**Date:** Thursday 13 December 2018  
**Time:** 9.30am  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

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**Tira Kāwana / Governing Body**

**OPEN ATTACHMENTS**

**ADDITIONAL ATTACHMENTS UNDER SEPARATE COVER**

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<th>TABLE OF CONTENTS</th>
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<td>Summary of Governing Body information memos and briefings - 13 December 2018</td>
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</tr>
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<td></td>
<td>B. Apologies Workshop Minutes</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>C. Development Contributions Stakeholder Presentations Workshop Minutes</td>
<td>5</td>
</tr>
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<td></td>
<td>D. Review of Code of Conduct Workshop Minutes</td>
<td>9</td>
</tr>
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<td></td>
<td>E. Development Contributions Workshop Minutes</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>F. America's Cup Briefing Minutes</td>
<td>27</td>
</tr>
<tr>
<td></td>
<td>G. Development Contributions Discussion Workshop Minutes</td>
<td>29</td>
</tr>
</tbody>
</table>

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Minutes of a workshop of the Governing Body held in the Meeting Room, Level 26, 135 Albert Street, Auckland on Wednesday, 21 November 2018 at 11.02am.

PRESENT
Hon Phil Goff, CNZM, JP
Cr Josephine Bartley
Cr Cathy Casey
Deputy Mayor Bill Cashmore
Cr Fa’anana Efeso Collins
Cr Linda Cooper, JP
Cr Chris Darby
Cr Alf Filipaina
Cr Penny Hulse
Cr Mike Lee
Cr Daniel Newman, JP
Cr Greg Sayers
Cr Desley Simpson, JP
Cr John Walker
Cr Wayne Walker
Cr John Watson
Cr Paul Young

ABSENT
Cr Ross Clow
Cr C Fletcher
Cr Richard Hills
Cr Sharon Stewart

Note: No decisions or resolutions may be made by a Workshop or Working Party, unless the Governing Body or Committee resolution establishing the working party, specifically instructs such action.
Purpose:
The purpose of the meeting is:
- for the Governing Body to have a discussion around apologies.

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<tbody>
<tr>
<td>1</td>
<td>Apologies from Cr R Clow, Cr C Fletcher, Cr R Hills, Cr S Stewart for absence on council business were noted.</td>
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</tbody>
</table>

Note: Cr S Stewart subsequently entered the meeting during Item 3.

<table>
<thead>
<tr>
<th>2</th>
<th>Declarations of Interest</th>
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<td>Members are reminded of the need to declare any conflict that may arise between their role as a member and any private or other external interest they might have.</td>
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<table>
<thead>
<tr>
<th>3</th>
<th>Apologies: changing standing orders</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Oliver Roberts and Warwick McNaughton</td>
</tr>
</tbody>
</table>

A PowerPoint presentation was given.

Cr E Collins entered the meeting at 11:05am.
Cr M Lee entered the meeting at 11:10am.
Cr S Stewart entered the meeting at 11:13am.
Cr G Sayers entered the meeting at 11:13am.
Cr M Lee left the meeting at 12:01pm.
Cr L Cooper left the meeting at 12:10pm.
Cr S Stewart left the meeting at 12:16pm.
Cr P Hulse left the meeting at 12:19pm.

The workshop closed at 12.32pm.
Tira Kāwana / Governing Body Workshop:
Development Contributions Stakeholder
Presentations
MINUTES

Minutes of a workshop of the Governing Body held in the Meeting Room, Level 26, 135 Albert Street, Auckland on Friday, 23 November 2018 at 9.30am.

PRESENT
Deputy Mayor Bill Cashmore
Cr Cathy Casey From 9.54am
Cr Ross Clow
Cr Chris Darby From 12.40pm
Cr Alf Filipaina
Cr C Fletcher
Cr Richard Hills From 9.39am
Cr Penny Hulse From 1.08pm
Cr Daniel Newman, JP From 9.34am
Cr Greg Sayers From 9.34am
Cr Desley Simpson, JP
Cr Sharon Stewart
Cr John Walker From 9.36am
Cr John Watson From 9.39am
Cr Paul Young

ABSENT
Hon Phil Goff, CNZM, JP
Cr Josephine Bartley
Cr Fa’anana Efeso Collins
Cr Linda Cooper, JP
Cr Mike Lee
Cr Wayne Walker

Note: No decisions or resolutions may be made by a Workshop or Working Party, unless the Governing Body or Committee resolution establishing the working party, specifically instructs such action.
Date of Resolution: 18 October 2018
Resolution: Resolution number GB/2018/166
That the Governing Body:
c) agree to the consultation process as set out in the agenda report with an amended date of
23 November 2018 for stakeholders to present their submissions to the Mayor and
councillors.

