

**MINUTES**

**WEDNESDAY 5 NOVEMBER 2008**

**9.18AM**

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

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**PRESENT:**

Councillor Foster (Chair)  
Councillor Coughlan  
Councillor Pepperell  
Councillor Wade-Brown (9.19 – 1.18pm)

**APOLOGIES:**

Mayor Prendergast

**IN ATTENDANCE:**

Councillor Best (9.20am – 1.04pm)

001/08DC **APOLOGIES**  
(1215/52/05/IM)

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

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

002/08DC **PUBLIC PARTICIPATION**  
(1215/52/05/IM)

**NOTED:**

1. George Bouras to address the Subcommittee regarding Report 3 “Development Contribution Remission Report for 97 Cuba Street, Te Aro” and advised he had reviewed the officers report. He felt that the officer’s comments for water were not consistent with the Development Contributions Policy and had information from experts with disputed the comments as well.

(During public participation Councillor Best joined the meeting at 9.20am.)

003/08DC **CONFLICT OF INTEREST DECLARATIONS**  
(1215/52/05/IM)

**NOTED:**

There were no conflicts of interest declared.

004/08DC **ORDER OF BUSINESS**  
(1215/52/05/IM)

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Agree that Report 3 “Development Contribution Remission Report for 97 Cuba Street, Te Aro” be taken next.*

005/08DC **DEVELOPMENT CONTRIBUTION REMISSION REPORT FOR  
97 CUBA STREET, TE ARO**

Report of Jeffrey Loo – Planning Manager, Customer Services, Urban Development and Transport.

(1215/52/05/IM)

(REPORT 3)

**Moved Councillor Foster, seconded Councillor Wade-Brown, the motion that the information be received and that the report lay on the table until the next meeting of the Development Contributions Subcommittee.**

**The motion was put and declared CARRIED.**

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Receive the information*
2. *Lay the report on the table until the next meeting of the Development Contributions Subcommittee.*

**NOTED:**

The resolution differs from the recommendations in the officer's report as follows:

The Subcommittee added the text in **bold**.

006/08DC **DEVELOPMENT CONTRIBUTION REMISSION REPORT FOR 3  
BATCHELOR STREET, NEWLANDS**

Report of Jeffrey Loo – Planning Manager, Customer Services, Urban  
Development and Transport.

(1215/52/05/IM)

(REPORT 1)

(The meeting adjourned for morning tea at 10.32am and reconvened at  
10.47am.)

**Moved Councillor Foster, seconded Councillor Coughlan the  
substantive motion.**

**Moved Councillor Wade-Brown, seconded Councillor Pepperell, the  
following amendment.**

“THAT the Development Contributions Subcommittee:

2. Agree to remit the development contribution on 3 Batchelor Street  
to **\$9,760.84** excl GST (by deleting the Citywide Reserves  
contribution of \$1,748.32).

**Following discussion on the amendment, the amendment was  
withdrawn with the leave of the meeting.**

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

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Receive the information*

2. *Agree to remit the development contribution on 3 Batchelor Street to \$11,509.16 (excl GST).*
3. *Note that the Policy's remission provision provides that any decision of the Council will not create a precedent or expectations.*

(Councillor Best left the meeting at 11.11am.)

007/08DC **DEVELOPMENT CONTRIBUTION REMISSION REPORT FOR 78 – 84 FAIRLIE TERRACE**

Report of Jeffrey Loo – Planning Manager, Customer Services, Urban Development and Transport.

(1215/52/05/IM)

(REPORT 2)

**Moved Councillor Foster, seconded Councillor Wade-Brown the substantive motion.**

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

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Receive the information and to reactivate the case that was 'left to lie on the table' under standing order 116.5 at the August 2007 Development Contribution Subcommittee meeting (024/07DC).*
2. *Agree to remit the development contribution on 78-84 Fairlie Terrace to \$526,372.45 (excl GST).*

*Note:*

*The applicant has indicated that they are willing to pay this amount as the final and full development contribution for this project.*

3. *Note that the Policy's remission provision provides that any decision of the Council will not create a precedent or expectations.*

008/08DC **DEVELOPMENT CONTRIBUTIONS - POLICY UPDATE**

Report of Peter Leniston – Acting Manager, Policy.

(1215/52/05/IM)

(REPORT 4)

**Moved Councillor Foster, seconded Councillor Pepperell the substantive motion.**

(The meeting adjourned at 12.08pm and reconvened at 12.15pm.)  
(Councillor Best left the meeting at 1.04pm.)

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

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Receive the information.*
2. *Agree the scope of the current review of the development contributions policy should include:*
  - *reviewing the policy assumptions and methodology to ensure the Development Contributions Policy continues to meet Local Government Act 2002 requirements*
  - *reviewing all qualifying capital expenditure, including new planned capital expenditure arising from Long Term Council Community Plan planning, to identify whether there is a growth component and, if so, whether and how the expenditure can be met through development contributions*
  - *reviewing the statistical basis for the assumptions in the existing policy, including updating growth projections to take account of more recent Census data, and reviewing the basis for Equivalent Household Unit (EHU) calculations*
  - *revising catchments to reflect revised analysis (for example, rationalising the existing water catchments) and policy development (for example, centre-based planning)*
  - *reviewing the extent to which community infrastructure is funded through the Development Contributions Policy to reflect Council's position that, unless there are good policy reasons, all qualifying capital expenditure arising from growth should be funded from development contributions*
  - *reviewing the approach to development contributions policy for open spaces*
  - *rewriting aspects of the policy to ensure it is readable, error free and clearly outlines the supporting rationale for each activity*
  - *minor corrections and improvements to the current document (for example, to add a reference to the online development contributions calculation tool).*
3. *Note that a further paper will be provided to the Subcommittee in December, to include a set of detailed recommendations which will provide a basis for initial consultation with interested parties during late January/ early February 2009.*
4. *Note that the proposed changes to the Development Contributions Policy will form part of the 2009/19 Long Term Council Community Plan and that the Development Contributions Subcommittee will hear submissions on the proposed amendments to the Development*

*Contributions Policy in 2009 (in the context of the Long Term Council Community Plan special consultative procedure) and report its deliberations and recommendations to the Strategy and Policy Committee.*

The meeting concluded at 1.18pm.

Confirmed: \_\_\_\_\_  
Chair  
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