

20 October 2026

Submission

PSA 1/2026 and SD 2224/2026

66 River Road, Wynyard

Public Open Space Contribution

Waratah-Wynyard Council has a current Public Open Space Contribution Policy, which came into effect on 24 July 2023.

The policy provides a guideline to the exercise of the Council's statutory discretion on the provision of public open space. As such it does not bind the exercise of those discretions in any particular case.

The purpose of this Policy is to:

- (a) Establish guidelines that will assist Council in determining the appropriateness of levying a public open space contribution on subdivisions;
- (b) Establish parameters for determining whether a contribution should be taken in the form of land or cash in lieu payment from subdivision developments; and
- (c) Specify requirements for the holding and disposal of monies derived from cash in lieu contributions.

The scope of this policy applies to all applications for subdivisions in the General Residential, Low Density Residential, Village and Rural Living zones that could result in an increase in demand for public open space.

This policy does not apply to boundary adjustments where no new lots are created, subdivision for public utilities, or for land divided under the Strata Titles Act 1998.

Consideration of Public Open Space Contribution

Council can confirm it did consider if a public open space contribution was required under the provisions of section 116 and 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

Historic Application of the Public Open Space Contribution Policy

A review of the fourteen (14) subdivision applications granted a permit since 2023, that are assigned to the Rural Living zone, none of these permits have been subject to a public open space contribution, (cash in lieu or otherwise).

There has been a clear and consistent approach to subdivision applications assigned to the Rural Living zone, with regard to public open space contribution.

Council is not seeking to vary this approach. Council is not seeking a public open space contribution in line with historic application for this application.

Certified Amendment Format

It is acknowledged that the certified amendment provided is not in accordance with Practice Note 12.