Purpose:
The purpose of the meeting is:
• for the Governing Body to hear stakeholder submissions on the Development
  Contributions Policy

Note: In the absence of His Worship the Mayor, Deputy Mayor B Cashmore presided.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>Apologies</td>
</tr>
<tr>
<td></td>
<td>Apologies from Mayor P Goff, Cr J Bartley and Cr E Collins for absence on council business, Cr C Darby and Cr P Hulse for lateness on council business, Cr L Cooper and Cr V Walker for absence, Cr R Clow, Cr A Filipaina and Cr C Fletcher for early departure and Cr C Casey for lateness and early departure were noted.</td>
</tr>
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<tr>
<td></td>
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<td>3</td>
<td>Stakeholder Presentations</td>
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<td></td>
<td>Submission are attached.</td>
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<table>
<thead>
<tr>
<th>Start time</th>
<th>Name</th>
<th>Organisation</th>
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<tbody>
<tr>
<td>9:30 AM</td>
<td>Jane Budge / Michael Holloway</td>
<td>Property Council</td>
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<td></td>
<td>Cr D Newman entered the meeting at 9.34am.</td>
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<tr>
<td></td>
<td>Cr G Sayers entered the meeting at 9.34am.</td>
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</tr>
<tr>
<td></td>
<td>Cr J Walker entered the meeting at 9.36am.</td>
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</tr>
<tr>
<td></td>
<td>Cr R Hills entered the meeting at 9.39am.</td>
<td></td>
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<tr>
<td></td>
<td>Cr J Watson entered the meeting at 9.39am.</td>
<td></td>
</tr>
<tr>
<td>9:45 AM</td>
<td>Connal Townsend / Jane Budge</td>
<td>Residential Development Council</td>
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<tr>
<td></td>
<td>Cr C Casey entered the meeting 9.54am.</td>
<td></td>
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<tr>
<td>10:00 AM</td>
<td>Bianca Tree</td>
<td>PSPIB/CPPIB and AMP</td>
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<tr>
<td>10:40 AM</td>
<td>Andrew Body</td>
<td>Andrew Body Limited</td>
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<td></td>
<td>Tabled talking points.</td>
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</tbody>
</table>
The meeting adjourned at 10.3am.

**Morning Tea**

The meeting reconvened at 10.43am.

10:43 AM Dominic Foote Housing Foundation / ACHPN

*Cr J Walker returned to the meeting at 10.50am.*
*Cr R Hills returned to the meeting at 10.50am.*

11:00 AM Claire Kirman Housing NZ
11:10 AM Andrew Mitchell – Chief of Development Ryman
    Gordon MacLeod- Ryman CEO
    Jeremy Moore – Regional Development Manager – Ryman
    Luke Hinchey – Partner – Chapman Tripp
    John Collyns - Retirement Village Assn

*Cr C Casey left the meeting at 11.17am.*
*Cr R Clow left the meeting at 11.23am.*
*Cr G Sayers left the meeting at 11.25am.*
*Cr S Stewart left the meeting at 11.28am.*
*Cr J Watson left the meeting at 11.28am.*

11:40 AM Karen Joubert Universal Homes Ltd

*Cr J Walker left the meeting at 11.58am.*
*Cr C Fletcher left the meeting at 11.56am.*

The meeting adjourned at 11.58am.

**Lunch**

The meeting reconvened at 12.40pm.

Cr R Clow was not present.

