

STAFF REPORT

TO: Environment & Planning Committee - Development Contributions Subcommittee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC100483

SUBJECT: **TNL PROPERTIES LTD - REPORT REP11-01-03-** Report prepared for meeting of 26 January 2011

1. PURPOSE

1.1 This report is to review the Development Contributions for 35 Stormwater HUDs (Household Unit of Demand) and four Water HUDs for the above development. The other HUD amounts for Wastewater and Roading were not objected to.

2. BACKGROUND

2.1 In February 2010 the applicant made enquiries into the proposed development at the above location and via their representative, Landmark Lile a letter dated 23 February 2010 set out what they considered to be the appropriate HUD and Development Contributions. That table is set out below.

	Basis of Calculation	DC required
Roading	Three required carpark spaces per household unit = 1 HUD (\$5,034.00) <u>Required parking:</u> Office (1 per 35m ²) = 15 spaces Warehouse (1 per 100m ²) = 8 spaces Canopy (1500) = 0 spaces Total: 23 required parking spaces / 3 = 7.6 HUDs	\$38,258.40
Water	32 – 40 mm diameter	\$20,766.00
Wastewater	6 pans	\$16,554.00
	SUBTOTAL	\$75,578.40
Stormwater	1 HUD of \$2,919.00 per 300 m ² of non pervious surface. 300 m2 and multiples thereof for roof and paved areas. Credits given for stormwater mitigation, ie grass swales/rain gardens. Proposal involves 2.0412 ha of sealed areas.	\$198,608.76
	TOTAL	\$274,186.76

- 2.2 The letter from Landmark Lile went on to discuss whether a stormwater contribution should be charged for this application due to discharge of stormwater to the bottom of the catchment.
- 2.3 The Development Engineer discussed the stormwater aspects with the Chief Executive regarding crediting Development Contributions for on site stormwater mitigation that could be achieved on the property. Note, Table 2, page 86 of the 2009-2019 Ten Year Plan states “credits given for stormwater mitigation, ie grass swales/rain gardens”.
- 2.4 This clause was included in the Ten Year Plan as Council saw benefit in developments that mitigated first flush run-off enhancing or mitigating runoff into the adjoining estuary, lowering water temperatures of run-off etc.
- 2.5 Also, as pointed out by the Chief Executive, this property near the estuary is located in Richmond’s front garden and there were good reasons to beautify this outlook to the estuary. The Chief Executive provided delegated authority to staff to reduce the Development Contributions amount by 50% if the applicant installed workable stormwater enhancement systems on the site.
- 2.6 A concept plan was presented to Council (see Jones Gray Partners plan from TNL). This was subsequently peer reviewed, at Council’s cost, by Earl Shaver an experienced Stormwater and Environmental Engineer who suggested minor changes. The result was that works to be undertaken by TNL and shown on their building consent plan would receive the 50% reduction and this was duly granted.
- 2.7 The table above sets out that 68 HUDs would normally be payable, ie
- $$\text{Building/sealed site} = 20412 \text{ m}^2 \div 300 \text{ m}^2 = 68.04 \text{ HUDs.}$$
- 2.8 The author contacted the applicant’s designer (Robert Fleet) on 8 September 2010 and asked for confirmation of details which were:
- $$\begin{aligned} \text{Roofed area} &= 2,760 \text{ m}^2 \\ \text{Sealed area} &= 19,050 \text{ m}^2 \\ \text{Unsealed area} &= 500 \text{ m}^2 \end{aligned}$$
- 2.9 By calculation, the permanent surface area is therefore:
- $$2,760 + 19,050 = 21,810 \text{ m}^2 \div 300 = 72.7 \text{ HUDs.}$$
- 2.10 With the reduction of 50% offered by the Chief Executive:
- $$72.7 \div 2 = 36.35, \text{ rounded to } 36 \text{ HUDs less } 1 \text{ HUD credit at time of Subdivision-Total } 35 \text{ HUDs.}$$
- 2.11 This is the amount of HUD deemed fair and reasonable for a site that has approximately 98% permanent surface area and also acknowledges on-site environmental mitigation treatments to be constructed by the applicant. Note this reduction comes at a cost to the ratepayer of \$104,868.

2.12 It is acknowledged that the stormwater works will cost approx \$50,000 but overall TNL will save \$54,868 along with positive publicity acknowledging the installation of a sustainable stormwater mitigation treatment on their property.

