

WELLINGTON CITY COUNCIL
DRAFT EXTRACT OF MINUTES
Strategy and Policy Committee
Meeting of Wednesday 21 June 2006

151/06P **DEVELOPMENT CONTRIBUTIONS POLICY: - REPORT OF
THE SUBCOMMITTEE**
Meeting of Friday 9 June 2006.
(1215/52/IM) (REPORT 3.1)

THAT the Strategy and Policy Committee:

1. *Receive the information.*
2. *Receive the submissions.*
3. *Recommend to Council that it confirms the key principle that development contributions fund 100% of growth related expenditure, but that Council retains the option of departing from this principle for particular infrastructure if Council was of the view, following the consideration of section 101(3) factors, that there is a demonstrable case supporting a variation.*
4. *Recommend to Council that the principle that development contributions fund 100% of growth related capital expenditure is applied to all fees in the draft policy.*
5. *Agree that the draft Development Contributions Policy is amended as follows:*
 - a. *to remove any confusion with clarification of references to Greenfield Development.*
 - b. *to align the assessment and payment regime with the likely amendment to section 198 LGA 2002.*
 - c. *to meet the obligations of section 106 LGA 2002, by including a summary of the financial contribution regime as it relates to both section 3.4.5 of the District Plan and to any development to which the Development Contributions policy does not apply.*
 - d. *to change the catchment maps so the land owned by Get Big Ltd on the west side of Best Ridge is changed from 'I-Churton-Stebbins' to 'O Rural' and the area to the east of Best ridge remains as 'I'.*
 - e. *to make explicit reference to the regime that applies where it is not practical to connect to water and wastewater at the time of development (ie because those facilities are not available as set out in section 5.7 of this paper).*

- f. to delete the current gross floor area definition and replace it with the definition in section 5.8 of this paper.*
 - g. it is reordered so that it is more user friendly.*
- 6. Recommend to Council that the Development Contributions Policy is adopted as amended as attached (subject to confirmation of the final 2006/07 LTCCP capital expenditure figures) and that the amended policy takes effect on 1 July 2006.*
 - 7. Recommend to Council to delegate the Chief Executive Officer the authority to make any minor editorial changes that may be required to the Development Contributions policy prior to publishing it.*
 - 8. Note that the final schedule of development contribution fees will be determined when the 2006/07 LTCCP capital expenditure figures are finalised by Council.*