

**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL
HELD AT 9.30AM ON THURSDAY 8 FEBRUARY 2007**

PRESENT: The Mayor, Garry Moore (Chairperson).
Councillors Helen Broughton, Sally Buck, Graham Condon, Barry Corbett, David Cox,
Anna Crighton, Carole Evans, Pat Harrow, Bob Parker, Bob Shearing, Gail Sheriff,
Sue Wells and Norm Withers.

1. APOLOGIES

Nil.

2. CONFIRMATION OF MINUTES

COUNCIL MEETING OF 14 DECEMBER 2006

Resolved: That the minutes of the Council meeting held on Thursday 14 December 2006 with the public present be confirmed.

EXTRAORDINARY COUNCIL MEETING OF 17 JANUARY 2007

Resolved: That the open and public excluded minutes of the extraordinary Council meeting held on Wednesday 17 January 2007 be confirmed.

3. DEPUTATIONS BY APPOINTMENT

Nil.

4. PRESENTATION OF PETITIONS

Nil.

5. CORRESPONDENCE

Nil.

6. DEVELOPMENT CONTRIBUTIONS POLICY REVIEW OMNIBUS REPORT

Councillor Sheriff moved *"That consideration of the omnibus report be deferred, to enable it to be discussed at a Council seminar prior to being resubmitted to the Council"*. The motion was seconded by Councillor Evans and when put to the meeting was declared **lost**.

(Note: Councillor Evans recorded her vote in favour of the motion.)

The Council received presentations from Mr David Caygill, the Chairman of the Development Contributions Working Party, and from Mr Mike Theelen, the General Manager Strategy and Planning.

Resolved:

1. That the Council obtain an independent review of the level of costs allocated to growth for major projects in the future as a standard procedure, and take other steps to ensure that cost allocations for different projects are robust and consistent and suggests its expansion to include a random sample of smaller projects.
2. That the Council confirm its commitment in the draft Urban Development Strategy to align development contributions with those of the other councils.

8. 2. 2007

- 2 -

3. That the Council facilitate a regular series of meetings (three or four times a year) with the development community to allow for joint developer/Council review of the content, timing and progress of the Council's Capital Works Programme.
4. That it be part of the responsibility of the appropriate Council officers to liaise regularly with developers.
5. That the availability of private developer agreements (PDAs) be more clearly acknowledged, and that clear guidelines be put in place as to when and how PDAs can be used.
6. That the Council ensure that only the costs attributable to new developments are recovered by way of development contributions.
7. That the Development Contributions Policy include an explanation of the factors and calculations used to convert business and other forms of development into household unit equivalents (HUEs).
8. That the Council accept the working party's recommendation that consideration be given to smaller units paying a lower development contribution on a sliding scale based on their floor area, and that staff be requested to refine the details of this proposal, and report to the 23 February 2007 Council seminar.
9. That the Council clarify the definition of "undeveloped" and "developed" in relation to vacant land.
10. That there be a clear process for determining the credits available in advance of demolition.
11. That the Council accept the working party's recommendation of a move to a cost based approach, and that details of such a recovery policy be further developed by staff, including fee recovery options, to ensure that income from reserve contributions meets the needs of growth.
12. That the Council avoid including in its Development Contributions Policy any system of incentives or remissions for social purposes or to give effect to other Council policies, on the basis that these should be addressed by separate means.
13. That all undeveloped residential lots receive a credit of one household unit equivalent for all services/activities and reserves.
14. That the Council adopt the principle that existing undeveloped non-residential lots subdivided before 1 July 2006 are entitled to a credit, and request that Council staff and the working party reconvene to address this issue and report back to the Council with a recommended credit formula.
15. That old cost shares and capital contributions be retained as past projects and other projects contained in Appendix 3 of the 2006-16 policy be reviewed, with those that are not clearly growth related to be removed, and the cost implications of past projects be reported to the Council.
16. That the Council conduct a further analysis of how its proposed development contributions would compare to those in other districts, especially those closest to the city, ie Selwyn and Waimakariri Districts.
17. That the Council:
 - (a) 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.
 - (b) Request staff to prepare a proposal for the final 2007 charges, in the light of the financial change to the proposed Development Contributions Policy that arise as a consequence of the resolutions adopted by the Council in respect of this report, and present such proposal to the Council seminar on 23 February 2007, taking into account the ground rules outlined in the report.

8. 2. 2007

- 3 -

18. That the Council actively promote and publicise its new policy, to encourage effective consultation thereon.
19. That the Council receive the report relating to the full integration of Banks Peninsula into the Development Contributions Policy, and adopt the proposals contained therein for the presentation, format and content changes recommended.
20. That the Council agree to the full integration of the former Banks Peninsula development contribution provisions into the revised community-wide Development Contributions Policy as proposed in the report.
21. That the proposed charging regime for the former Banks Peninsula area recommended in the report be held over, for further consideration at the Council seminar on 23 February 2007.
22. That Council staff report back to the Council on the various processes and mechanisms required to implement the above resolutions.

35. DEFERMENT OF REMAINING AGENDA ITEMS

It was **resolved** that the remaining items of business on the agenda for the present Council meeting be held over for consideration at the following Council meeting on Thursday 15 February 2007.

36. CONCLUSION

The meeting concluded at 1.30pm

CONFIRMED THIS 15TH DAY OF FEBRUARY 2007

MAYOR