

MINUTES

TITLE: Development Contributions Levies Delegated Committee
DATE: Monday, 30 April 2012
TIME: 9.30 am
VENUE: Tasman Council Chamber, 189 Queen Street, Richmond

PRESENT: Cr T E Norriss (Chair), Cr S G Bryant

IN ATTENDANCE: Regulatory Services Manager (A Humphries)
Development Engineer (D Ley)
Administration Officer (G Woodgate)

OBJECTORS: Colorado Investments
Alisdair Daines, Daines & Associates
Stephen Orrah
Gordon Webb

Jack Inglis, Chairman, Friends of Motueka Hospital Trust

1. COLORADO INVESTMENTS, 203 QUEEN STREET, RICHMOND - REP12-04-03

The hearing of an objection to development contribution levies pursuant to Tasman District Council's Development Contribution Policy. Listed below is the resolution of the Hearing Committee and the reasons leading to the decision:

- (a) ***The Hearing concluded that the development by Colorado Investments generates a demand for stormwater infrastructure and that the contribution should be 1 Household Unit of Demand (HUD).***

Although it was argued that most of the site was previously "hardened" it was felt that the new work would add to the stormwater loading as previously gravelled areas would become hard standing. Also no contribution had been made previously by the site owner for stormwater mitigation. This was due to the original residences being converted to business units and having the grassed areas hardened over time in a manner that did not require Council consent and thus avoiding any form of Development Contribution. The Hearing agreed with the Tasman District Council's Development Engineer that recognition should be given to the fact that a significant amount of existing site had been sealed for some time and therefore reduced the required Development Contribution from 3 HUD to 1 HUD.

- (b) ***The Hearing concluded that the development by Colorado Investments generates a demand for roading infrastructure and that the roading development contribution should be 4 HUD.***

On examining the aerial photographs of the site prior to development the Hearing panel felt that the area available for parking was significantly limited by the business i.e. car sales. The TRMP requirement for the previous business was for seven car park spaces to be provided and the panel concluded that this

was realistic given that the majority of the site was not usable due to the presence of vehicles for sale. Colorado Investments indicated that they had been given an undertaking by Council staff that the residential elements of the development would not require parking. On examining the Resource Consent RM110889 it is apparent that the Transportation Manager did support the development being permitted without the requisite TRMP parking being provided, however, the consent did not give an indication that the development would be exempt from any requirement for development contributions. It also set a specific monitoring condition which is designed to ensure that the parking provided by the development remains adequate.

In summary the new development requires a total of 20 car park spaces (16 commercial and four residential) less the seven spaces previously required - this reduces to 13 car parks or 4.33 HUD. As per the current policy this has been rounded down to 4 HUD.

Resolution:

After consideration of the application by Colorado Investments for a review of development contributions on the development at 203 Queen Street it was concluded that the development would attract 1 HUD for stormwater and 4 HUD for Roading.

2. FRIENDS OF MOTUEKA HOSPITAL - REP12-04-04

Cr Jack Inglis attended the meeting as a representative of the Trust and tabled a letter in which a request had been made to have the application heard by the whole Council.

A number of issues were discussed and the following points were concluded:

1. There is no capacity within the Development Contributions Policy to allow a Hearing of such applications by the full Council.
2. It is possibly inappropriate for a decision on pecuniary matters to be decided only by members of the Council as both applicant and adjudicator.

It was decided that the best course of action was to adjourn the Hearing.

In order to progress further, Friends of Motueka Hospital were asked to indicate to Council if they wished the application for a review of contributions to proceed given that the Hearing will be held as per the Policy. If they do wish to proceed, then they should have the Trust represented in a manner that would avoid potential criticism.

Hearing closed at 11.45 am.

Date Confirmed:

Chair: