
MINUTES

TUESDAY 28 AUGUST 2007

9.32AM

**Committee Room One
Ground Floor, Council Offices
101 Wakefield Street
Wellington**

PRESENT:

Councillor Foster (Chair)

Councillor Armstrong

Councillor McKinnon (9.32 – 9.52am, 10.04 – 10.24am, 11.00 – 12.27pm, 12.41 – 12.52pm)

Councillor Ruben

Councillor Shaw (9.32 – 10.24am, 10.59 – 12.52pm)

APOLOGIES:

Mayor Prendergast

015/07DC **APOLOGIES**
(1215/52/05/IM)

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive apologies for absence from Mayor Prendergast.*

016/06DC **MINUTES FOR CONFIRMATION**
(1215/52/05/IM)

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Approve the minutes of the meetings held on Wednesday 28 February 2007, Tuesday 29 May 2007 and Wednesday 13 June 2007 having been circulated, be taken as an accurate record of those meetings.*

017/07DC **CONFLICT OF INTEREST DECLARATIONS**
(1215/52/05/IM)

NOTED:

1. Councillor McKinnon declared a conflict of interest in relation to Report 4 “Development Contribution Remission Report for St Mark’s Church School” and Report 6 “Development Contribution Remission report for 78 – 84 Fairlie Terrace” and would withdraw from debating and voting on those papers.
2. Councillor Shaw declared a conflict of interest in relation to Report 6 “Development Contribution Remission report for 78 – 84 Fairlie Terrace” and would withdraw from debating and voting on that paper.

018/07DC **PUBLIC PARTICIPATION**
(1215/52/05/IM)

Moved Councillor Shaw, seconded Councillor Foster, the Procedural Motion that Standing Order 212 be suspended for the remainder of this item to allow public participants time to speak.

The Procedural Motion was PUT and declared CARRIED.

NOTED:

1. Nick Wareham speaking on behalf of Wellington International Airport addressed the Subcommittee regarding Report 3. He noted that the development at the Airport is an exception to the Development Contributions Policy. Mr Wareham questions whether Stages I and II of the project qualify as development under the Act and asked the Subcommittee to remit any development contribution for this stage of the project.

(Councillor McKinnon left the meeting at 9.52am.)

2. Gary Schofield speaking on behalf of RMS Solutions addressed the Subcommittee regarding Report 4. He noted that as the site is a school, impact on infrastructure will be less than other Equivalent Household Units. Also as the application is a not for profit organisation, Mr Scholfield believes that the development contribution should be remitted.

(Councillor McKinnon returned to the meeting at 10.04am.)

3. Grant Corleison speaking on behalf of Robert Fisher Assoc and Mark Dunajschik addressed the Subcommittee regarding Report 5. Mr Dunajschik noted that the project has already cost over \$500,000

to move Council stormwater and sewer mains which were not on any plans. As this has benefited Council, he believes the development contribution should be remitted.

(The Subcommittee adjourned for morning tea at 10.24am. When the Subcommittee reconvened at 10.39am Councillors McKinnon and Shaw were not present.)

4. Pat Walsh and Jenny Bentley speaking on behalf of Victoria University addressed the Subcommittee regarding Report 6. They noted that the proposed new student accommodation is needed to accommodate the growing student roll. The development is not a commercial venture and will not allow parking for students; therefore they feel the development contribution should be remitted.

(Councillor Shaw returned to the meeting at 10.59am.)

(Councillor McKinnon returned to the meeting at 11.00am.)

5. Simon Challies speaking on behalf of Ryman Healthcare Limited addressed the Subcommittee regarding Report 2. He noted that Malvina Major Retirement Village provides a unique service and has substantial facilities in the village. Mr Challies noted that the average household unit at the Village was 1.6 as opposed to the average 2.6, which has less impact on infrastructure. For these reasons, he believes development contribution for this project should be remitted.

019/07DC **DEVELOPMENT CONTRIBUTIONS REMISSION REPORT FOR 39 TARANAKI STREET**

Report of Catherine MacFarlane – Business Performance Manager.

(1215/12/IM)

(REPORT 1)

Moved Councillor Foster, seconded Councillor Shaw the substantive motion as amended.

