

# MINUTES

**TITLE:** Development Contributions Subcommittee  
**DATE:** Wednesday 8 December 2010  
**TIME:** 12.45 pm  
**VENUE:** Wangapeka Room, Tasman District Council, 189 Queen Street, Richmond

**PRESENT:** Crs S G Bryant and T E Norriss

**IN ATTENDANCE:** Development Engineer (D Ley), Consultant (J Hodson), J McNae (Staig & Smith), P Todd (Applicant on behalf of Balgowan Investments/PK Engineering), Executive Assistant (T Cater)

## **1 BALGOWAN INVESTMENTS APPLICATION NO. BC100806**

The hearing of an objection to Council's development contribution levies under Tasman District Council's Development Contribution Policy.

### **1.1 Submission by Applicant**

D Ley arrived at the meeting at 1.00 pm.

Mrs McNae tabled Balgowan Investments submission on the Development Contributions and an aerial photograph. A letter was also tabled which stated correspondence from Mr Todd and Ms Hodson's reply.

Cr Bryant asked if the number of heavy haulage trucks vary during particular times of the year? Mr Todd replied that they have not had one for at least six weeks and that the core business is building fuel tanks.

Cr Bryant asked how do the tanks come and go? Mr Todd said on the back of transporters.

Cr Norriss asked if a copy of the agreement with Council regarding development impact levies at the time of subdivision was available? Mrs McNae said yes and that they had got the background from R Shirley.

Cr Bryant asked if the business received many visitors? Mr Todd said that most of the work is via email and that they get the occasional salesperson.

It was noted that the two office staff job share and there was a total of six fulltime equivalent staff.

## **1.2 Officer's Report**

The agenda contained a report from Mr Ley which reviewed the development contributions which were assessed at:

Two wastewater HUDs at \$11,014.00

Three roading HUDs at \$15,072.00

Mr Ley said the "rounding policy" contained in the Development Contribution Policy could be looked at. Cr Norriss asked that in future, if the building was to double the size, would there be an opportunity to re-evaluate the HUDs at that time? Mr Ley replied yes.

Mr Ley said that if there was a resource consent to reduce the number of carparks required, then that could reduce the roading HUDs.

Mrs McNae said that as the business is in an industrial zone, it has only gone through the building consent process not a resource consent process.

The meeting was adjourned at 1.54 pm

### **Moved Crs Norriss/Bryant EP10-12-01**

**THAT the Development Contribution Levies Delegated Committee resolves that the development contribution associated with BC100806 be reduced as follows:**

- 1 The roading development contribution be reduced from three HUDs to two HUDs and;**
- 2 That the wastewater HUD be reduced from two HUDs to one HUD.**

**CARRIED**

Date Confirmed:

Chair: