

# MINUTES

**TITLE:** Environment & Planning Subcommittee  
Development Contributions Delegated Committee

**DATE:** Wednesday, 30 September 2009

**TIME:** 9.30 am

**VENUE:** Wangapeka Room, 189 Queen Street, Richmond

**PRESENT:** Crs M J Higgins (Chair), T E Norriss

**IN ATTENDANCE:** Development Engineer (D Ley), Executive Assistant  
(V M Gribble)

## 1. COMPASS FRUIT, BEACH ROAD, RICHMOND – APPLICATION BC090865

Mr Mike Gay, Compass Fruit was in attendance for the hearing of an objection to Council's development contribution levies pursuant to Tasman District Council's Development Contribution Policy.

The agenda contained a report which reviewed the roading development contribution of seven HUDs (household unit of demand) that amounts to \$35,238 as set out in the attached assessment.

Mr Gay tabled and spoke to a submission that objected to the development contribution levies. He said only apples and pears are packed. The approximate cost of Stage 1 is \$3 million. He said the \$33,476 levy will be included in costs but the company was not aware of it until a month ago. He said cool stores he was involved in had been developed into other facilities. His concern is that they are not creating any more truck movements.

Mr Ley spoke to his report contained in the agenda and said there is the second cool store to be considered, which will also incur development contributions.

Mr Gay said the HUDs is just a formula for arriving at a figure and he thinks under the policy the size of the building required 15 or 20 extra car parks which is divided by six to arrive at the HUD. Both Stages 1 and 2 combined will cause us to employ three extra staff. The stores are so low use, they are filled February to March and then emptied room by room.

Cr Higgins asked Mr Ley if he has required this number of car parks for this area.

Mr Ley said the building inspectors will make sure they are provided.

Cr Higgins asked if they are not needed why should they be built?

Mr Ley said the TRMP states 20 car parks are to be provided.

Cr Higgins asked Mr Ley if the resource consent said six car parks what would you say?

Mr Ley said we would live by what the consent said.

Mr Gay said the car park one is a real enigma but it does not cost us money. We are a registered seasonal employer and we bring in 30 Tongan workers and provide transport by mini bus, so a third of the work force comes to work in three vehicles, but on a square footage basis we would have to supply more car parks.

Cr Higgins said permitted conditions would have required car parks. One option is to put this on hold while you review that. If you came through with less car parks, Mr Ley would implement a different figure.

Cr Norriss was concerned that if the consent was varied for car park use and in ten year's time Compass Fruit decided there would be another activity on the site, that required increase in staff, would Council have the ability through the resource consent process to increase or charge HUDs.

Mr Ley said if over \$50,000 worth of work done.

Cr Norriss said in the TRMP, we should perhaps be looking at activity. If the activity creates no more traffic movements on site, this could conceivably, unless the use changes, be less movements.

Mr Gay said if we can not reach satisfactory negotiation with Cold Store Nelson, we will be creating a lot more traffic movements.

Cr Higgins said if Compass Fruit apply for variation on car parks, the planning staff had advised they would have no problem with them having a lesser number. He suggested upholding the development contributions and invite Compass to apply for resource consent for lesser number of car parks. A reduction in the number of car parks would lead to an automatic reduction in the HUDs and Development Contributions.

**Moved Crs Higgins/Norriss  
EP09/09/03**

**THAT the Development Contribution levies be upheld and Compass Fruit be invited to seek a variation to their resource consent for a reduction in the number of car parks.**

**CARRIED**

**2. A A BLACKIE 2007 LTD, TASMAN STREET, COLLINGWOOD – APPLICATION BC090680**

Mr Blackie was in attendance for the hearing of an objection to Council's development contribution levies pursuant to Tasman District Council's Development Contribution Policy.

The agenda contained a report which reviewed the imposition of one wastewater HUD (household unit of demand) and one roading HUD for the above development on the corner of Tasman and Elizabeth streets, Collingwood.

Mr Blackie said the appeal is not that they disagree with Development Contributions per se, but in this case they should not apply. He stated there are nine motel units, not 12 as indicated in the staff report. He said they are doing away with one residence and building another one.

Mr Ley said the only thing that would change his mind was if there was a commitment to remove the existing house. Council could have some type of enforceable agreement. He said the gallery will create a few extra visitors.

Mr Blackie said Mr Coke is a renowned lino print maker and people come to him anyway. He is just moving his sale point from his house down to this property. He would be happy for a time limit of 18 months for the house to be demolished.

**Moved Crs Higgins / Norriss  
EP09/09/04**

**THAT the objection from A A Blackie 2007 Ltd be upheld, subject to agreement with Tasman District Council to remove the existing dwelling within two years.  
CARRIED**

The meeting concluded at 11.08 am.

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**Date Confirmed:**

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**Chair:**