The substantive motion was PUT and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information*
2. *Agree to remit the development contribution to Washington Limited by \$29,960.31 to \$20,512.00.*
3. *Note that the Policy's remission provision provides that any decision of the Council will not create a precedent or expectations.*

NOTE:

1. The Committee added the words in **bold**.

020/07DC **DEVELOPMENT CONTRIBUTIONS REMISSION REPORT FOR RYMAN HEALTHCARE LIMITED (118 BURMA ROAD – KHANDALLAH)**

Report of Catherine MacFarlane – Business Performance Manager.

(1215/12/IM)

(REPORT 2)

Moved Councillor Foster, seconded Councillor McKinnon the substantive motion.

The substantive motion was PUT and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information*
2. *Agree not to grant the development contributions fee remission to Ryman Healthcare Ltd.*
3. *Note that the Policy's remission provision provides that any decision of the Council will not create a precedent or expectations.*

021/07DC **DEVELOPMENT CONTRIBUTIONS REMISSION REPORT FOR WELLINGTON INTERNATIONAL AIRPORT LIMITED**

Report of Catherine MacFarlane – Business Performance Manager.

(1215/12/IM)

(REPORT 3)

Moved Councillor Foster, seconded Councillor Shaw the substantive motion.

The substantive motion was PUT and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information*
2. *Agree not to grant the development contributions remission fee to Wellington International Airport Limited.*
3. *Note that the Policy's remission provision provides that any decision of the Council will not create a precedent or expectations.*

(Councillor McKinnon left the meeting at 12.27pm.)

022/07DC **DEVELOPMENT CONTRIBUTIONS REMISSION REPORT FOR
ST MARK'S CHURCH SCHOOL**

Report of Catherine MacFarlane – Business Performance Manager.

(1215/12/IM)

(REPORT 4)

Moved Councillor Foster, seconded Councillor Armstrong the substantive motion.

The substantive motion was PUT and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information*
2. *Agree not to grant the development contributions fee remission to St Mark's Church School.*
3. *Note that the Policy's remission provision provides that any decision of the Council will not create a precedent or expectations.*

NOTE:

1. Councillor Ruben requested his dissenting vote be recorded.

(Councillor McKinnon returned to the meeting at 12.41pm.)

023/07DC **DEVELOPMENT CONTRIBUTIONS REMISSION REPORT FOR
1 FEATHERSTON STREET**

Report of Catherine MacFarlane – Business Performance Manager.

(1215/12/IM)

(REPORT 5)

Moved Councillor Foster, seconded Councillor Armstrong the substantive motion.

Moved Councillor Shaw, seconded Councillor McKinnon the following amendment.

- “2. Agree that officers will prepare a report on the use of:
 - a. development contributions remissions as a means of encouraging Environmentally Sustainable Developments principles in commercial and residential development.

- b. the impact of specific Environmentally Sustainable Developments initiatives on future investments in network infrastructure.
3. Agree to delay the consideration of the remission application for development contributions in respect of 1 Featherston Street until the completion of this work.”

The amendment was **PUT** and declared **CARRIED**.

The substantive motion was **PUT** and declared **CARRIED**.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information.*
2. *Agree that officers will prepare a report on the use of:*
 - a. *development contributions remissions as a means of encouraging Environmentally Sustainable Development principles in commercial and residential development.*
 - b. *the impact of specific Environmentally Sustainable Developments initiatives on future investments in network infrastructure.*
3. *Agree to delay the consideration of the remission application for development contributions in respect of 1 Featherston Street until the completion of this work.*

NOTE:

1. The Subcommittee added the words in **bold**.

(Councillors McKinnon and Shaw left the meeting at 12.52pm.)

024/07DC **DEVELOPMENT CONTRIBUTIONS REMISSION REPORT FOR 78-84 FAIRLIE TERRACE**

Report of Catherine MacFarlane – Business Performance Manager.

(1215/12/IM)

(REPORT 6)

Moved Councillor Foster, seconded Councillor Armstrong the procedural motion that the paper be left to lie on the table under standing order 116.5.

The procedural motion was **PUT** and declared **CARRIED**.

