
MINUTES

WEDNESDAY 17 MARCH 2010

9.20AM – 10.40AM

10.49AM – 1.08PM

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

PRESENT:

Mayor Prendergast (9.20am – 10.40am, 10.49am – 12.30pm)
Councillor Foster (Chair) (9.20am – 10.40am, 10.49am – 1.08pm)
Councillor Pepperell (10.02am – 10.35am, 10.49am – 12.55pm, 12.59pm – 1.08pm)
Councillor Wade-Brown (9.36am – 10.40am, 10.49am – 1.08pm)

APOLOGIES:

Councillor Coughlan
Councillor Wade-Brown (for lateness)

DEMOCRATIC SERVICES OFFICERS IN ATTENDANCE:

Fiona Dunlop – Committee Adviser

001/10DC **APOLOGIES**
(1215/52/05/IM)

Moved Councillor Foster, seconded Mayor Prendergast the motion that the Development Contributions Subcommittee receives apologies for absence from Councillor Coughlan and apologies for lateness from Councillor Wade-Brown.

The motion was put and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

- 1. Receive apologies for absence from Councillor Coughlan and apologies for lateness from Councillor Wade-Brown.*

002/10DC **MINUTES FOR CONFIRMATION**
(1215/52/05/IM)

Moved Councillor Foster, seconded Mayor Prendergast the motion that the Development Contributions Subcommittee approve the minutes of the extraordinary meeting held on Thursday 4 June 2009 having been circulated, be taken 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 extraordinary meeting held on Thursday 4 June 2009 having been circulated, be taken as an accurate record of that meeting.*

003/10DC **CONFLICT OF INTEREST DECLARATIONS**
(1215/52/05/IM)

NOTED:

There were no conflicts of interest declared at the commencement of the meeting. See 007/10DC for a conflict of interest declaration from Mayor Prendergast.

004/10DC **PUBLIC PARTICIPATION**
(1215/52/05/IM)

NOTED:

There was no public participation.

005/10DC **REVIEW OF 2009 DEVELOPMENT CONTRIBUTIONS POLICY** (9.23AM – 9.30AM)
Report of John McSweeney – Programme Manager, Development Contributions.
(1215/52/05/IM) (REPORT 1)

Moved Councillor Foster, seconded Mayor Prendergast the substantive motion.

The substantive motion was put and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information.*
2. *Agree that due to historic and current low levels of growth and demand for commercial and industrial development within the City that the Development Contribution Policy (2009) not be amended to provide a separate development contribution category for industrial development, as part of the 2010/11 draft annual plan process.*
3. *Note that officers will review the Development Contributions Policy (2009) and if necessary, recommend changes to reflect 2010/2011 annual plan CAPEX decisions, as part of the next annual plan round.*

006/10DC **DEVELOPMENT CONTRIBUTION REMISSION – “VOGEL CAMPUS” (16 KATE SHEPPARD PLACE AND 7-17 MULGRAVE STREET, THORNDON) (9.30AM – 10.40AM)**
Report of Tim Wild – Planning Technician, Development Planning.
(1215/52/05/IM) (REPORT 2)

NOTED:

The Subcommittee heard submissions from Jim Lynch - Consultant for AMP Capital Limited and Andrew Robinson – Development Manager for AMP Capital Limited who both addressed the Subcommittee in support of the application for a remission to the standard development contribution for the “Vogel Campus” located at 16 Kate Sheppard Place and 7-17 Mulgrave Street, Thorndon.

A copy of their submission was tabled.

TABLED 006/10DC(A)

(Councillor Wade-Brown joined the meeting at 9.36am.)

(Councillor Pepperell joined the meeting at 10.02am.)

The Subcommittee asked questions of clarification regarding the submission from AMP Capital Limited.

(Councillor Pepperell left the meeting at 10.35am.)

Moved Councillor Foster, seconded Mayor Prendergast the substantive motion with an amended recommendation 2 as follows.

THAT the Development Contributions Subcommittee:

1. Receive the information.

- ~~2. Agree to grant a remission of the stormwater components (\$52,533.20) of the development contributions fee and invoices Capital Properties a revised and final fee of \$929,604.02.~~
2. **Request that officers undertake further work on the issues raised by the applicant in respect of the remission application for the “Vogel Campus” (16 Kate Sheppard Place and 7-17 Mulgrave Street, Thorndon) and to report to the next meeting of the Development Contributions Subcommittee on 21 April 2010.**

The substantive motion with the amended recommendation 2 was put and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information.*
2. ***Request that officers undertake further work on the issues raised by the applicant in respect of the remission application for the “Vogel Campus” (16 Kate Sheppard Place and 7-17 Mulgrave Street, Thorndon) and to report to the next meeting of the Development Contributions Subcommittee on 21 April 2010.***

NOTED:

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

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

(The Subcommittee adjourned for morning tea at 10.40am and reconvened at 10.49am.)