3. STORMWATER DISCHARGES FROM THE SITE

- 3.1 The stormwater from the TNL site will discharge via Council's pipe system and then to an open channel via swales and to Borck Creek.
- 3.2 Borck Creek is a Council owned and maintained drain located on Headingly Lane.
- 3.3 Councillors will be aware that a recent Notice of Requirement has been approved (one appeal from Field/McShane Holdings) where parts of Borck Creek are being upgraded in a staged manner. At the estuary end the creek has been widened to 30 metres. The section on the Hislop property has been formed to a 12 metre width and again, future widening will eventuate in years to come.
- 3.4 A small length of approximately 5 metres on the boundary between the Hislop property and the VPCL site remains at the original creek width of 4.0 metres.
- 3.5 On the VPCL land, the site has been excavated to the ultimate 56 metre width but without the low flow channel installed to meander down the middle.
- 3.6 Funds received for stormwater HUDs are held in a "club" account to fund various projects around the region.
- 3.7 I can confirm that the number of HUDs has been correctly allocated as per the policy in the Ten Year Plan and due regard has been given to on-site mitigation works at a cost to the ratepayer of \$104,868. I also confirm that the site is being drained into a Council-owned stormwater system that has had and will continue to have funds expended on it in the future. The amount of 36 HUDs less one for the original subdivision –Total 35 HUDs is, in my view, fair and reasonable in this case for a site that will in essence discharge near all of its runoff into a Council system.

4. WATER

- 4.1 The property is to be connected to Council's reticulation system via a 50 mm diameter water lateral and meter. This will serve TNL for fire flows, truck wash and domestic use.
- 4.2 As part of the Ten Year Plan Council specifies that a 50 mm diameter water supply is equivalent to five HUDs (ie, 41 mm to 50 mm = 5 HUDs) Note 1 credit for the HUD paid at time of subdivision -Total 4 HUDs. This was deemed appropriate considering that a 20 mm supply is equivalent to one HUD.
- 4.3 Councillors will recall that prior to 2009, Council had two water HUD amounts – one for the Coastal Tasman Area (CTA) and one for the remainder of the district. These amounts were \$9,110 and \$4,190 respectively.
- 4.4 These charges were subsequently changed to one HUD amount for the district which is currently \$6,908. This figure has been assessed as the funding needed for various capital projects around the region.

4.5 A number of projects in the Richmond area include new water mains, new reservoirs, new treatment plant, new ground water source to cater for growth.

4.6 Many councils around New Zealand have similar Development Contribution policies with varying fees, eg

Kapiti Coast	\$4,422.90 per HUD
Whangarei	\$7,000.00 per HUD
Marlborough	\$7,645.00 per HUD
Hamilton	\$6,275.00 per HUD

4.7 I am aware that some councils use various methods to assess Water Development Contributions from a rate per metre² of floor area to a usage calculation.

4.8 The fees are deemed to be fair and reasonable to adequately cater for future growth and the capital projects that Council needs to provide. Therefore the request for four HUDs is, in my opinion, appropriate.