*Cr C Darby entered the meeting at 12.40pm.*
*Cr J Watson returned to the meeting at 12.40pm.*

12:40 PM Paul Arnesen Mitre 10

The following submitters were represented as follows:

- Allison Arthur-Young, Russell McVeagh (legal counsel for Scentre, Woolworths and Bunnings);
- Bianca Tree, Minters (counsel for Stride)
- Douglas Allan, Ellis Gould (counsel for Foodstuffs)
- David Drew (corporate representative for Scentre);
- Mark Luker, Stride
- Daniel Robert and Brady Nixon (corporate representatives for Woolworths);
- Nick Hanson, Foodstuffs
- Bryce Hutchison (corporate representative for Bunnings);
- John Parlane and Brett Harries (traffic consultants); and
- Gerard Thompson (planning consultant).
12:55 PM    Gerard Thompson    Precinct Properties NZ
            Bryce Hutchison    Bunnings
            David Drew    Scentre Group
            Lauren Eaton    Woolworths Group
            Mark Luker    Stride
            Michael Gimlett    Goodman

Cr S Stewart returned to the meeting at 12.56pm.
Cr R Clow returned to the meeting at 1.05pm.
Cr A Filpaina left the meeting at 1.08pm.
Cr P Hulse entered the meeting at 1.08pm.
Cr R Clow left the meeting at 1.40pm.

2:40 PM    Campbell Barbour / Jane Budge    NZ Council of Shopping Centres

The meeting adjourned at 2.56pm

**Afternoon Tea**

The meeting reconvened at 3.05pm

3:05 PM    Claude Lewenz / John St Clair    Market Towns
            Tabled document.

3:20 PM    Helen Andrews    Kings Plant Barn

3:30 PM    Michael Webb-Speight    Top Harbour

3:50 PM    Helen Andrews / Steve Evans    Fletcher Residential

The workshop closed at 4.06pm.
Tira Kāwana / Governing Body
Workshop: Review of the Code of Conduct
MINUTES

Minutes of a workshop of the Governing Body held in the Meeting Room, Level 26, 135 Albert Street, Auckland on Monday, 26 November 2018 at 1.38pm.

PRESENT
Hon Phil Goff, CNZM, JP
Cr Josephine Bartley
Cr Cathy Casey
Deputy Mayor Bill Cashmore
Cr Fa’ananana Efeso Collins
Cr Chris Darby
Cr Alf Filipaina
Cr C Fletcher
Cr Richard Hills
Cr Greg Sayers
Cr Desley Simpson, JP
Cr Sharon Stewart
Cr Paul Young

ABSENT
Cr Ross Clow
Cr Linda Cooper, JP
Cr P Hulse
Cr Mike Lee
Cr Daniel Newman, JP
Cr John Walker
Cr Wayne Walker
Cr John Watson

Note: No decisions or resolutions may be made by a Workshop or Working Party, unless the Governing Body or Committee resolution establishing the working party, specifically instructs such action.
Purpose:
The purpose of the meeting is:
- for the Governing Body to have a discussion around apologies.

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<td>3</td>
<td>Attachments: &lt;br&gt;PowerPoint Presentation &lt;br&gt;Code of Conduct DRAFT &lt;br&gt;Code of Conduct Attachments DRAFT &lt;br&gt;Presentations on the Code of Conduct, Conflict of Interest Policy and the Member Access to Information Protocol sections of the Code of Conduct were given.</td>
</tr>
</tbody>
</table>

Cr C Darby left the meeting at 1.53pm. <br>Cr E Collins left the meeting at 2.10pm. <br>Cr R Hills left the meeting at 2.25pm. <br>Cr S Stewart left the meeting at 2.29pm.

The workshop closed at 2.34pm.
Review of the Auckland Council Code of Conduct

Background

- The Governing Body agreed that the Code of Conduct should be reviewed through the Joint Governance Working Party.
- A draft revised code of conduct was:
  - presented to the Joint Governance Working Party
  - reported to local boards
  - reported back to the working party with local board feedback
  - the working party agreed amendments
- The code will now be reported to the governing body for adoption.
- A code of conduct that is adopted by the governing body applies to local board members.
Features of the draft code of conduct

How the code is presented

- Two documents
- The code itself is a concise document containing:
  - principles
  - descriptions of material breaches
  - the complaints process.
- There are attached documents which provide more detail:
  - policies and protocols that are adopted along with the code (e.g., conflict of interest policy)
  - other documents that are relevant to conduct but are agreed through other processes (e.g., expenses policy).
Two key principles