(Mayor Prendergast and Councillors Foster, Pepperell and Wade-Brown were present when the meeting reconvened.)

007/10DC **DEVELOPMENT CONTRIBUTION REMISSION - “WILLIS CENTRAL” (44-52 WILLIS STREET, WELLINGTON CENTRAL)(10.49AM – 12.38PM)**
Report of Tim Wild – Planning Technician, Development Planning.
(1215/52/05/IM) (REPORT 3)

NOTED:

Con Anastasiou – Legal Counsel, Mark Ashby Planning Manager of Aurecon Limited, Ian Cassels – Principal of Boulcott Land Limited, Malcolm Brown of Pacific Consultants and Razbeer Gill of Gill Consultants were in attendance for this item.

Con Anastasiou – Legal Counsel, Mark Ashby Planning Manager of Aurecon Limited, Ian Cassels – Principal of Boulcott Land Limited all addressed the Subcommittee in support of the application for a remission to the standard development contribution for the “Willis Central” (44-52 Willis Street, Wellington Central) development.
A copy of their submissions was tabled.
TABLED 007/10DC(A, B, C, D and E)

NOTED:

Mayor Prendergast declared a conflict of interest in relation to this item and withdrew from discussion and did not vote on the matter.

The Subcommittee asked questions of clarification regarding the submission from representatives for the “Willis Central” (44-52 Willis Street, Wellington Central) development.

(Mayor Prendergast left the meeting at 12.30pm.)

Moved Councillor Foster, seconded Councillor Wade-Brown the substantive motion with an amended recommendation 2.

THAT the Development Contributions Subcommittee:

1. Receive the information.
- ~~2. Agree not to grant a remission of the development contributions fee to Gill Consultants and Aurecon.~~
- 2. Request that officers undertake further work on the issues raised by the applicant in respect of the remission application for “Willis Central” (44-52 Willis Street, Wellington Central) and to report to the next meeting of the Development Contributions Subcommittee on 21 April 2010.**

The substantive motion with the amended recommendation 2 was put and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

- 1. Receive the information.*
- 2. Request that officers undertake further work on the issues raised by the applicant in respect of the remission application for “Willis Central” (44-52 Willis Street, Wellington Central) and to report to the next meeting of the Development Contributions Subcommittee on 21 April 2010.*

NOTED:

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

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

008/10DC **DEVELOPMENT CONTRIBUTION REMISSION - RYMAN
HEALTHCARE – MALVINA MAJOR RETIREMENT VILLAGE –
118 BURMA ROAD (12.38PM – 1.08PM)**
Report of Tim Fletcher – Manager, Customer Services and Business
Support.
(1215/52/05/IM) (REPORT 4)

NOTED:

Andrew Mitchell – Development Manager for Ryman Healthcare was in attendance for this item. He addressed the Subcommittee in support of the application for a remission to the standard development contribution for the Ryman Healthcare – Malvina Major Retirement Village – 118 Burma Road development.

A copy of his submission was tabled.
TABLED 008/10DC(A)

The Subcommittee asked questions of clarification regarding the submission from representatives for the Ryman Healthcare – Malvina Major Retirement Village – 118 Burma Road development.

(Councillor Pepperell left the meeting at 12.55pm.)
(Councillor Pepperell returned to the meeting at 12.59pm.)

Moved Councillor Foster, seconded Councillor Pepperell the substantive motion with an amended recommendation 2.

THAT the Development Contributions Subcommittee:

1. Receives the information.
- ~~2. — Agrees to a partial remission of the development contribution fees and invoices Ryman a revised and final fee of \$77,418.75.~~
2. **Request that officers undertake further work on the issues raised by the applicant in respect of the remission application for Ryman Healthcare – Malvina Major Retirement Village – 118 Burma Road and to report to the next meeting of the Development Contributions Subcommittee on 21 April 2010.**

The substantive motion with the amended recommendation 2 was put and declared CARRIED.

RESOLVED:

THAT the Development Contributions Subcommittee:

1. *Receive the information.*
2. ***Request that officers undertake further work on the issues raised by the applicant in respect of the remission application for Ryman Healthcare – Malvina Major Retirement Village – 118 Burma Road and to report to the next meeting of the Development Contributions Subcommittee on 21 April 2010.***

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 1.08pm.

Confirmed: _____
Chair
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