

# MINUTES

**TITLE:** Environment & Planning Subcommittee - Development Contributions Delegated Committee  
**DATE:** Thursday, 20 August 2009  
**TIME:** 1.32 pm  
**VENUE:** Tasman Council Chambers, 189 Queen Street, Richmond  
**PRESENT:** Crs T B King, T E Norriss  
**IN ATTENDANCE:** Regulatory Manager (J Hodson), Development Engineer (D Ley), Executive Assistant (T Cater)

## 1. HIGGINS VENTURES LTD - APPLICATION BC081391

The applicant, Higgins Ventures Ltd, was not present.

Development Engineer, Mr Ley, told the Committee to view the aerial plan attached to the agenda. He said there is a small shed on the eastern side. He put up three maps on the wall which showed the property and said they are in the services contribution areas.

Mr Ley said Water connections already exist so no charge was made. He said new connection is being made for wastewater and therefore although only one pan is proposed, the charge is based on a new connection which is the same for a house with just one pan.

The size of the building is 856 m<sup>2</sup> and the HUD calculation is 1 HUD per 300 m<sup>2</sup> therefore 3 HUDS is required. The carparking area has not been included as there was already a carpark there.

Mr Ley left the meeting.

The request for a review was declined based on the reasons in Mr Ley's report. Cr Norriss noted that the Committee had no leeway and given the scale of the development and the provision of connections to the Council's systems, has left Council with little discretion.

It was noted that the 2008 charges are applicable which are less than the current charges.

**Moved Crs Norriss / King**  
**EP/09/08/18**

**THAT the development contributions as assessed are confirmed and no changes made as a result of a request for a review.**  
**CARRIED**

A copy of the decision is attached.

The meeting was adjourned at 1.49 pm

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**Date Confirmed:**

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**Chair:**

20 August 2009

Higgins Ventures Ltd  
Attention: Mr Joe Higgins  
PO Box 1  
**TAPAWERA 7055**

Dear Sir

**REQUEST FOR REVIEW OF DEVELOPMENT CONTRIBUTION (DC)**

I am writing to advise you that the Development Contribution Subcommittee (consisting of Councillor Norriss and Deputy Mayor King) met on 20 August 2009 to consider your request for a review of Development Contributions as per your letter dated 20 July 2009.

The decision of the Subcommittee was that the Development Contributions assessment for wastewater and stormwater be confirmed as per the original staff assessment.

It was noted that although only one pan was proposed in the new building, that this would create the need for a new connection to the Council's wastewater system and thus a wastewater DC was payable. Although for non-residential uses the ratio is one HUD per 2 pans or urinals, in cases of a new connection for 1 pan, 1 HUD is payable as any fractions of half or more are rounded up.

In terms of the stormwater DC, the new roof area is an impermeable surface of approximately 856 m<sup>2</sup> (no account has been made of the sealed parking area as a parking area existed previously). The DC policy states that any development resulting in additional impermeable surface will contribute to additional stormwater demand based on 1 HUD per 300 m<sup>2</sup>. It is acknowledged that the same amount of water falls on the area of land but the impermeable surface causes the stormwater to be concentrated and flows directed to Council's reticulated system, whereas previously the water would merely soak away to ground. It is the provision of the stormwater systems in the District that the DC provides funding for.

The Subcommittee noted that the Policy is such that very little room for a waiver or reduction of the DCs in this case existed. It was also noted that the charges being levied were at the 2008 rates and not the 2009 rates.

Yours faithfully

J S Hodson  
**Regulatory Manager**

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