

**EXTRAORDINARY JOINT
MEETING OF THE
DEVELOPMENT CONTRIBUTIONS
SUBCOMMITTEE AND
DRAFT LONG TERM COUNCIL
COMMUNITY PLAN SUBCOMMITTEE**

MINUTES

MONDAY 25 MAY 2009

9.15AM – 1.20AM

11.19AM – 11.39AM

(TUESDAY 26 MAY 2009 – RECONVENED)

(10.04AM – 10.29AM)

(11.14AM – 11.30AM)

12.01PM – 12.21PM)

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

PRESENT:

Mayor Prendergast (9.15am – 10.20am, 11.19am – 11.39am)
Councillor Ahipene-Mercer (9.15am – 10.20am, 11.19am – 11.39am)
Councillor Best (9.15am – 10.20am, 11.19am – 11.39am)
Councillor Foster (9.15am – 10.20am, 11.19am – 11.39am)
Councillor Coughlan (9.15am – 10.20am, 11.19am – 11.39am)
Councillor McKinnon (Chair) (9.15am – 10.20am, 11.19am – 11.39am)
Councillor Morrison (9.15am – 10.20am, 11.19am – 11.39am)
Councillor Pepperell (9.15am – 10.20am, 11.19am – 11.39am)
Councillor Wade-Brown (9.15am – 10.20am, 11.19am – 11.39am)

IN ATTENDANCE:

Councillor Goulden (9.15am – 9.40am, 10.02am - 10.20am)
Councillor Pannett (9.15 – 10.20am, 11.19 – 11.39am)
Councillor Ritchie 9.43 – 10.15am, 11.19am – 11.39am)

011/09LP & 007/09DC CONFIRMATION OF CHAIR
(1215/52/10/IM) (1215/52/05/IM)

NOTED:

It was noted that Councillor McKinnon would be Chairing this joint meeting of the Development Contributions Subcommittee and the Draft Long Term Council Community Plan Subcommittee.

012/09LP & 008/09DC APOLOGIES
(1215/52/10/IM) (1215/52/05/IM)

NOTED:

There were no apologies.

013/09LP & 009/09DC PUBLIC PARTICIPATION
(1215/52/10/IM) (1215/52/05/IM)

NOTED:

There was no public participation.

014/09LP & 010/09DC CONFLICT OF INTEREST DECLARATIONS
(1215/52/10/IM) (1215/52/05/IM)

NOTED:

Councillor McKinnon declared a conflict of interest in relation to Report 1 – Oral Submissions – Development Contributions Subcommittee, Submission 362, Victoria University. He advised that he would not take part in discussion on the matter.

(Councillor McKinnon withdrew from the table due a conflict of interest. Mayor Prendergast took the chair.)

**015/09LP & 011/09DC ORAL SUBMISSIONS – DEVELOPMENT
CONTRIBUTIONS POLICY**

(1215/52/10/IM) (1215/52/05/IM)

(REPORT 1)

NOTED:

1. Jenny Bentley representing Victoria University (submission 362) addressed the joint meeting in support of their submission. She commented that the University should be exempt from development contributions as some universities are. The entire campus should be included in the central and coastal catchment zone as it covers two development catchment zones.
The University feels that the student accommodation could even require its own sub-category to utilise the five bed unit measure per equivalent household unit. This would reflect the larger size of the student accommodation.
2. Chris Gollins representing the Property Council NZ (Submission 101) supported by Ian Cassels addressed the joint meeting in support of their submission. They commented that the policy should recognise the reduced infrastructure requirements for green star rated buildings. Mr Gollins advised that the Policy should also recognise the significant contributions that developments make to the economy of Wellington.

(Councillor Goulden left the meeting at 9.40am.)

3. Ian Cassels of the Wellington Company (submission 446) addressed the meeting in support of his submission. He emphasised that the Development Contributions Policy should recognise the reduced infrastructure requirements imposed by green star rated buildings and that Council should also recognise the significant contributions that developments make to the Wellington economy.

(Councillor Ritchie joined the meeting at 9.43pm.)

Mr Cassels advised that Wellington is more dependent on office usage than anywhere else in New Zealand especially now that leases are due to expire and the new government may not renew them. This will mean that there will be empty offices.

4. Neville Hyde – Chief Executive of CentrePort (submission 459) addressed the joint meeting in support of the submission. Mr Hyde advised that the policy should recognise the reduced infrastructure requirements for green star rated buildings. He also stated that their submission supported that Development Contributions should recognise the significant contribution that new developments make to the Wellington economy. CentrePort are not in agreement with the proposed changes which will result in increased charges.

(Councillor Goulden returned to the meeting at 10.02am.)

(Councillor Ritchie left the meeting at 10.15am.)

The introduction of the new policy should be delayed pending consultation with commercial developers, to justify the need for the revised basis of development contributions and determination and rates.

(Councillor Goulden left the meeting at 10.20am.)

(The meeting adjourned at 10.20am and reconvened at 11.19am.)

