

AGENDA FOR COUNCIL SEMINAR 22 FEBRUARY 2007

11AM

1. Introduction (Mike Theelen and Roy Baker)

- a) Outline of matters to be covered
- b) Financial overview
- c) Summary of the main changes proposed cf. 2006 Policy
- d) General update on process and progress

2. Report Back on Specific Issues Requested from Council Meeting 8 February 2007

- a) Details of sliding scale for smaller units (*Resolution 8*)
- b) Update on Reserves cost-based approach (*Resolution 11*)
- c) Undeveloped non-residential lots credit – report back from Working Party (*Resolution 14*)
- d) Appendix 3 – past projects – updated list (*Resolution 15*)
- e) Charging regime for Banks Peninsula (*Resolution 21*)

3. Financial Implications of DCP Changes

- a) General introduction
- b) Impact of changes
- c) Comparisons (expected income and assessed charges)
 - 2006 discounted (ie, 2004+)
 - 2006 -100%
 - 2007 (staff initiated changes) 100%
 - 2007 (with agreed Working Party recs added – 100%)
- d) Comparisons with adjoining TLAs/UDS issues
- e) Discussion on affordability – to community and to developers, at 100%

4. Consider Resolution 17(a)

“That the Council re-evaluate the proposed level of development contributions in the light of the Urban Development Strategy, the expected impact of its revised policy on future development, and the ongoing discussions with the development community.”

Options:

- 100% of growth charged to developers
- Less than 100% charge of growth component to developers (eg, 85%, 75%, 70%)
- A further period of transition or “ramping up” (eg: 1 year, 2 years, 3 years)

5. Recommended Level of Charging (to be further considered on 15 March)

6. Show Draft DCP Document (as work in progress)