



## STAFF REPORT

**TO:** Environment & Planning Committee - Development Contributions Subcommittee

**FROM:** Dugald Ley, Development Engineer

**REFERENCE:** BC101064

**SUBJECT:** **GOLDEN BAY AIR - REPORT REP11-01-02** - Report prepared for meeting of 26 January 2011

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### 1. PURPOSE

1.1 This report is to review the roading development contribution of one HUD (household unit of demand) set out in the attached invoice.

### 2. BACKGROUND

2.1 The applicant has applied to construct a new hangar at the above aerodrome owned by Tasman District Council. The applicant will be required to have a lease agreement for occupation. Similar occupation arrangements are in place at the Motueka aerodrome.

2.2 Development contributions are set out in the Ten Year Plan as contributions to infrastructure due to growth in the region. Contributions are collected by way of resource consent, building consent or service connections. For building consents, this is triggered where there is a change of use or the value of the work is over \$50,000. Note, the applicant's new hangar is valued at \$69,884. Council officers have assessed this as one roading HUD.

2.3 As mentioned in the application, the applicant intends to vacate the existing hangar and build a new one on the aerodrome property. The existing hangar is then available for other individual to use.

2.4 Roothing contributions are allocated to projects around the region and the following are just some examples in the Golden Bay area:

- Pohara Seawall Cycleway/Walkway
- Various Abel Tasman Drive works
- Takaka Fire Station car park
- Various Takaka car parks
- Shared cycle facilities

- 2.5 These contributions go into a “club” account for the benefit of the Tasman District. If this was not the case then many projects in Golden Bay would not happen.
- 2.6 It is my view that the additional new hangar will create additional traffic as the current hangar will no doubt be used by another person or company for aerodrome activities.
- 2.7 Three new hangars have been erected at the Motueka aerodrome over the last few years and these are summarised below:

BC061182	Blue Sky Microlight	\$73,000	1 HUD
BC081453	Vincent D’ath	\$75,000	1 HUD
BC090682	Coast to Coast Helicopters	\$191,000	1 HUD

- 2.8 These new facilities cater for tourists and activities in the region associated with growth. In line with that growth, increased traffic movements will be generated and new roading projects will be required to keep up with the growth component.

### 3. SUMMARY

- 3.1 The applicant is constructing a new facility at the Takaka aerodrome and the old facility will be taken over by a new user. This was similar to the new supermarket in Takaka which vacated its former premises in Commercial Street. The premises were duly reused for retail purposes. In this example, an objection to roading HUDs was heard and the imposition was upheld.
- 3.2 It is my view that the imposition of one HUD for roading is appropriate for this application and is consistent with similar applications for hangars at the Motueka aerodrome.

### 4. RECOMMENDATION

- 4.1 THAT the requirement for one Roding HUD as outlined in this report REP-11-01-02 be confirmed.

Dugald Ley  
**Development Engineer**



### ExploreTasmanMap

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