

STAFF REPORT

TO: Environment & Planning Committee - Development Contributions Subcommittee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC101180

SUBJECT: **SEIFRIED WINERY - REPORT REP11-01-01** - Report prepared for meeting of 26 January 2011

1. PURPOSE

1.1 This report is to review the development contribution of seven roading HUDs (Household Unit of Demand) as set out in the attached invoice

2. BACKGROUND

- 2.1 Hermann Seifried has been operating a successful winery at the present location for over 15 years and it is assumed that many other grape growers use this processing facility.
- 2.2 The 2006 aerial photo attached shows the processing buildings and storage facilities to the north of the restaurant, but not the new tanks to the west of the building.
- 2.3 In 2009 resource consent was issued (RM090377) for up to 16 wine storage tanks located to the west of the existing processing plant, ie within 20 metres of that building.
- 2.4 This consent did not generate a building consent and as such did not instigate any rules or policies regarding car parking or development contributions.
- 2.5 It is assumed that increased production necessitated the expansion of the storage capacity (Tanks) to hold or buffer the processing through the year.
- 2.6 It is noted that in consent RM090377 the area to be occupied by the tanks plus manoeuvring room was 20 metres by the length of the existing building.
- 2.7 The building consent application (BC101180) is for a building of 30 metres by the length of the existing building, ie 50% bigger than the "Tank" area. Sealed areas around and throughout the complex can accommodate the required car parking for this building which under the TRMP requires 12 car parks.

2.8 The attached building plan shows a 30 metre x 70 metre building including a mezzanine floor of 28 metres x 30 metres. The ground floor will also accommodate a future bottling line as shown on the plan. The plan also shows existing wine tanks as well as some additional five tanks to bring the total to 21 tanks.

3. SUMMARY

- 3.1 It is my view that consent has been granted for the erection of 16 outdoor wine tanks. This building consent will allow these tanks to be better managed with climate control ie covered. It also allows, by default, the installation of a further five tanks to make a total of 21 tanks and the building now has a 50% increase in its footprint for future expansion and this is noted on the plans as a future bottling line.
- 3.2 It is my view that this is more than to just “covering” the existing tanks but to allow for further expansion and therefore “growth” in the wine industry.
- 3.3 Had the building been the size to accommodate and cover the existing 16 tanks approved by RM0903778 my recommendations to the committee would be to waive the roading development contribution for the building consent BC101180. However, the building proposal is larger by 50% and Council has no control of what is installed inside the building once it is completed.
- 3.4 For simplicity the 2100 m² building would normally require 12 car parks (note, this is to give an idea of the number of traffic movements generated by this activity). If I can assume that by covering the existing 20 metres x 70 metres area for the tanks then no roading HUD would apply.
- 3.5 The extra 10 metre x 70 metre roof area for future activities would generate one car park per 100 m²

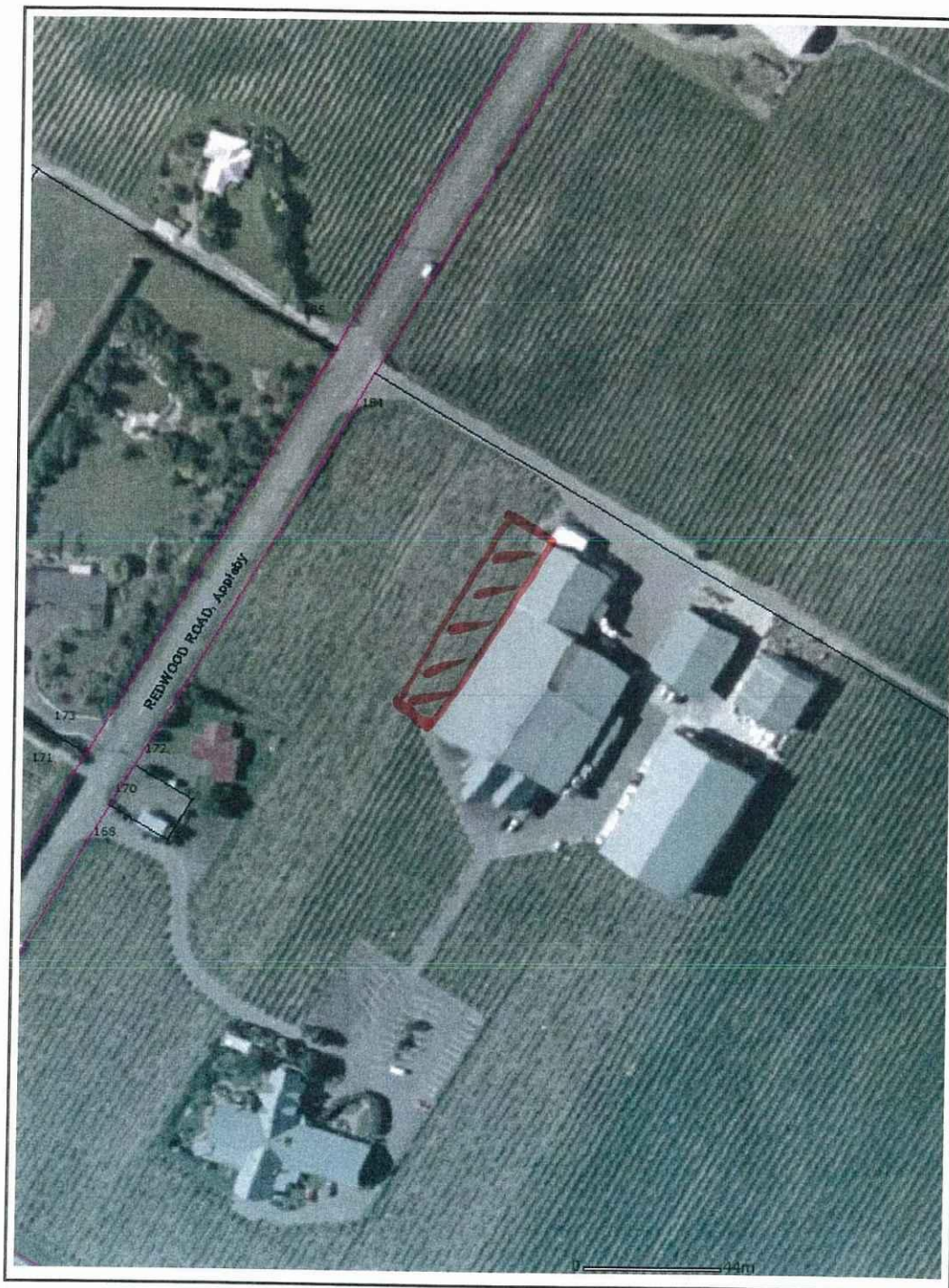
$$\therefore 10 \times 70 = 700 \text{ m}^2 \div 100 = 7 \text{ car parks}$$

