

**MINUTES** for a meeting of the Development Agreements Committee held in Committee Rooms 1 & 2, District Office, 15 Galileo Street, Ngaaruawaahia on **WEDNESDAY, 29 NOVEMBER 2023** commencing at **1.00pm**.

**Present:**

Mr P Stubbs (Chairperson)  
Mr G Akehurst (Independent Member)  
Her Worship the Mayor, Mrs JA Church – *from 1.10pm*  
Cr J Gibb  
Cr E Patterson  
Cr P Thomson

**Attending:**

Cr M Keir – *until 1.27pm*  
Mrs H Coalter (Growth & Analytics Manager)  
Ms K Nicholson (Infrastructure Development Manager)  
Ms A Plumpton (Growth Funding Team Leader)  
Mrs T Forsyth (Growth Funding Officer)  
Ms E Saunders (Senior Democracy Advisor)  
Mr P Mwene (Infrastructure Development Manager)

**APOLOGIES AND LEAVE OF ABSENCE**

**Resolved: (Mr P Stubbs/Cr Gibb)**

**THAT the Development Agreements Committee accepts the apologies from:**

- a. **Cr C Eyre & Mr W Gauntlett (Community Growth General Manager) for non-attendance.**
- b. **accepts the apology from Her Worship the Mayor, Mrs JA Church for lateness.**

**CARRIED**

**DAC2311/01**

## **CONFIRMATION OF STATUS OF AGENDA ITEMS**

**Resolved: (Mr P Stubbs/Cr Gibb)**

**THAT the agenda for a meeting of the Development Agreements Committee held on Wednesday, 29 November 2023 be confirmed:**

- a. with all items therein being considered in open meeting with the exception of those items detailed at agenda items 6, which shall be considered with the public excluded; and
- b. all reports be received.

**CARRIED**

**DAC2311/02**

## **DISCLOSURES OF INTEREST**

There were no disclosures of interest

## **CONFIRMATION OF MINUTES**

**Resolved: (Mr P Stubbs/Cr P Thomson)**

**THAT the minutes for a meeting of the Development Agreements Committee held on Tuesday, 24 October 2023 be confirmed as a true and correct record, with the following amendments:**

**CARRIED**

**DAC2311/03**

## **REPORTS**

Fragmented Land Project  
*Agenda Item 5.1*

The Growth & Analytics Manager spoke to the report which was taken as read and the following discussion was held:

- It was queried whether the developer will always have to come up with 100% of the costs for every single option or if Council will have to contribute as well? It was confirmed that it would not always be the developer liable for 100% as it would depend on the development and whether there was existing infrastructure, or a requirement to construct trunk infrastructure that would benefit more than the individual development etc.

- It was queried whether this project related to land that had no existing infrastructure. It was confirmed that this was indeed the case. It was further clarified by the Growth & Analytics Manager that staff (through the Consultants Veros who are appointed to undertake this work) are currently looking at the different scenarios for development and creating a “decision tree” so any queries that come in can be answered.
- It was confirmed that the final report will be presented at the first Development Agreement Committee meeting for 2024 with a discussion being held offline beforehand to determine the approach.

**ACTION:** The Growth & Analytics Manager to meet offline with the Chairperson to determine how best to present the report back to the Development Agreements Committee.

- It was noted that the lot sizes of the properties in this report are 900 to 1000sqm which are too small for onsite wastewater management and any housing would need to be connected to the reticulated network. It was further noted that the lots wouldn't meet the residential density targets for the zoning.
- It was noted that whilst the lots identified and used as an example in this report are Tuakau based this is a project that goes across the district. The scenarios vary across the district and it was further noted that there are several different scenarios in this report that also includes unformed roads.
- It was queried whether this project considers the viability of development when land is subdivided and it was noted that Veros will be contacted for further discussions to ensure this is captured.

**ACTION:** The Growth & Analytics Manager to have further discussion with Veros and determine the scope and feasibility of the development to provide clarification for the Committee.

**Resolved: (Mr P Stubbs/Cr Patterson)**

**THAT the Development Agreements Committee receives the Fragmented Land Project report.**

**CARRIED**

**DAC2311/04**

## **EXCLUSION OF THE PUBLIC**

Agenda Item 6

The Committee took time to go through each item on the Public Excluded agenda and confirmed the reason for exclusion for each report.

**Resolved: (Mr P Stubbs/Her Worship the Mayor, Mrs JA Church)**

**THAT** the public be excluded from the following parts of the proceedings of this meeting:

- a. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48(1) for the passing of this resolution</b>
<b>Item PEX 1 – Confirmation of Minutes – 24 October 2023</b>	<b>Refer previous agenda for reasons.</b>	
<b>Item PEX 2 – Actions Register</b>	<b>Refer previous agenda for reasons.</b>	
<b>Item PEX 3.1 2024 DC Policy Review – Assessment of Retirement Villages</b>	<b>Good reason to withhold exists under Section 6 or Section 7 Local Government Official Information and Meetings Act 1987</b>	<b>Section 48(1)(a)</b>
<b>Item PEX 3.2 Development Agreement for Tamahere Country Club</b>		
<b>Item PEX 3.3 Development Agreement Completion Report</b>		
<b>Item PEX 3.4 Development Agreement Summary – November 2023</b>		

- b. This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item No.	Section	Interest
Item PEX 1 Confirmation of Minutes – 24 October 2023		Refer previous agenda for reasons.
Item PEX 2 Actions Register		Refer previous agenda for reasons.
Item PEX 3.1 2024 DC Policy Review – Assessment of Retirement Villages	7(2)(b)(ii)	To protect information that would otherwise unreasonably prejudice a persons commercial position.
Item PEX 3.2 Development Agreement for Tamahere Country Club	7(2)(b)(ii)	To protect information that would otherwise unreasonably prejudice a persons commercial position.
Item PEX 3.3 Development Agreement Completion Report	7(2)(b)(ii)	To protect information that would otherwise unreasonably prejudice a persons commercial position.
Item PEX 3.4 Development Agreement Summary – November 2023	7(2)(b)(ii)	To protect information that would otherwise unreasonably prejudice a persons commercial position.

**CARRIED**

**DAC2311/05**

*Resolutions DAC2311/06 to DAC2311/10 are contained in the public excluded section of these minutes.*

It was resolved [Resolution No. DAC23 I I/07] during the public excluded section of the meeting that the following resolution be released into the open meeting but the report should remain confidential and unavailable to the public:

2024 DC Policy Review, Assessment of Retirement Villages  
PEX Agenda Item 3.1

Resolved: (Mr P Stubbs/Cr P Thomson)

THAT the Development Agreements Committee:

- a. approves that staff progress the inclusion of the following matters into the Draft 2024 Development Contributions Policy:
  - i. the trigger for the assessment of development contributions for retirement villages be at building consent stage; and
  - ii. revised demand figures for retirement villages that are intended to better reflect the demand this development places on new council infrastructure; and
- b. notes that staff will bring the full Draft 2024 DC Policy to the Committee or Council in early 2024 to seek approval to consult alongside the 2024 to 2034 Long Term Plan; and
- c. resolves to release the resolutions into the open meeting, but the report remain confidential and unavailable to the public.

CARRIED

Having resumed the open meeting and there being no further business the meeting was declared closed at 2.15pm.

Minutes approved and confirmed this 29<sup>th</sup> of November 2023.

Mr Peter Stubbs  
**CHAIRPERSON**