

**MINUTES**

**TUESDAY 24 FEBRUARY 2009**

**2.05PM**

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

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**PRESENT:**

Councillor Foster (Chair)  
Councillor Coughlan  
Councillor Pepperell (2.05 – 3.03pm)  
Councillor Wade-Brown

**APOLOGIES:**

Mayor Prendergast

001/09DC **APOLOGIES**  
(1215/52/05/IM)

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

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

002/09DC **MINUTES FOR CONFIRMATION**  
(1215/52/05/IM)

**RESOLVED:**

*THAT the Development Contributions Subcommittee*

1. *Approve the minutes of the meeting held on Tuesday 16 December 2008 having been circulated, be taken as an accurate record of that meeting.*

004/09DC **PUBLIC PARTICIPATION**  
(1215/52/05/IM)

**NOTED:**

There was no public participation.

005/09DC **CONFLICT OF INTEREST DECLARATIONS**  
(1215/52/05/IM)

**NOTED:**

There were no conflicts of interest declared.

006/09DC **DEVELOPMENT CONTRIBUTIONS POLICY: PROPOSED AMENDMENTS**

Report of Peter Leniston – Acting Manager, Policy.  
(1215/52/05/IM)

(REPORT 1)

(Councillor Pepperell left the meeting at 3.03pm.)

**Moved Councillor Foster, seconded Councillor Wade-Brown, the substantive motion with amendments as follows to recommendation 3c and 3d and a new recommendation 8:**

- “3. Agree to recommend to the Strategy and Policy Committee that development contributions be applied as a funding tool for:
  - c. **roading and associated amenities** infrastructure for the Adelaide Road Precinct
  - d. **roading and associated amenities** infrastructure for the Johnsonville Town Centre

8. Note that further consideration will be given to whether growth related costs in the Johnsonville Town Centre and Adelaide Road projects should be attributed to local catchments.”

**The substantive motion with amendments to recommendation 3c and 3d and a new recommendation 8 was put and declared CARRIED.**

**RESOLVED AND RECOMMENDED TO THE STRATEGY AND POLICY COMMITTEE:**

*THAT the Development Contributions Subcommittee:*

1. *Note the information*
2. *Note that, as agreed by the Subcommittee on 16 December 2008, further work has been undertaken on:*
  - a. *reviewing all qualifying capital expenditure, including new planned capital expenditure arising from Long Term Council Community Plan (LTCCP) planning, to identify whether there is a growth component and, if so, whether and how the expenditure can be met through development contributions*
  - b. *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*
  - c. *establishing clear parameters and operating rules for non-cash development contributions (including vested land) under private agreements.*
3. *Agree to recommend to the Strategy and Policy Committee that development contributions be applied as a funding tool for:*
  - a. *sports fields (Synthetic Turf Surfaces)*
  - b. *cemeteries.*
  - c. *roading **and associated amenities** infrastructure for the Adelaide Road Precinct*
  - d. *roading **and associated amenities** infrastructure for the Johnsonville Town Centre*
  - e. *a reserves acquisition programme Of \$3.725m to purchase strategic open space of city-wide benefit with ecological, landscape and/or recreational values, based on an assessment of the value of land that has been identified as necessary for growth to maintain the current ratio of open space to population.*

4. *Agree to amend the Development Contributions Policy in relation to local purpose reserves (local playgrounds and community playgrounds) to explicitly distinguish between land and infrastructure by providing that land may be vested (given in kind) – but that developments on land must be explicitly funded through levies for construction by the Council.*
5. *Note that capital expenditure will be included in the 2009/19 LTCCP in 2018/19 to reflect the costs of anticipated local purpose reserves construction.*
6. *Agree to recommend to Strategy and Policy Committee a revised schedule of development contributions to reflect:*
  - a. *policy changes as outlined in recommendations 3 and other previous decisions*
  - b. *updated population and employment estimates*
  - c. *updated capital expenditure budgets*
  - d. *inclusion of capital expenditure from 2016/17, 2017/18 and 2018/19.*
7. *Agree to recommend to the Strategy and Policy Committee that, having considered each of the infrastructure projects above (recommendation 3), it finds there is no demonstrable case supporting departure from the key funding principle in the existing Development Contributions Policy that development contributions fund 100% of growth—related capital expenditure.*
8. ***Note that further consideration will be given to whether growth related costs in the Johnsonville Town Centre and Adelaide Road projects should be attributed only to local catchments.***
9. *Note that consideration is being given to recovering a component of the cost of the additional four Indoor Community Sports Centre courts through residential development contributions, should the current targeted rate be removed.*
10. *Agree to recommend to Strategy and Policy Committee that the proposed changes to the Development Contributions Policy will form part of the 2009/19 LTCCP 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 LTCCP special consultative procedure) and report its deliberations and recommendations to the Strategy and Policy Committee.*
11. *Agree to delegate to the Chair of the Development Contributions Subcommittee and the Chief Executive Officer the role of confirming that the changes agreed in the recommendations above are correctly*

*and accurately recorded in the amended draft policy, for referral to the Strategy and Policy Committee.*

**NOTED:**

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

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

The meeting concluded at 3.32pm.

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