
MINUTES

FRIDAY 9 JUNE 2006

1.33PM

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

PRESENT:

Mayor Prendergast
Councillor Foster (Chair)
Councillor Armstrong (1.33 – 2.29pm)
Councillor McKinnon
Councillor Shaw

APOLOGIES:

Councillor Ruben

013/06DC **APOLOGIES**
(1215/52/05/IM)

RESOLVED:

THAT the Development Contributions Subcommittee:

- 1. Receive apologies for absence from Mayor Prendergast and Councillor Ruben.*

014/06DC **CONFLICT OF INTEREST DECLARATIONS**
(1215/52/05/IM)

NOTED:

There were no conflicts of interest declared.

015/06DC **PUBLIC PARTICIPATION**
(1215/52/05/IM)

NOTED:

There was no public participation.

016/06DC **DEVELOPMENT CONTRIBUTIONS REPORT FOLLOWING SUBMISSIONS**
Report of Phil Stroud – Development Contributions Officer.
(1215/52/05/IM) (REPORT 1)

(Councillor Armstrong left the meeting at 2.29pm.)

RESOLVED AND RECOMMENDED TO THE STRATEGY AND POLICY COMMITTEE:

THAT the Development Contributions Subcommittee:

1. *Receive the information.*
2. *Receive the submissions.*
3. *Recommends to the Strategy and Policy Committee that it recommends 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. *Recommends to the Strategy and Policy Committee that it recommends to Council that notwithstanding recommendation 3 above, **the Subcommittee is satisfied** that there are no fees for particular infrastructure (whether Citywide or catchment specific) where there is a demonstrable case supporting departure from the key funding principle that development contributions fund 100% of growth related capital expenditure.*
5. *Recommends to the Strategy and Policy Committee that the 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-Stebbing's' 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 as amended.*
 - g. *it is reordered so that it is more user friendly.*
6. *Not recommend that the exemption sought by The Catholic Schools Board is granted, but that **officers will** work with the Board to streamline the process under the policy for dealing with special assessments.*
 7. *Note the further ongoing work programme in section 6.3 and that Council officers will build into that process, the time to engage with stakeholders including industry and professional bodies.*
 8. *Agree to delegate the Chair of the Subcommittee the role of ensuring that the decisions made in recommendation 5 are accurately included in the amended policy to be presented by this Subcommittee to the Strategy and Policy Committee.*
 9. *Agree to recommend to the Strategy and Policy Committee that it recommends 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.*
 10. *Note that the final schedule of development contribution fees will be determined when the 2006/07 LTCCP capital expenditure figures are finalised.*
 11. *Note that the policy was consulted on as part of the 2006/-7 Long Term Council Community Plan and in particular that interested parties were made aware of the 2006/07 Long Term Council Community Plan process.*

