

**MINUTES**

**TUESDAY 16 DECEMBER 2008**

**9.30AM**

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

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**PRESENT:**

Mayor Prendergast  
Councillor Foster (Chair)  
Councillor Pepperell

**APOLOGIES:**

Councillor Coughlan

**ABSENT:**

Councillor Wade-Brown

009/08DC **APOLOGIES**  
(1215/52/05/IM)

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

- 1. Receive apologies for absence from Councillor Coughlan.*

010/08DC **MINUTES FOR CONFIRMATION**  
(1215/52/05/IM)

**RESOLVED:**

*THAT the Development Contributions Subcommittee*

1. *Approve the minutes of the meeting held on Wednesday 5 November 2008 having been circulated, be taken as an accurate record of that meeting.*

011/08DC **PUBLIC PARTICIPATION**  
(1215/52/05/IM)

**NOTED:**

1. George Bouras addressed the meeting in relation to Report 1 - Development Contribution Remission Report for 97 Cuba Street, Te Aro.
2. Jo Eiloart addressed the meeting in relation to Report 2 - Development Contribution Remission Report for 392 Broadway, Miramar.

012/08DC **CONFLICT OF INTEREST DECLARATIONS**  
(1215/52/05/IM)

**NOTED:**

There were no conflicts of interest declared.

013/08DC **DEVELOPMENT CONTRIBUTION REMISSION REPORT FOR 97 CUBA STREET, TE ARO**

Report of Jeffrey Loo - Planning Manager: Customer Service, Urban Development and Transport.

(1215/52/05/IM)

(REPORT 1)

**Moved Councillor Foster, seconded Councillor Pepperell the substantive motion with an amended recommendation 1 as follows:**

“THAT the Development Contributions Subcommittee:

1. Agree to remit the development contribution on 97 Cuba Street to **\$6,538.72** (excl GST) (by deleting the Citywide water supply contribution of \$1,177.13.)”

**The substantive motion with an amendment to recommendation 1 was put and declared CARRIED.**

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Agree to remit the development contribution on 97 Cuba Street to \$6,538.72 (excl GST).*
2. *Note that the Policy's remission provision provides that any decision of the Council will not create a precedent or expectations.*

**NOTED:**

The resolution differs from the recommendation in the officers report as follows:

The Subcommittee changed the amount of the Development Contribution.

014/08DC **DEVELOPMENT CONTRIBUTION REMISSION REPORT FOR 392 BROADWAY, MIRAMAR**

Report of Jeffrey Loo - Planning Manager: Customer Service, Urban Development and Transport.

(1215/52/05/IM)

(REPORT 2)

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

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

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Receive the information*
2. *Agree not to remit any of the development contribution on 392 Broadway and that the full development contribution levy of \$4,323.57 (excl GST) is payable.*
3. *Note that the Policy's remission provision provides that any decision of the Council will not create a precedent or expectations.*

015/08DC **DEVELOPMENT CONTRIBUTIONS POLICY AMENDMENTS**

Report of Peter Leniston – Acting Manager, Policy.

(1215/52/05/IM)

(REPORT 3)

(The meeting adjourned for morning tea at 10.46am and reconvened at 10.51am.)

**Moved Councillor Foster, seconded Mayor Prendergast, the substantive motion.**

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

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Note the information.*
2. *Agree to:*
  - *introduce a minor dwelling provision to:*
    - *reflect the lower impact on infrastructure of smaller residential units*
    - *better accommodate projected population growth and occupancy trends*
  - *amend the non-residential development contributions formula to reflect recent trends towards more intensive space utilisation*
  - *amend the development contributions calculation for storm-water for multi-storey development from “total Equivalent Household Units” to “the greatest number of Equivalent Household Units on any floor”*
  - *develop clearer guidelines and policy to support self assessments and special assessments*
  - *introduce a revised set of water supply catchments to more accurately reflect the network nature of water supply.*
3. *Note that work is still underway on:*
  - *reviewing all qualifying capital expenditure, including new planned capital expenditure arising from LTCCP planning, to identify whether there is a growth component and, if so, whether and how the expenditure can be met through development contributions*
  - *revising the policy to include interest on growth-related borrowing, following legal advice that these costs can be regarded as capital expenditure for the purposes of calculating development contributions*
  - *further refining the proposed policy changes on development contributions for open spaces, including the possible introduction of a strategic reserves acquisition programme, to be funded solely through development contributions*
  - *establishing clear parameters and operating rules for non-cash development contributions under private agreements.*
4. *Note that the outcome of this further work, and the incorporation of the decisions on recommendation 2, above, into a draft 2009- 19 Development Contributions Policy will be reported to the Subcommittee in early February 2009.*

5. *Agree that initial engagement with stakeholders on the proposed amendments to the Development Contributions Policy will be conducted in the context of the pre-draft LTCCP engagement process being planned by Citizen Engagement to be undertaken during February 2009.*

The meeting concluded at 11.05am.

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