Therefore the development contribution is $7 \div 3 = 2.33$ HUDs, rounded to 2 HUDs.

4. RECOMMENDATION

- 4.1 It is my view that via the consent RM090377 the applicant has been permitted to occupy a 20 metre x 70 metre area with storage wine tanks and no roading HUD should be applied. However, the applicant has increased this footprint by 33% and accordingly a fair and reasonable roading HUD is one-third of seven HUDs.
- 4.2 I recommend that the HUD amount be reduced by one-third which is rounded to a total of two HUDs.

Dugald Ley
Development Engineer



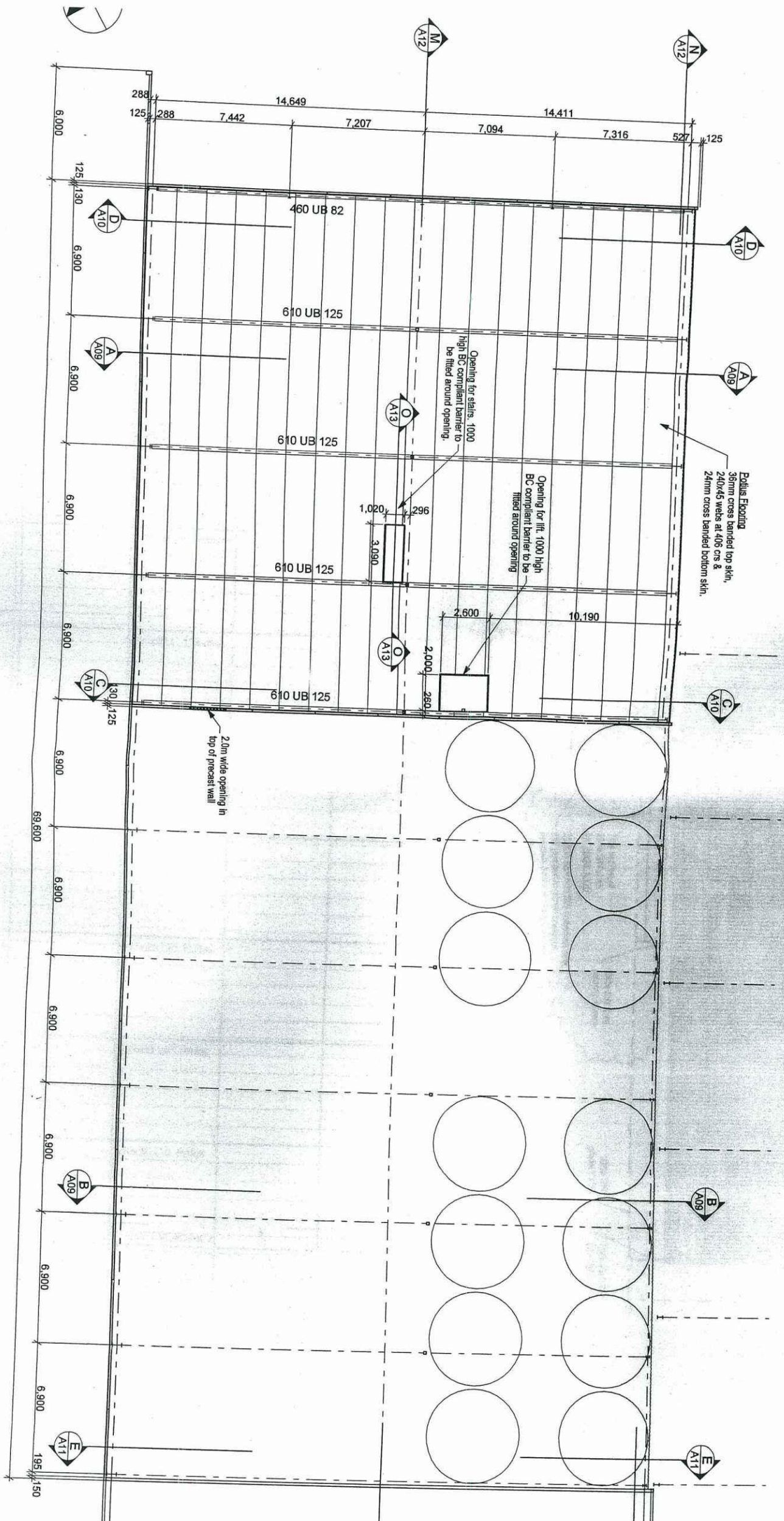
ExploreTasmanMap

Flown - Nov 2006.

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Mezzanine Floor Plan
1:200

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Check all dimensions on site.
 Do not scale from plans.
 If in doubt consult designer.

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Mezzanine Plan

Winery Addition for Seifried Estate

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