5. RECOMMENDATION

5.1 THAT the Development Contribution as requested in BC100483 and discussed in this report be confirmed.

Dugald Ley
Development Engineer

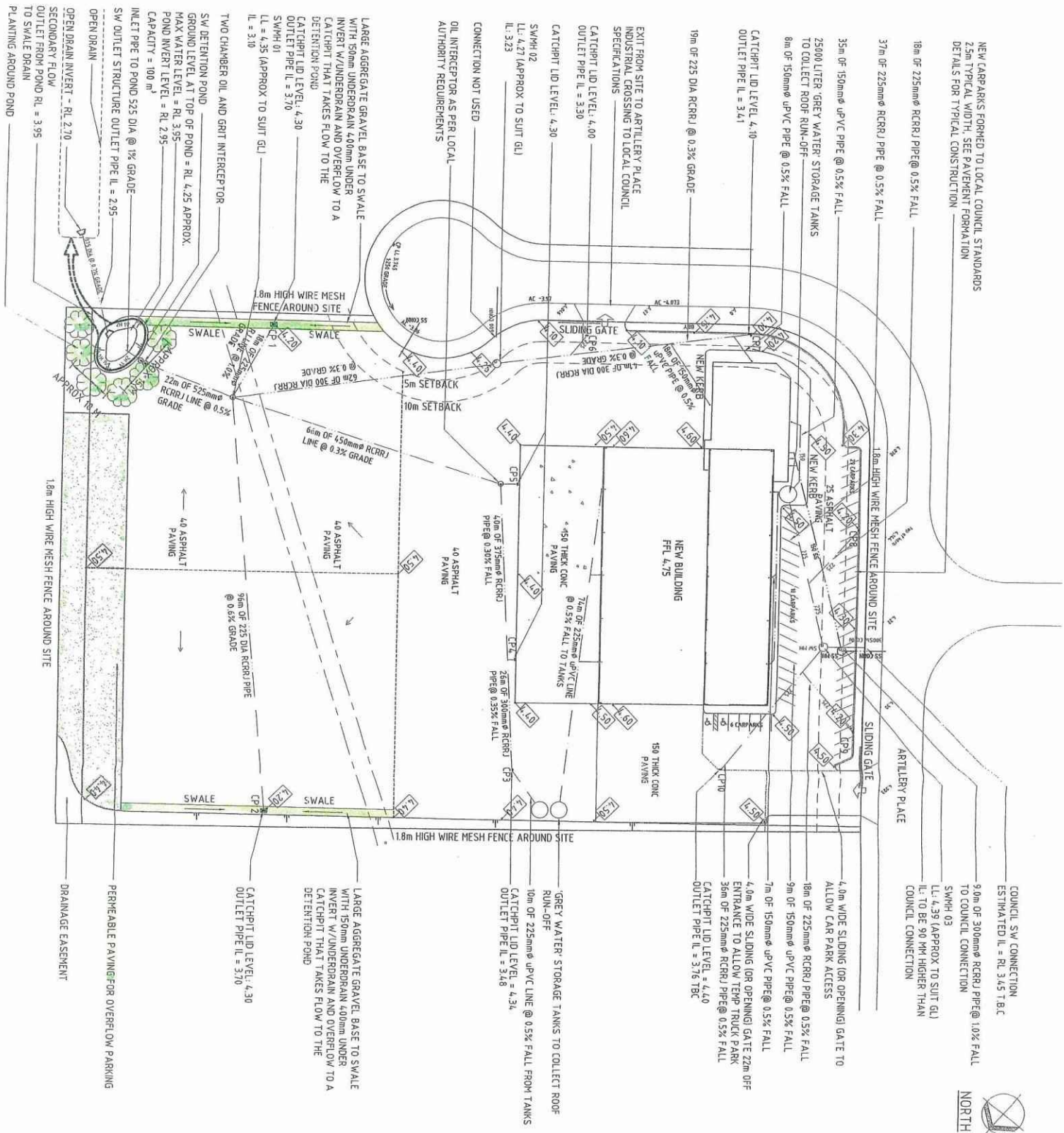


ExploreTasmanMap

22/12/2010 **DISCLAIMER:**

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NEW CARPARKS FORMED TO LOCAL COUNCIL STANDARDS
2.5m TYPICAL WIDTH. SEE PAVEMENT FORMATION
DETAILS FOR TYPICAL CONSTRUCTION

COUNCIL SW CONNECTION
ESTIMATED LL = RL 3.45 T.B.C
TO COUNCIL CONNECTION
SWM# 03
LL: 4.39 (APPROX TO SUIT GL)
LL TO BE 90 MM HIGHER THAN
COUNCIL CONNECTION



- NOTES**
1. The contractor must verify all dimensions on site before commencing any work.
 2. The contractor must ensure any connection with the specification and other relevant documents.
 3. Detention pond plan to be read in conjunction with Jones Gray Partners Ltd calculations for Stormwater design.

