

Hearings Committee

Request for Remission of Development Contributions

MINUTES

Minutes of an ordinary meeting of the Hearings Committee held in the Council Chambers, Dunedin Public Art Gallery, The Octagon, Dunedin, on Friday 30 August 2024, commencing at 9.30 am - Development Contributions

PRESENT

Chairperson Commissioner Ros Day-Cleavin
Cr David Benson-Pope Cr Cherry Lucas

IN ATTENDANCE

Carolyn Allan (Chief Financial Officer), Nic Jepson (Senior Planner), Galina Reinhardt (Development Contributions Officer) and Tom Lucas (Technical Director, Rationale Ltd)

Governance Support Officer Wendy Collard

1 DECLARATIONS OF INTEREST

Members were reminded of the need to stand aside from decision-making when a conflict arose between their role as an elected representative and any private or other external interest they might have.

Moved (Cr Cherry Lucas/Cr David Benson-Pope):

That the Committee:

- a) **Notes** the Elected Members' Interest Register; and
- b) **Confirms** the proposed management plan for Elected Members' Interests.

Motion carried (HEAR/2024/006)

2 DEVELOPMENT CONTRIBUTIONS REMISSION

The Committee gave consideration to a request for a remission of development contributions for 70a and 70b North Taieri Road, Abbotsford, Dunedin.

The applicant was represented by:
Darryl Sycamore (Planner, Terramark Ltd) and
Simone Waring (Manager, Ōtepoti Dunedin Whanau Refuge)

Council Officers Presentation

The Development Contributions Officer (Galina Reinhardt) spoke to the report and advised that the assessment of the development contributions payable was for the conversion of a residential dwelling into offices at 70a and 70b North Taieri Road, Dunedin. Ms Reinhardt commented that the assessment had been made using the Development Contributions Policy within the 10 year plan 2021-2031.

Ms Reinhardt and Mr Lucas (Rationale Ltd) responded to a number of questions on definition and process of an “Unusual Development “ - a development that the DCC deemed to create a significantly different demand on infrastructure than could usually be expected under their relevant land use category.

Ms Reinhardt responded to questions which included the assessment of the development contributions for the property and precedence.

Applicant Presentation

Darryl Sycamore (Planner, Terramark) tabled and spoke to the application for remission and outlined key points in support which included:

- The additional demand on the transportation network would not equate to the 20.75 equivalent household units that had been charged for.
- The applicant was a charity and the site would solely be used between 8.30 am and 4.30 pm with most of the 10 to 12 staff being on the road.
- Offices for a commercial activity and offices associated with the administration of a charity were very different activities.
- When levying development contributions for the other categories which would also include an office component, Council would levy against the primary purpose of the site.
- The building consent should have been assessed as a residential development as the Development Contributions Policy defined residential as this category included emergency housing, refuge centres, halfway housing and papakaiaika housing.

Mr Sycamore advised that he felt that the Development Contributions Policy had been applied incorrectly and that the Ōtepoti Dunedin Whanau Refuge office should have been tested against the residential category. He reiterated that this was not a commercial office, it was an office to support safe housing for vulnerable families.

Mr Sycamore commented that he felt that the Ōtepoti Dunedin Whanau Refuge offices would not create any additional demand on the roading network . He advised that the NZTA statistics stated that an average household generates 9 traffic movements per day and as this site was a large residential site and dwelling it could have created double that.

The meeting adjourned at 10.25 am and reconvened at 10.35 am.

Decision

The Committee gave final consideration to the request for remission of development contributions and the points raised by the applicant.

Moved (Cr Cherry Lucas/Cr David Benson-Pope):

That the Committee:

Approves a partial remission of development contributions levied to Ōtepoti Dunedin Whānau Refuge of **\$24,005.00 (incl. GST)** be granted, subject to an agreement being entered into between Ōtepoti Dunedin Whānau Refuge and the Council prepared by the Council's solicitor and an encumbrance being registered on the title of the land.

Motion carried (HEAR/2024/007)

CHAIRPERSON