

MINUTES

TITLE: Tasman District Council Extraordinary Meeting
DATE: Thursday 29 May 2008
TIME: 1.15 pm
VENUE: Council Chamber, 189 Queen Street, Richmond.

PRESENT: Mayor R G Kempthorne (Chair), Crs S J Borlase, S G Bryant, R G Currie, B F Dowler, J L Edgar, B W Ensor, G A Glover, M J Higgins, J L Inglis, T E Norriss and N Riley.

IN ATTENDANCE: Environment and Planning Manager (D C Bush-King), Development Engineer (D Ley) and Administration Officer (B D Moore).

APOLOGIES

Moved Crs Borlase/Edgar
CN08/05/11

**THAT apologies for absence from Crs King and Wilkins be sustained.
CARRIED**

1. FRIENDS OF MOTUEKA HOSPITAL TRUST – DEVELOPMENT CONTRIBUTION

The Friends of Motueka Hospital Trust had written to Council in April 2008 seeking that Council waive the development contribution of \$198,008.00 in relation to construction of a 45 bed community hospital in Courtney Street West, Motueka.

Cr J L Inglis said he had no financial gain in this hospital and despite having no legal requirement he declared a conflict of interest and said he would not be voting on the issue. Cr J L Inglis is a Chairman and Trustee of Friends of Motueka Hospital Trust.

Representatives of the Trust attended the meeting and were Ms V Stewart, Mr G Campbell and Mr J Ayling. Mr Ayling tabled and spoke to copies of a submission to the Council and said that the proposed levy presents approximately 2.5% of the completed capital value of the community hospital. The Nelson Marlborough District Health Board was not required to pay development contributions in regard to the construction of the Murchison Hospital.

Mr Ayling said that it was unfair for the Motueka Hospital Trust being a charitable trust to have to pay these levies. Mr Ayling responded to questions of clarification from Councillors.

1.2 Staff Report

Council Development Engineer D Ley spoke to his report EP08/05/08 contained within the agenda. He said that the applicant had not provided any new information and that any reduction of the levies should be considered a grant and be subject to the Council's Long Term Council Community Plan process.

Mr Ley said he confirmed the development levies as they were originally calculated and that Council shouldn't penalise the Engineering Services Department budget. He said that prior to formulation of Council's Development Levy Policy, levies were calculated on a flow basis which in this case for the total of 55 people would be 11 500 litres volume per day and the equivalent to 18 household units of demand, which represents \$119,568.00 for wastewater

Mr Ley said there was some uncertainty about the number of toilets to be decommissioned in the existing hospital. He said he had received contradicting information from the Trust Secretary.

Mr G Campbell confirmed that six toilets would be decommissioned in the old hospital.

Cr Inglis said that if the building becomes a Medical Centre or Doctors Surgery he believed two toilets would be required.

Cr Norriss said there was potential to provide a refund to the Trust in the future if it was discovered later that most of these toilets were permanently decommissioned.

Mayor Kempthorne said that Council would leave it up to the Hospital Trust to advise Council on the issues.

Moved Mayor Kempthorne/Cr Riley CN08/05/12

THAT the Hearing of the Motueka Hospital Trust development contributions waiver be adjourned and that this matter lie on the table and be referred back to the next Council meeting subject to clarification of the requirement that the Motueka Hospital Trust advises Council of the number of toilets in the existing Hospital to remain.

CARRIED

The Hearing was adjourned at 2.30 pm.

The Hearing reconvened at 2.20 pm on Wednesday 25 June 2008.

APOLOGIES

Crs Borlase, Bryant, Edgar and Norriss.

IN ATTENDANCE

Chief Executive (P J Wylie), Manager Resource Consents (J Hodson) and Administration Officer (B Moore)

A report was distributed which included a recommendation for Council to accept a special assessment of development contributions for a total of \$124,957. Mayor Kempthorne explained that a further meeting had been held with representatives of Friends of Motueka Hospital Trust and that considering the information supplied regarding the design and use of the facility, the Council could agree to make a special assessment on the grounds that occupancy will not create as much wastewater volume as the number of toilet pans might otherwise suggest. The hospital intends to provide a much higher standard of provision of toilets than required under the Building Code with many of the units having individual facilities rather than normal shared facilities.

The wastewater development contribution would reduce to \$119,538, the equivalent of 18 household units of demand. The change of use of the existing buildings will provide an offset of a further two wastewater HUD's, meaning the total wastewater development contribution reduces to \$106,526. No reduction to the stormwater or roading development contributions is proposed.

Cr Inglis once more declared an interest and said he would not be voting on the matter.

The Chief Executive said that the proposal is at the limit of Council policy and the alternative is a grant or loan. He said that Council has the option of lobbying Central Government for a contribution. Mr Wylie undertook to investigate funds from the Motueka Development Impact Levies account.

Moved Crs King/Glover CN08/05/13

THAT the Tasman District Council declines the objection by the Friends of Motueka Hospital Trust, for a waiver of the development contribution for the Motueka Hospital development but agrees to a special assessment, under clause 5.3 of the development contribution policy on the following basis:

Four roading HUDS	\$6,780
Seven stormwater HUDS	11,921
16 wastewater HUDS	106,526
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Total	\$124,957
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**Council will lobby local Labour and National MPs for Government funding to pay the balance.
CARRIED**

Mayor Kempthorne closed the hearing at 3.00 pm.

Date Confirmed:

Mayor: