

DEVELOPMENT CONTRIBUTIONS SUBCOMMITTEE



MINUTES

WEDNESDAY 10 APRIL 2013

9.18am – 10.15am

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

PRESENT:

Mayor Wade-Brown (9.23am - 10.15am)
Councillor Foster (9.18am – 10.15am)
Councillor Lester (9.18am - 10.15am)
Councillor Marsh (9.18am - 10.15am)
Councillor Pannett (Chair) (9.18am - 10.15am)

001/13DC **APOLOGIES**
(1215/52/05/IM)

NOTED:

There were no apologies.

002/13DC **CONFIRMATION OF MINUTES**
(1215/52/05/IM)

Moved Councillor Pannett, seconded Councillor Foster, the motion that the Development Contributions Subcommittee approve the minutes of the meeting held on Thursday 30 August 2012, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

The motion was put and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

- 1. Approve the minutes of the meeting held on Thursday 30 August 2012, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.*

003/13DC **CONFLICT OF INTEREST DECLARATIONS**
(1215/52/05/IM)

NOTED:

There were no conflict of interest declarations.

004/13DC **PUBLIC PARTICIPATION**
(1215/52/05/IM)

NOTED:

Jenny Bentley, Director Campus Services Victoria University of Wellington, Satish Dahya, Associate Director Campus Development Victoria University of Wellington, Robert Cameron, Consultant to Victoria University of Wellington from Wareham Cameron and Co, Patrick Breen of Beca Carter Hollings and Ferner and Morgan Slyfield – Legal Adviser were in attendance.

They addressed the meeting regarding Report 1 - Development Contributions – Remission for Victoria University of Wellington, Alan MacDiarmid Building and Hub Building. They spoke in support of their remission application.

The Subcommittee asked questions of clarification regarding the submission from the representatives.

(During public participation, Mayor Wade-Brown joined the meeting at 9.23am.)

005/13DC **DEVELOPMENT CONTRIBUTIONS – REMISSION FOR
VICTORIA UNIVERSITY OF WELLINGTON, ALAN
MACDIARMID BUILDING AND HUB BUILDING**

Report of Andrew Stitt – Manager Policy.
(1215/52/05/IM)

(REPORT 1)

Moved Councillor Foster, seconded Councillor Lester, the procedural motion, that the Development Contributions Subcommittee suspend standing order 157.

The procedural motion was put and declared CARRIED.

Moved Councillor Pannett, seconded Mayor Wade-Brown the substantive motion with additions to recommendations 5 and 7 as follows:

Officers recommend that the Development Contributions Subcommittee:

5. Note Victoria University of Wellington have indicated a willingness to enter into an arrangement where if the numbers of students and teachers on campus were to increase within 10 years then additional development contributions would be triggered. Officers recommend this be included, as well as a clause covering change of use that brings more students on to the site and ongoing monitoring of the agreement as part of any final decision on the remission **and instruct officers to work with Victoria University of Wellington to develop a formula such that an increase in staff and/or student numbers would trigger additional Development Contributions.**
7. Note that officers recommend a remission as the appropriate mechanism rather than a self assessment. The policy states that the committee has complete discretion and should only grant remissions in exceptional circumstances **and that the granting of this remission will not be regarded as creating a precedent or expectations for any future applications.**

The substantive motion with additions to recommendations 5 and 7 were put and a DIVISION called.

Voting for: Mayor Wade-Brown, Councillors Foster, Lester, Marsh and Pannett.

Voting against: Nil

Majority Vote: 5:0

The substantive motion with additions to recommendations 5 and 7 was declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information*
2. *Note that Victoria University of Wellington consider that the addition of the Alan MacDiarmid and the HUB buildings to campus will have a zero net impact on infrastructure, officers accept this assessment.*
3. *Note that Development Contributions can only be charged for growth infrastructure. A standard assessment based on floor space assuming that this would accommodate additional students and staff would be for Alan MacDiarmid building – 4,532m² which equates to 82.4 Equivalent Household Units (EHU's) yielding a charge of \$338,087 and for the HUB building – 2,850 m² which equates to 52 EHU's yielding a charge \$213,356 giving a total of \$551,443.*
4. *Note that Victoria University of Wellington advise that student and staff numbers are not predicted to increase which means that the university as a campus will not draw on any extra resources as a result of the additional buildings.*
5. *Note Victoria University of Wellington have indicated a willingness to enter into an arrangement where if the numbers of students and teachers on campus were to increase within 10 years then additional development contributions would be triggered. Officers recommend this be included, as well as a clause covering change of use that brings more students on to the site and ongoing monitoring of the agreement as part of any final decision on the remission **and instruct officers to work with Victoria University of Wellington to develop a formula such that an increase in staff and/or student numbers would trigger additional Development Contributions.***
6. *Note that the infrastructure usage of the university campus as a whole can only be taken into account in a remission and not in the self assessment process.*
7. *Note that officers recommend a remission as the appropriate mechanism rather than a self assessment. The policy states that the committee has complete discretion and should only grant remissions in exceptional circumstances **and that the granting of this remission will not be regarded as creating a precedent or expectations for any future applications.***
8. *Approve the remission request and the offer of \$16,822.30 from Victoria University of Wellington as a remission.*

