNOVATION ZONES

A financial contribution will be levied on household units. The contribution will not exceed 5% of the value of the household unit as assessed by an independent valuer. Where there is an existing building Council will consider 5% of the value of the whole building. The financial contribution for reserve purposes will be used to:

- Contribute to public open space for recreation in the vicinity of the Commercial, Industrial and Innovation Zones
- Contribute to the provision of a reserve and landscape area that adjoins the fringes of the Commercial, Industrial and Innovation Zones
- Assist in acquiring the esplanade reserve or esplanade strip network that adjoins part of the Commercial, Industrial and Innovation Zones

15.7 AIRPORT ZONES FINANCIAL CONTRIBUTION PERFORMANCE STANDARDS

In addition to the district wide performance standards for financial contributions the following performance standards apply in the Airport Zones of the district.

15.7.1 FINANCIAL CONTRIBUTIONS FOR RESERVE PURPOSES FOR SUBDIVISION WITHIN THE AIRPORT ZONES

For the purpose of calculating financial contributions on large lots, lease areas or vacant lease areas have the potential to be further subdivided (based on the minimum lot size for the zone) then the financial contribution payable shall be calculated on the land value for the area shown in the following table:

LAND AREA ON WHICH TO BASE FINANCIAL CONTRIBUTION		
Zone	Size of proposed lot or lease area	Area of land to be valued for financial contribution
Airport 1	NA	NA

15.8 RURAL ZONES FINANCIAL CONTRIBUTION PERFORMANCE STANDARDS

In addition to the district wide performance standards for financial contributions the following performance standards apply in the Rural Zones of the district.

15.8.1 FINANCIAL CONTRIBUTIONS FOR RESERVE PURPOSES FOR SUBDIVISIONS WITHIN THE RURAL ZONES

For the purposes of calculating when a financial contribution for reserves purposes is levied on sites in the Rural area, the following shall apply:

- 15.8.1.1 For Rural 1 and 2 Zones, the value of the financial contribution will be calculated on a land area of 2,500m². This area will be deemed to be located on the proposed or most suitable location for a house site as assessed by an independent valuer.
- 15.8.1.2 For Rural 3 Zone, the value of the financial contribution will be calculated on a land area of 1500m². These areas will be deemed to be located on the proposed or most suitable location of a house site as assessed by an independent valuer.

15.8.2 FINANCIAL CONTRIBUTION FOR RESERVE PURPOSES FOR ADDITIONAL HOUSEHOLD UNITS WITHIN THE RURAL ZONES

A financial contribution for reserve purposes will be required for all additional household units. The financial contribution will be cash, land, or a combination of these. The minimum area used to calculate the financial contribution for an additional household unit will be in accordance with the following;

- 15.8.2.1 For Rural 1 and 2 Zones, a 2,000m² house site will be used when calculating the financial contribution for reserve purposes for additional household units.
- 15.8.2.2 For the Rural 3 Zone, a 450m² house site will be used when calculating the financial contribution for reserve purposes for additional household units

15.9 ASSESSMENT CRITERIA FOR DETERMINING A REDUCTION IN THE AMOUNT OF FINANCIAL CONTRIBUTION REQUIRED

Where a reduction in the amount of financial contribution levied is sought the following criteria will determine whether a reduction is warranted and justifiable. The following will be considered when determining if a financial contribution is viable:

1. If there is a positive benefit that could accrue by not taking the contribution.
2. If there is a possibility of taking the financial contribution at a later date in a further stage of a project where this will be secured by way of consent notice.
3. If there is the provision for ongoing and secured public access that is considered to be part of a strategic network over private land where it otherwise would not occur.
4. If there is significant vegetation, natural features, important landscapes, habitats or cultural or historic sites that are to be formally protected indefinitely by a legal mechanism.
5. If there is significant vegetation, natural features, important landscapes, habitats or cultural or historic sites that will be enhanced and maintained indefinitely.
6. If there is buffering from the effects of land use to improve water quality, amenity, ecological values through fencing and planting vegetation.
7. If the esplanade reserve or strip depth is thought to be of a sufficient size to not require a further financial contribution.