

MINUTES

TITLE: Development Contributions Levies Delegated Committee
DATE: Thursday 26 May 2011
TIME: 1.00 pm
VENUE: Tasman Council Chamber, 189 Queen Street, Richmond.

PRESENT: Crs S G Bryant, T E Norriss

IN ATTENDANCE: Development Engineer (D Ley), Consent Planner (R Squire), Regulatory Services Manager (A Humphries), Executive Assistant (V M Gribble)

1 **TASMAN EDUCATION TRUST, HEADINGLY LANE, RICHMOND – APPLICATION NO BC110240**

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

1.1 **R Malcolm**

R Malcolm, Trustee, Tasman Education Trust, was in attendance to speak to the application for a reduction in reserve financial contribution and sewerage development contribution.

Mr Malcolm tabled a letter and outlined the history of the sewerage disposal for the school and the vesting of some land for the cycleway.

Ms Squire said the subdivision was done for the reserve area and noted it was a generous gesture from the school and they hadn't been paid any compensation.

Mr Malcolm said the administration block is replacing the old house and more toilets have to be added to comply with the Building Code, not because the school needs them. The house originally had a septic tank.

Mr Malcolm said they had paid almost \$100,000 for disposal fees until they were able to connect to the Council's sewerage system.

2 **STAFF REPORTS**

2.1 **Development Engineer, D Ley**

Mr Ley spoke to his report which reviewed the development contribution of two wastewater HUDs for the Tasman Education Trust development at Headingly Lane.

Mr Ley said Council paid for the survey costs and gave a free connection to the Trust. The pump station was pushed out for budgetary restraints.

Cr Norriss noted the rising main goes through the Trust's property and asked for an idea of what it would have cost to purchase the land.

Mr Ley said Council looked at land throughout the area and didn't want a rising main sitting in the middle of industrial land. The pipe is one metre in the ground, beside the driveway. Council also has water main easements and sewer easements going through the NPI site.

Mr Humphries noted there is a different process for financial contribution objections.

Cr Norriss said it appears odd that if the Trust have offered the land for a walkway, there was no compensation paid. It also seems odd to then charge them a reserve financial contribution. Does that mean the Trust will have to come back to a different process or can that be sorted internally?

Cr Norriss said the panel can only look at the development contributions.

Mr Humphries said in 2005 when the initial deal was done no administration centre was foreseen.

Mr Malcolm, feels the Trust has been reasonable with Council with what it has done and gifted. They know things take longer than expected, but it did cost the Trust a lot of money in the meantime.

The hearing was adjourned until 2.00 pm to enable the panel to get some more information from Utilities Manager, Mr Cuthbertson.

Mr Cuthbertson said when Council acquires an easement or land it doesn't pay compensation as it is within the easement agreement. The Trust was given a free connection. The Trust had put in a holding tank and were waiting for about 2 years for Council to build the facility. They were going to put in their own septic tank system but we told them to wait, as we were going to build it.

Mr Cuthbertson said if we were going to buy a strip of your land we'd pay valuation and fence it, etc.

Cr Norriss said Council paid survey costs and they got a free connection. If they'd left the existing building and connected it into the free connection would they have been charged another connection fee?

Mr Cuthbertson said they are not being charged another connection fee.

Cr Norriss said if Council didn't pay compensation and then charged them two HUDs, there could be some leniency and we may be able to round it down to one.

Mr Cuthbertson said the panel shouldn't make a decision on the basis of lack of compensation for something else.

**Moved Crs Norriss/Bryant
EP11-05-04**

**THAT the Development Contribution BC110240 pertaining to Tasman Education Trust be confirmed by the Development Contributions Levies Delegated Committee.
CARRIED**

The meeting concluded at 2.15 pm.

Date Confirmed:

Chair:

CONFIRMED MINUTES