Trust
- expectations of the community that their elected representative will conduct themselves appropriately

Respect
- expectations that members have of each other about how they interact with each other and the public

The code presents these principles in a way which indicates personal commitment ("I will . . .")
Could be signed when members come into office

Complaints process – key roles

Chief executive
- Includes a nominee of the chief executive

Investigator
- Appointed by the chief executive to conduct an initial assessment of a complaint
- May be an internal or external person

Conduct Commissioner
- The governing body approves a list of people of the calibre of a retired high court judge to be called on to be a Conduct Commissioner
- Investigates material breaches
Complaints process

- Complaint must provide evidence of the breach and evidence of attempts to resolve the complaint
- Chief Executive refers complaint to an “Investigator”, unless the complaint is about conflict of interest
- Investigator conducts a preliminary assessment:
  - may dismiss the complaint
  - may make non-binding recommendations if non-material breach
  - refers to a “Conduct Commissioner” for full investigation if material breach
- The Conduct Commissioner replaces the independent review panel, which was previously used infrequently due to cost of a panel of three.

Sanctions

- The Joint Governance Working Party is keen to limit political involvement in determining complaints
- Therefore the Conduct Commissioner is able to impose sanctions, for example:
  - a requirement to apologise or withdraw remarks
  - a requirement to make a public statement correcting previous remarks
  - a requirement to undertake training
  - suspending a member from a committee
  - a requirement to seek guidance from the mayor or chairperson
- The findings of the Conduct Commissioner will be public and this will assist with compliance with sanctions
Conflicts of interest

- Chief executive will arrange for member to receive advice from either Legal Services or Audit and Risk
- The complainant has no further role
- If the member does not comply with advice, the matter becomes a material breach for investigation by the Conduct Commissioner
Conflict of interest policy

- Separate presentation following this one

Access to information protocol

- Separate presentation following this one

Other attachments

- The Election Year policy is unchanged from that adopted prior to the 2016 election
- The Communications Policy and Media Protocols are derived from existing sources.
- The descriptions of applicable legislation are required by the Local Government Act
- The external documents include documents describing the various roles of members and the expenses policy
Comparison with current code

- More concise presentation
- Material breaches are defined
- Separate complaint processes depending on whether complaint relates to a non-material breach, a material breach or conflict of interest
- The current independent review panel is replaced by a Conduct Commissioner, who can impose sanctions
- Findings of Conduct Commissioner will be made public to assist compliance
- Limited political involvement
- Related documents are bundled in with the code

Adoption of associated documents

- Adoption of the code also adopts:
  - Conflict of interest policy
  - Access to information protocol
  - Election year policy
  - Communications policy
  - Media protocols
Local board feedback

Local boards

- Generally supported the draft
- Made a number of suggestions for changes
- Some of these have now been included in the draft code
Local board key concerns

1. "Material breaches" could be better defined
   - Added a description of materiality
2. Some concerns about scope of sanctions
   - Added a note that members cannot be unappointed from bodies to which they are elected
3. The investigator should always be external
   - Don't agree. Often complaints can be resolved without requiring external involvement.

Local board key concerns

4. There should be local board involvement in approving a list of conduct commissioners
   - Consultation through local board chairs forum added
5. Some boards were uncomfortable with the Communications Policy and Media Policy, feeling they 'gagged' board members
   - Don't agree. Criticism is permitted provided it is with respect. Board members other than the chair may be designated spokespersons with the approval of the board and chair
Conflict of Interest Policy

Why have we revised the policy?

- The current policy is out of date, and does not reflect the law
- To make the policy more user-friendly and accessible
- To provide more guidance to elected members on how to manage conflicts of interest and pre-determination
- To emphasise the interests of the council in the probity and integrity of its decisions
Summary of changes

- Updated to reflect the current legal test on conflicts of interest (derived from Saxmere and OAG Guidelines)
- Consistent approach to non-financial and financial interests
- Elected members must evaluate whether they have a conflict of interest; it is a breach of policy if have a conflict of interest and fail to manage it
- Includes a separate section on elected members’ obligations under the Local Authorities (Members’ Interests) Act 1968
- Includes a separate section on pre-determination
- Refines requirements relating to annual declarations of interests

