

STAFF REPORT

TO: Environment & Planning Committee - Development Contributions Subcommittee

FROM: 30 September 2010

REFERENCE: BC100806

SUBJECT: **BALGOWAN INVESTMENTS - REPORT REP10-12-04** - Report prepared for meeting of 8 December 2010

1. PURPOSE

1.1 This report is to review the development contributions for the above development which have been assessed at:

Wastewater	2 HUDs	\$11,014.00
Roading	3 HUDs	\$15,072.00

2. BACKGROUND

2.1 The land at this address was created under RM031226 and granted title in 2005. The location is one of three at this light industrial site and Translog Services occupy the largest of the three titles.

2.2 It is noted in the file that agreement was entered between the previous landowner and Tasman District Council to facilitate State Highway 6 road widening and bridge improvements. The land would then vest to the Crown. The agreement signed by the Mayor and Chief Executive records:

"The Tasman District Council will not charge the Martins any reserve fund contributions or Land Development Impact levy or any other similar levy in replacement or substitution therefore applying at the time of subdivision".....

2.3 I can confirm that no contribution was paid in 2005 when the three titles were created and all sites are fully supplied with Council services.

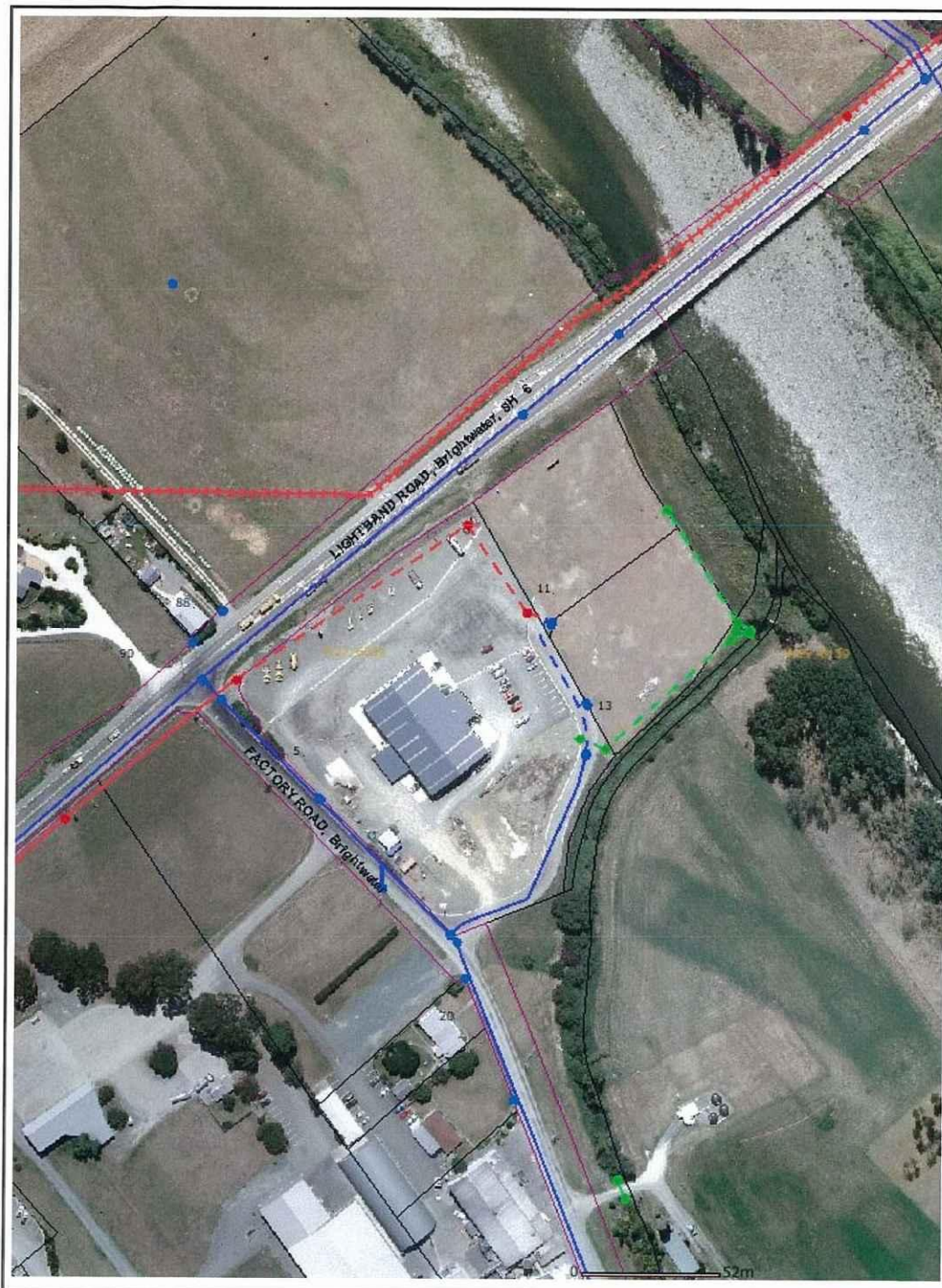
2.4 A building consent application was subsequently lodged in August 2010 and is pending the outcome of this application.

- 2.5 Development Contributions are set out in Council's Long Term Plan. Wastewater and roading DCs are based on the number of pans/urinals and car parking space required under the rules of the TRMP for various uses. That procedure has worked well since 2005 as this is a relatively easy assessment for all parties to calculate.
- 2.6 Prior to 2005 the calculation for HUDs was based on predicted wastewater flows and traffic movements for various activities generated by that use. However, that procedure was difficult to implement with inaccurate assessments and comparisons of flows and traffic movements between similar land uses around the country.
- 2.7 Calculation of the final HUD amount does not always total a whole number. Therefore Council has a rounding policy as outlined on page 89 of the Ten Year Plan, ie ≥ 0.5 is rounded up to the next whole number.
- 2.8 Assessment
- The above building project has two pans and one urinal to serve up to six full-time staff and visitors to the property. There has been no argument about the number of pans/urinals – the main discussion point is the rounding policy.
- 2.9 In my opinion the calculation of two HUDs for wastewater is appropriate in this application.
- 2.10 Under the TRMP a building such as this requires 10 car parks. Council cannot dictate actual vehicle use on to the site as the land use is mostly unknown. For example a coolstore may have to provide 20 car parks due to the size of the building but only a small number of staff work on site. It is my opinion that the 10 carparks are appropriate for a business such as this. Some of the traffic in and out of this complex will be large and may have adverse effects on the roading network far exceeding those of light vehicle traffic.
- 2.11 Roading HUDs pay for regional roading projects that are the result of growth. It is my view that the roading HUD is as per Council policy and has been in place for a number of years.
- 2.12 Any prudent land purchaser would make enquiries before committing to any building development and likely further development costs. They also have the opportunity to be involved in the submission phase of the Ten Year Plan and Annual Plan processes when these issues are debated.

3. RECOMMENDATION

- 3.1 THAT the Development Contribution as advised in BC100806 be confirmed.

Dugald Ley
Development Engineer



ExploreTasmanMap

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