



---

**MINUTES OF MEETING OF THE  
DEVELOPMENT CONTRIBUTIONS REVIEW COMMITTEE**

---

**HELD IN THE COUNCIL CHAMBERS, 35 COLES CRESCENT, PAPA KURA ON  
TUESDAY 8<sup>TH</sup> SEPTEMBER 2009 COMMENCING AT 3.34 P.M.**

---

**PRESENT:**

Chairperson	Clr Pringle
Deputy Chairperson	Clr Conroy
	Clr Auva'a
	Clr Catchpole
	Clr Goldsmith
	Clr Jones
	Clr O'Connor

**ATTENDING:**

J Hames	Director Policy & Democracy Services
G McCarrison	Director Regulatory Services
R Seth	Democracy Services Officer
D Russell	Development Engineer

## **PAPAKURA DISTRICT COUNCIL**

### **CONTENTS**

---

<b>NO.</b>	<b>ITEM</b>	<b>PAGE</b>
1.	<b>Apologies .....</b>	<b>3</b>
2.	<b>Deputation and Petitions .....</b>	<b>3</b>
3.	<b>Confirmation of Minutes .....</b>	<b>3</b>
4.	<b>Items for Decision .....</b>	<b>4-5</b>
	(a) Request For Review of Development Contributions – JACE Investments, 149 Phillip Rd.....	4
	(b) Request For Review of Development Contributions – Aintree Design & Build, 20 Marphona Crescent, Takanini .....	5

## **PAPAKURA DISTRICT COUNCIL**

### **MINUTES FOR THE MEETING OF THE DEVELOPMENT CONTRIBUTIONS POLICY REVIEW COMMITTEE HELD IN THE COUNCIL CHAMBERS, 35 COLES CRESCENT, PAPA KURA ON TUESDAY 8<sup>TH</sup> SEPTEMBER 2009 COMMENCING AT 3.34 P.M.**

---

#### **1. APOLOGIES**

CLR CATCHPOLE MOVED  
CLR O'CONNOR SECONDED

THAT THE APOLOGIES RECEIVED ON BEHALF OF CLR PIGGOTT AND HIS WORSHIP THE MAYOR BE SUSTAINED.

CARRIED

#### **2. DEPUTATIONS AND PETITIONS**

#### **3. CONFIRMATION OF MINUTES**

- (a) That the Minutes of the Development Contributions Policy Review Committee held on Tuesday 7<sup>th</sup> July 2009 be confirmed.

CLR JONES MOVED  
CLR O'CONNOR SECONDED

- (a) THAT THE MINUTES OF THE DEVELOPMENT CONTRIBUTIONS POLICY REVIEW COMMITTEE HELD ON TUESDAY 7<sup>TH</sup> JULY 2009 BE CONFIRMED.

CARRIED

**4. ITEMS FOR DECISION**

**(a) REQUEST FOR REVIEW OF DEVELOPMENT CONTRIBUTIONS – JACE INVESTMENTS, 149 PHILLIP RD**

**REPORTING OFFICER: David Russell  
Development Engineer**

**ATTACHMENT: Request for Review  
Original Assessment of Development Contribution  
Revised Assessment of Development Contribution  
Plan of proposed development**

**(Attachment No. 1)**

---

**RECOMMENDATIONS**

1. That the information be received.
2. That the stormwater development contribution not be required as the development makes no demand on Council Stormwater infrastructure and hence the Assessment be reduced to remove the stormwater component of the fee (\$12,169.29 incl. GST).
3. That the balance of the objection be disallowed as the assessment of the development contributions for roading, public transport and community infrastructure is in accordance with the Development Contributions Policy.
4. That the development contribution assessment for LU 9165 at 149 Phillip Road be reduced from \$43,868.25 to \$31,698.96 (including GST).

CLR PRINGLE MOVED  
CLR O'CONNOR SECONDED

1. THAT THE INFORMATION BE RECEIVED.
2. THAT THE STORMWATER DEVELOPMENT CONTRIBUTION NOT BE REQUIRED AS THE DEVELOPMENT MAKES NO DEMAND ON COUNCIL STORMWATER INFRASTRUCTURE AND HENCE THE ASSESSMENT BE REDUCED TO REMOVE THE STORMWATER COMPONENT OF THE FEE (\$12,169.29 INCL. GST).
3. THAT THE BALANCE OF THE OBJECTION BE DISALLOWED AS THE ASSESSMENT OF THE DEVELOPMENT CONTRIBUTIONS FOR ROADING, PUBLIC TRANSPORT AND COMMUNITY INFRASTRUCTURE IS IN ACCORDANCE WITH THE DEVELOPMENT CONTRIBUTIONS POLICY.
4. THAT THE DEVELOPMENT CONTRIBUTION ASSESSMENT FOR LU 9165 AT 149 PHILLIP ROAD BE REDUCED FROM \$43,868.25 TO \$31,698.96 (INCLUDING GST).

CARRIED

**4. ITEMS FOR DECISION**

**(b) REQUEST FOR REVIEW OF DEVELOPMENT CONTRIBUTIONS – AINTREE DESIGN AND BUILD, 20 MARPHONA CRESCENT, TAKANINI**

**REPORTING OFFICER: David Russell  
Development Engineer**

**ATTACHMENT: Request for Review  
Original Assessment of Development Contribution  
Revised Assessment of Development Contribution  
Plan of proposed development  
Developer comments 6 Aug 2009  
  
(Attachment No. 2)**

---

**RECOMMENDATIONS**

1. That the information be received.
2. That the front area of landscaping be considered to be land associated with the activity in accordance with the Development Contributions Policy and included in the site area developed and confirmed as included in the development contribution as assessed.
3. That the rear area of landscaping be considered to be land not associated with the activity and not included in the site area developed due to the rear yard requirement of 8m and hence the development contribution for LU 9165 at 20 Marphona Crescent, Takanini be reduced from \$53,138.25 to \$48,307.50c (incl. GST) with refund of the difference to the applicant.

CLR PRINGLE MOVED  
CLR CATCHPOLE SECONDED

1. THAT THE INFORMATION BE RECEIVED.
2. THAT THE FRONT AREA OF LANDSCAPING BE CONSIDERED TO BE LAND ASSOCIATED WITH THE ACTIVITY IN ACCORDANCE WITH THE DEVELOPMENT CONTRIBUTIONS POLICY AND INCLUDED IN THE SITE AREA DEVELOPED AND CONFIRMED AS INCLUDED IN THE DEVELOPMENT CONTRIBUTION AS ASSESSED.
3. THAT THE REAR AREA OF LANDSCAPING BE CONSIDERED TO BE LAND NOT ASSOCIATED WITH THE ACTIVITY AND NOT INCLUDED IN THE SITE AREA DEVELOPED DUE TO THE REAR YARD REQUIREMENT OF 8M AND HENCE THE DEVELOPMENT CONTRIBUTION FOR LU 9165 AT 20 MARPHONA CRESCENT, TAKANINI BE REDUCED FROM \$53,138.25 TO \$48,307.50C (INCL. GST) WITH REFUND OF THE DIFFERENCE TO THE APPLICANT.

CARRIED

**The meeting closed at 3.43pm.**

**CONFIRMED THIS 13<sup>TH</sup> DAY OF OCTOBER 2009**

.....

**CHAIR**