Standing Orders

- If the new policy is adopted, the Standing Orders will need to be updated to reflect the revised approach to conflicts of interest and pre-determination.
Introducing the Elected Member Access to Information Protocol

Proposed access to information protocol

- Is in addition to normal ways of obtaining information and advice.
- A framework for elected member’s requests for information under the “need to know” principle
- Improves access to council information for elected members
- Helps promote democratic and effective local government
Access to information protocol: the process

- Elected members make a request – setting out what and why you need to know.
- Chief Executive or delegate makes a decision on whether the information is reasonably necessary for the elected member to exercise their statutory functions or performance of their representative duties, and whether any of the limited reasons to withhold may apply.
- Decisions and the provision of information to the elected member (with conditions if necessary for confidential information) within 5 working days.
- If an elected member is not happy with the Chief Executive decision, they can ask it to be reconsidered by the Audit & Risk Committee (3 independent members)

Political Working Group resolution

- Local Boards have considered the protocol and provided feedback to the Political Working Group
- The Political Working Group agreed to the protocol subject to:
  - Review of the protocol within 18 months
  - The provision of options to Governing Body on who would consider any challenges to a Chief Executive decision – the Audit & Risk Committee or just the Chair of the Audit & Risk Committee
Tira Kāwana / Governing Body Workshop:
Development Contributions Stakeholder Presentations
MINUTES

Minutes of a workshop of the Governing Body held in the Meeting Room, Level 26, 135 Albert Street, Auckland on Thursday, 29 November 2018 at 4.00pm.

PRESENT
Hon Phil Goff, CNZM, JP
Cr Cathy Casey
Cr Fa’anana Efeso Collins
Cr Linda Cooper, JP
Cr Chris Darby
Cr Alf Filipaina
Cr C Fletcher
Cr Penny Hulse
Cr Mike Lee
Cr Daniel Newman, JP
Cr Greg Sayers
Cr Desley Simpson, JP
Cr Sharon Stewart
Cr John Walker
Cr Wayne Walker
Cr John Watson
Cr Paul Young

ABSENT
Deputy Mayor Bill Cashmore
Cr Josephine Bartley
Cr Ross Clow
Cr Richard Hills

Note: No decisions or resolutions may be made by a Workshop or Working Party, unless the Governing Body or Committee resolution establishing the working party, specifically instructs such action.
**Date of Resolution:** 18 October 2018

**Resolution:** Resolution number GB/2018/166

That the Governing Body:

c) agree to the consultation process as set out in the agenda report with an amended date of 23 November 2018 for stakeholders to present their submissions to the Mayor and councillors.

**Purpose:**

The purpose of the meeting is for the Governing Body to:

- have a discuss feedback on the Consultation on the draft Contributions Policy 2019 before it goes to Governing Body on 13 December 2018

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<thead>
<tr>
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<tbody>
<tr>
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<td></td>
<td>Apologies from Deputy Mayor B Cashmore, Cr J Bartley and Cr R Hills for absence on council business and Cr R Clow for absence were noted.</td>
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<td><strong>Development Contributions Policy</strong></td>
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<td></td>
<td>Andrew Duncan and Ross Tucker.</td>
</tr>
<tr>
<td></td>
<td>A PowerPoint presentation was given.</td>
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<tr>
<td></td>
<td>Cr G Sayers joined the meeting at 4.10pm.</td>
</tr>
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<td></td>
<td>Cr D Newman left the meeting at 4.25pm.</td>
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</tbody>
</table>

The workshop closed at 4.26pm.
Tira Kāwana / Governing Body Briefing: America’s Cup

MINUTES

Minutes of a workshop of the Governing Body held in the Meeting Room, Level 26, 135 Albert Street, Auckland on Tuesday, 4 December 2018 at pm.

