

**DEVELOPMENT CONTRIBUTIONS  
SUBCOMMITTEE  
EXTRAORDINARY MEETING**



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**MINUTES**

**THURSDAY 10 OCTOBER 2013**

**9.15am – 10.07am**

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

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**PRESENT:**

Mayor Wade-Brown (9.21am – 10.07am)  
Councillor Pannett (Chair)  
Councillor Foster (9.17am – 10.07am)  
Councillor Lester  
Councillor Marsh (9.15am – 9.36am, 9.37am – 10.07am)

016/13DC **APOLOGIES**  
(1215/52/05/IM)

**NOTED:**

There were no apologies.

017/13DC **CONFLICT OF INTEREST DECLARATIONS**  
(1215/52/05/IM)

**NOTED:**

There were no conflict of interest declarations.

018/13DC **PUBLIC PARTICIPATION**  
(1215/52/05/IM)

**NOTED:**

Elma and David Patchett were present and addressed the meeting regarding Report 1 - Development Contributions Remission Consideration – 22 Lyndhurst Road – Tawa, Request for a Remission from Elma and David Patchett. They spoke in support of a remission of the Development Contribution fees for their property.

(Councillor Foster joined the meeting at 9.17am.)  
(Mayor Wade-Brown joined the meeting at 9.21am.)  
(Councillor Marsh left the meeting at 9.36am.)  
(Councillor Marsh returned to the meeting at 9.37am.)

019/13DC **DEVELOPMENT CONTRIBUTIONS REMISSION CONSIDERATION  
– 22 LYNDHURST ROAD – TAWA, REQUEST FOR A REMISSION  
FROM ELMA AND DAVID PATCHETT**

Report of Andrew Stitt – Manager Policy and Pip Aldridge, Senior Policy Advisor, Policy.

(1215/52/05/IM)

(REPORT 1)

**Moved Councillor Pannett, seconded Councillor Marsh, the substantive motion.**

**Moved Councillor Foster, seconded Mayor Wade-Brown, the following amendment.**

THAT the Development Contributions Subcommittee:

New 6. Agree to remit the development contribution fees for Elma and David Patchett for 22 Lyndhurst Road, Tawa by 50% in recognition of Wellington City Council not providing adequate information at the outset, and being convinced that the development would not have processed had the scale of the development contributions been made clear at the outset.

New 7. Note that a policy review is planned for 2014 and this decision does not set a precedent.

**The amendment new 6 was put and declared CARRIED.**

Councillor Pannett requested that her dissenting vote be recorded.

**The amendment new 7 was put and declared CARRIED.**

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

Councillor Pannett requested that her dissenting vote be recorded.

**RESOLVED:**

*THAT the Development Contributions Subcommittee:*

1. *Receive the information.*
2. *Note the Elma and David Patchett have been provided with a development contributions assessment of \$6, 624.00 (GST Inclusive) for the conversion of a single dwelling into two dwellings at 22 Lyndhurst Road, Tawa.*
3. *Note that the Patchett's have requested a remission of development contributions as they were unaware of the requirement to pay these fees, believe the fees are excessive, and argue that the development will not increase demand on the Council's infrastructure.*
4. *Note that officers reviewed the Patchett's request and are sympathetic to their situation, however, information on development contributions was provided to their draughtsperson and is available on the Council's website.*
5. *Note that charges have been calculated in accordance with Policy.*
- ~~6. *Agree that Elma and David Patchett's request for a remission be declined on the basis that their development will create demand on Council infrastructure and in accordance with the Council's Policy that states that developers are required to pay 100 percent of growth related capital expenditure incurred by the Council as a result of a development.*~~
6. ***Agree to remit the development contribution fees for Elma and David Patchett for 22 Lyndhurst Road, Tawa by 50% in recognition of Wellington City Council not providing adequate information at the outset, and being convinced that the development would not have processed had the scale of the development contributions been made clear at the outset.***
7. *Note that a policy review is planned for 2014 and this decision does not set a precedent.*

**NOTED:**

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

The Subcommittee added the text in bold and deleted the text with ~~strikethrough~~.

The meeting concluded at 10.07am.

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

Chair

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