

# MINUTES

**TITLE:** Development Contributions Delegated Subcommittee  
**DATE:** Friday, 28 April 2006  
**TIME:** 1.00 pm  
**VENUE:** Tasman District Council, 189 Queen Street, Richmond

**PRESENT:** Crs E M O'Regan and T E Norriss

**IN ATTENDANCE:** Manager Consents (J Hodson), Development Engineer (D Ley),  
Administration Officer (B D Moore)

## 1. **ROCK SNOT CAFÉ AT RIVERVIEW HOLIDAY PARK, STATE HIGHWAY, MURCHISON**

The lessees of Riverview Holiday Park, Murchison had submitted an objection to the development contribution levies in relation to a new café and toilet block established within the Council owned camping ground.

Mr P Sykes appeared at the hearing and made a verbal presentation objecting to the Council's levies for a total of \$8,590.00 comprised of water levy \$4,190.00, wastewater levy \$1,860.00 and roading levy \$2,540.00. He said that the cafeteria has been established and is operating and is located on Riverview Road off State Highway 6. He said the total cost of the building is \$75,000.00 and the attached hired toilet blocks have been supplied as these were required to bring the camping ground up to standard. He said although the toilet units were hired these were valued at \$25,000.00 so the value of the café work is below the \$50,000.00 threshold normally used for the cut off figure for the application of development contributions.

Mr Sykes said that the Council provided a figure of 85 people as a maximum number that would be using this café but he noted that only 28 people could be seated on the wooden terrace constructed next to the kitchen. A further three picnic tables were located outside on the adjacent grass area. Mr Sykes said that the café is presently only opening three days a week and expects to close in three weeks until October this year so that it has an opening season of only half the year.

Mr Sykes explained that the proposed water and wastewater usage would be very small. In regard to the roading levy, Mr Sykes said that this cafeteria is an extension of the camping ground and not a standalone business. He said it would become part of the campground and will be sold when the lease expires. He said on Tasman District Council advice, the building was made relocatable as it is located on road reserve. The building permit has been issued for a five year term and the resource consent was also granted for a five year term. He said he did not open the business until 10 March and the business has had a very limited amount of use. Mr Sykes said that some temporary road signs had been set up and since removed.

Mr Sykes informed the hearing panel that he was leasing the campground from the Council as well as seeking consent from the Council.

Development Engineer, D Ley, said that as the fire rating report mentions a total capacity of 85 people may use the café, the required car parking had been assessed as 21 car parks. He noted that the advertising for the business shows the café as being available for the public. Mr Ley explained that the levies for water, wastewater and roading had been assessed on the basis of one household unit of demand. He said the required 21 car parks justify the required roading levy. He explained that the levies are calculated on the impact that is created on Council services and noted that the building has a right of renewal for the lease. He said that the café should be considered the same as any normal increase in a commercial development.

Mr Sykes said in response that the café is part of the camping ground and that the toilets were put in to facilitate the campground as well as this café. He complained that insufficient information was provided by Council staff regarding this application for the building consent and resource consent and that he was shocked and surprised to receive an account for development impact levies.

The Committee reserved its decision.

**Moved Crs O'Regan / Norriss  
EP06/04/12**

**THAT the public be excluded from the following part of the proceedings of this meeting, namely:**

Rock Snot Café

**The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to the 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>Subject</b>	<b>Reasons</b>	<b>Grounds</b>
Rock Snot Café	Consideration of a planning application.	A right of appeal lies to the Environment Court against the final decision of Council.

**CARRIED**

**Moved Crs O'Regan / Norriss  
EP06/04/13**

**THAT for the purposes of discussing the application of Rock Snot Café as an "In Committee" item, the Manager Consents be authorised to be in attendance as advisor.  
CARRIED**

**Moved Crs O'Regan / Norriss  
EP06/04/14**

**THAT the public meeting be resumed and that the business transacted during the time the public was excluded be adopted and that the following resolutions be confirmed in open meeting.**

**CARRIED**

- 2. ROCK SNOT CAFÉ AT RIVERVIEW HOLIDAY PARK, STATE HIGHWAY, MURCHISON**

**Moved Crs O'Regan / Norriss  
EP06/04/15**

**THAT** the Subcommittee would not amend the development contribution assessment.

The Subcommittee did not accept the reasons put forward at the review. They were satisfied that the café would generate a demand on the water, wastewater and roading infrastructure at least equivalent to one "Household Unit of Demand."

**CARRIED**

The hearing concluded at 2.00 pm.

---

**Date Confirmed:**

---

**Chair:**