PRESENT
Hon Phil Goff, CNZM, JP
Deputy Mayor Bill Cashmore
Cr Josephine Bartley
Cr Cathy Casey
Cr Ross Clow
Cr Fa’anana Efeso Collins
Cr Linda Cooper, JP
Cr Chris Darby
Cr Alf Filipaina
Cr C Fletcher
Cr Richard Hills
Cr Penny Hulse
Cr Mike Lee
Cr Daniel Newman, JP
Cr Greg Sayers
Cr Sharon Stewart
Cr Wayne Walker
Cr John Watson
Cr Paul Young

From 3.11pm, until 3.46pm
From 3.18pm, until 4.01pm
Until 4.20pm
Until 4.05pm
Until 4.05pm
From 3.23pm, until 4.20pm

ABSENT
Cr Desley Simpson, JP
Cr John Walker

Note: No decisions or resolutions may be made by a Workshop or Working Party, unless the Governing Body or Committee resolution establishing the working party, specifically instructs such action.
Purpose:
The purpose of the meeting is for the Governing Body to:

- have a briefing on the report which will be considered by the Governing Body at its meeting on 13 December 2018.

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The workshop closed at 4.26pm.
Tira Kāwana / Governing Body Workshop:
Development Contributions
MINUTES

Minutes of a workshop of the Governing Body held in the Meeting Room, Level 26, 135 Albert Street, Auckland on Thursday, 6 December 2018 at 4.51pm.

PRESENT
Hon Phil Goff, CNZM, JP
Deputy Mayor Bill Cashmore
Cr Josephine Bartley
Cr Ross Clow
Cr Fa’anan Efeso Collins
Cr Alf Filipaina
Cr C Fletcher
Cr Richard Hills
Cr Penny Hulse  Until 5.13pm
Cr Mike Lee  Until 5.14pm
Cr Greg Sayers
Cr Desley Simpson, JP
Cr Sharon Stewart
Cr John Watson
Cr Paul Young

ABSENT
Cr Cathy Casey
Cr Chris Darby
Cr Linda Cooper, JP
Cr Daniel Newman, JP
Cr John Walker
Cr Wayne Walker

Note: No decisions or resolutions may be made by a Workshop or Working Party, unless the Governing Body or Committee resolution establishing the working party, specifically instructs such action.

Date of Resolution: 18 October 2018
Resolution: Resolution number GB/2018/166
That the Governing Body:
c) agree to the consultation process as set out in the agenda report with an amended date of 23 November 2018 for stakeholders to present their submissions to the Mayor and councillors.
Purpose:
The purpose of the meeting is for the Governing Body to:
- discuss the new Development Contribution Policy and direction.

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A PowerPoint presentation was given on the below topics:

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<th>Item</th>
<th>Introduction to Development Contributions</th>
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<tr>
<td>3</td>
<td>Andrew Duncan and Ross Tucker</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item</th>
<th>Advice on feedback points</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item</th>
<th>Changes to draft policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Cr M Lee left the meeting at 5.02pm.</td>
</tr>
<tr>
<td></td>
<td>Cr M Lee returned to the meeting at 5.10pm.</td>
</tr>
<tr>
<td></td>
<td>Cr P Hulse retired from the meeting at 5.13pm.</td>
</tr>
<tr>
<td></td>
<td>Cr M Lee retired from the meeting at 5.14pm.</td>
</tr>
</tbody>
</table>

The workshop closed at 5.15pm.
Contributions Policy 2019
Ross Tucker
Andrew Duncan

Context

• Current contributions policy expires 31 January 2019
• 10-year Budget 2018-2028
  ▪ Included significant increase in infrastructure investment - $26 billion
  ▪ Assumed qualifying costs of growth would be recovered through Development Contributions
• Consultation on policy
  ▪ 19 October to 15 November 2018 (4 weeks)
  ▪ Five have-your-say events
  ▪ Property Council presentation
  ▪ 61 responses including 44 detailed submissions from developers
  ▪ 23 presentations to specific Governing Body workshop 23 November
• 8 key issues for consideration
Issue 1: Payment timing
Proposal: Extend payment timing for residential construction (5+ dwellings)
Feedback: Supported
Recommendation: Adopt proposal

Issue 2: Funding areas and definitions
Proposal: Minor adjustments
Feedback: General support
Recommendation: Adopt proposal (including minor adjustments in response to feedback)

Issue 3: Retirement villages
Proposal: No change and further work
Feedback: Lower parks and community infrastructure DCs sought as retirement villages provide onsite facilities and residents less mobile
Recommendation: Complex issue - further research
Issue 4: Double dipping
Feedback: Concern over charging DCs as well as requiring works under resource consent conditions
Recommendation: Clarify that the policy is designed to avoid double-charging for the same cost
### Issue 5: DC price for transport