(Mayor Prendergast, Councillors Ahipene-Mercer, Best, Cook, Foster, McKinnon, Morrison, Pannett, Pepperell, Ritchie and Wade-Brown were present when the meeting reconvened.)

5. Jeremy Harding (submission 401) and Charles Finney of the Wellington Regional Chamber of Commerce addressed the joint meeting in support of their submission. They advised the meeting that Wellington City Council was doing well compared with other Territorial Local Authorities. The Chamber, like previous submitters, felt that the policy should recognise green star rated buildings and that the policy should recognise the significant contributions which developments make to the Wellington economy.

(The meeting adjourned at 11.39am to reconvene at 10.10am on Tuesday 26 May 2009.)

(TUESDAY 26 MAY 2009 – RECONVENED)

(10.04AM – 10.29AM)

(11.14AM – 11.30AM)

12.01PM – 12.21PM)

PRESENT:

Mayor Prendergast (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

Councillor Ahipene-Mercer (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

Councillor Best (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

Councillor Foster (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

Councillor Coughlan (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

Councillor McKinnon (Chair) (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

Councillor Morrison (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

Councillor Pepperell (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

Councillor Wade-Brown (10.04am – 10.29am, 11.14am – 11.30am, 12.01pm – 12.21pm)

IN ATTENDANCE:

Councillor Gill (12.01pm – 12.21pm)

Councillor Goulden (11.19am – 11.30am, 12.04pm, 12.20pm)

Councillor Ritchie (10.04am – 10.29am, 11.16am – 12.21pm.)

6. Guy Callendar, Best Farms Limited (submission 177), addressed the joint meeting in support of his submission. Mr Callendar spoke in support of the Westchester

Drive extension. He said the development contribution policy is adding 10% to the cost of building an industrial building. This is higher than neighbouring Councils and will result in fewer buildings being built in Wellington. Mr Callendar also believed the Policy should distinguish between office, retail and industrial developments.

7. Bernie Harris (submission 390) addressed the joint meeting in support of his submissions. On the first issue, Mr Harris said the development contributions policy needs independent re-evaluation. He has been concerned about the costing methodology adopted when the policy was introduced in 2005. It was felt that independent re-evaluation of the policy would provide confidence to the community. He then commented that the Treaty of Waitangi is a fundamental document about partnership, yet Maori are viewed as a reference group not a partner. Mr Harris found it disturbing that despite the responsibility of local government under the Treaty of Waitangi, the Maori Reference Group has the same status as every other reference group to Council. On a further submission, concern was expressed over the financial statements and the adoption of NZ IFRS accounting standards.

(The meeting adjourned at 10.29am and reconvened at 11.14am. Mayor Prendergast and Councillors Ahipene-Mercer, Best, Coughlan, McKinnon, Morrison, Pepperell and Wade-Brown were present.)

(Councillor Ritchie returned to the meeting at 11.16am.)

8. Martin Shelton AMP Capital (submission 455) addressed the joint meeting in support of his submission. Mr Shelton noted that development allows for huge economic benefits, both during construction of buildings and after construction has been completed. There is a problem at the moment with the ability of developments to get started. Mr Shelton said now is a good time to be investing in large projects.

(Councillor Goulden joined the meeting at 11.19am.)

It was also suggested that the Council is in a powerful position to promote large projects through the remission of rates during the construction phase.

(The meeting adjourned at 11.30am.)

(The meeting reconvened at 12.01pm. Mayor Prendergast and Councillors Ahipene-Mercer, Best, Coughlan, Gill, Foster, McKinnon, Morrison and Wade-Brown were present.)

9. Roger Ellis Churton Park Community Association (submission 129) addressed the joint meeting in support of his submission. Mr Ellis was not convinced that a rise in rates in keeping with inflation is in the best interests of the city.

(Councillor Goulden returned to the meeting at 12.04pm.)

He noted that it is important for people to be involved in the process, but questioned whether rhetoric was being transferred into reality. He expressed his hope that the Council would contribute to funding for a community room. Mr Ellis asked that there be no further delay to the extension for Westchester Drive and pleaded for “Park and Ride” in the suburbs. Greater scrutiny into rates was also suggested.

(Councillor Goulden left the meeting at 12.20pm.)

(The meeting adjourned at 12.21pm.)

(The meeting reconvened at 4.06pm on Friday 29 May 2009 at the conclusion of the Draft Long Term Council Community Plan Hearings Subcommittee meeting. Mayor Prendergast and Councillors Ahipene-Mercer, Best, Foster, McKinnon, Morrison and Wade-Brown were present.)

PRESENT:

Mayor Prendergast (4.06pm – 4.07pm)
 Councillor Ahipene-Mercer (4.06pm – 4.07pm)
 Councillor Best (4.06pm – 4.07pm)
 Councillor Foster (4.06pm – 4.07pm)
 Councillor McKinnon (Chair) (4.06pm – 4.07pm)
 Councillor Morrison (4.06pm – 4.07pm)
 Councillor Wade-Brown (4.06pm – 4.07pm)

The meeting concluded at 4.07pm on Friday 29 May 2009.

Confirmed: _____

Chair

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