<table>
<thead>
<tr>
<th>Proposal</th>
<th>Feedback</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Update to demand drivers for recovery of transport investment*</td>
<td>* Opposition*</td>
<td>* Complex issue – important issues raised in feedback*</td>
</tr>
<tr>
<td>* Impact: Increase in price for retail and commercial*</td>
<td>* Suggest that projects would be delayed or halted discouraging retail/commercial development near residential*</td>
<td>* Undertake further work, engage with developers and report back*</td>
</tr>
<tr>
<td></td>
<td>* Regulate drives transport costs so residential should pay*</td>
<td>* Retain status quo (in line with 2015 policy) in 2019 policy and further consideration at later date*</td>
</tr>
</tbody>
</table>

### Issue 6: Increase investment and price changes

<table>
<thead>
<tr>
<th>Proposal</th>
<th>Feedback</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Increased investment in growth infrastructure*</td>
<td>* General support*</td>
<td>* Remove some small projects not strongly connected to growth*</td>
</tr>
<tr>
<td>* Average urban DC prices rise from $21,000 to $26,000*</td>
<td>* Require assurance expenditure is growth related*</td>
<td>* Remove regional charge for growth-responsive transport programmes – assume funding from special funding areas in the future (after engaging with developers locally)*</td>
</tr>
<tr>
<td>* Level of detail in capex schedule increased*</td>
<td>* Some programmes will support growth more locally going forward*</td>
<td>* Average urban DC price $25,000*</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Higher prices in specific areas once projects defined*</td>
</tr>
</tbody>
</table>
**Issue 7: Social / Affordable Housing**

<table>
<thead>
<tr>
<th>Proposal</th>
<th>• No proposal of deferrals/permit fees for social or affordable housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feedback</td>
<td>• DCs seen as a barrier to development of affordable/social housing</td>
</tr>
<tr>
<td></td>
<td>• Sought lower DCs for smaller houses</td>
</tr>
<tr>
<td>Analysis</td>
<td>• Contributions are a cost recovery mechanism – support for social or affordable housing more transparent through grants</td>
</tr>
<tr>
<td></td>
<td>• Council infrastructure investment to unlock development should support more affordable housing</td>
</tr>
<tr>
<td></td>
<td>• Lower DCs for smaller houses not justified based on statistics</td>
</tr>
<tr>
<td>Recommendation</td>
<td>• Extend payment timing for non-government social housing</td>
</tr>
<tr>
<td></td>
<td>• Use case by case grants to assist social housing development</td>
</tr>
</tbody>
</table>

**Issue 8: Māori Development**

<table>
<thead>
<tr>
<th>Proposal</th>
<th>• No specific proposal for Māori development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feedback</td>
<td>• Mana Whenua Kaitaki Forum:</td>
</tr>
<tr>
<td></td>
<td>• Do not support increased transport charges for marae</td>
</tr>
<tr>
<td></td>
<td>• Create DC development types for marae and papakāinga</td>
</tr>
<tr>
<td></td>
<td>• Right size Māori Cultural Initiatives Fund</td>
</tr>
<tr>
<td>Analysis</td>
<td>• Transport issue considered under issue 5</td>
</tr>
<tr>
<td></td>
<td>• Māori developments categorised under broader types:</td>
</tr>
<tr>
<td></td>
<td>• Kaumātua housing as retirement villages</td>
</tr>
<tr>
<td></td>
<td>• Marae as community facilities</td>
</tr>
<tr>
<td></td>
<td>• Review of Māori Cultural Initiatives Fund underway reporting to committee in 2019</td>
</tr>
<tr>
<td>Recommendation</td>
<td>• Continue to monitor evolving development types to reflect in Contributions Policy</td>
</tr>
<tr>
<td></td>
<td>• Continue review of Māori Cultural Initiatives Fund</td>
</tr>
</tbody>
</table>
Next steps

Implementation
- Decisions and adoption of policy 13 December 2018
- New policy effective from 1 January 2019

Communications
- Advise all consultation respondents of decisions
- Policy and all supporting materials loaded on council website

Further work
- Retirement villages survey of reserves and community facilities
- Research on transport demand generated by different development types
- Review of Māori Cultural Initiatives Fund