REV	DATE	BY	CHKD	DESCRIPTION
B	12.3.10	JG	JK	Revisions Consent Issue
A	12.2.10	JG	JK	For Pricing
Issue	12.2.10	JG	JK	Final

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Jones Gray Partners Ltd
CONSULTING ENGINEERS
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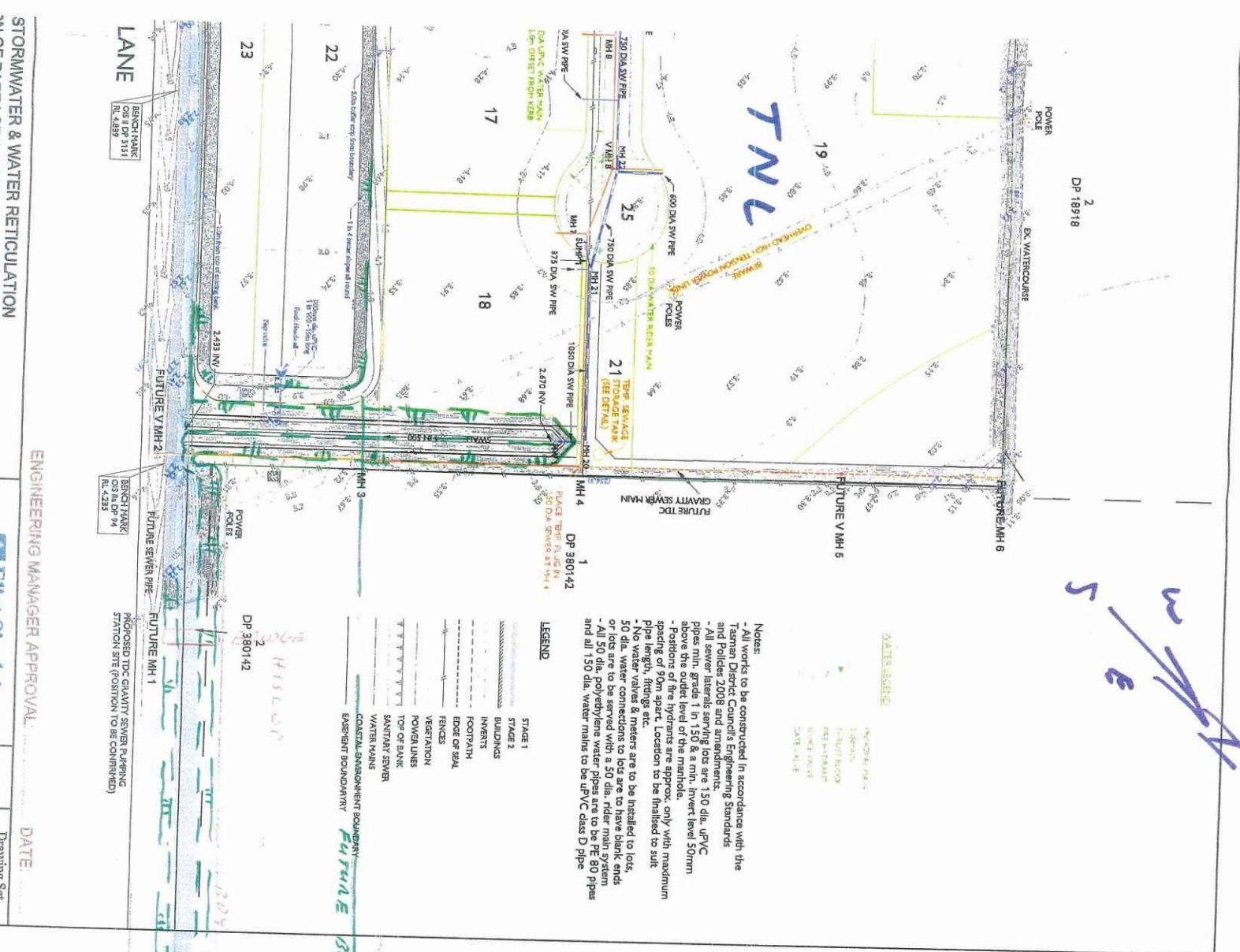
TRANSPORT NELSON LTD
LOT 20, ARTILLERY PLACE
RICHMOND
24 MAR 2010

DATE 30/01/10
DATE CORRECTED
SCALE 1:500 @ A1, 1:1000 @ A3

DRAWING
SITE PLAN
DRAINAGE

DATE 20/1/10
NO. C02
REV. B





Notes:

- All works to be constructed in accordance with the Tasman District Council's Engineering Standards and Policies 2008.
- All sewer lateral sampling points 150 dia. uPVC pipe min. grade 1 in 150 & a min. invert level 50mm above the outlet level of the manhole.
- Positions of fire hydrants are approx. only with maximum spacing of 90m apart. Location to be finalized to suit pipe length, fittings etc.
- No water valves & meters are to be installed to lots.
- 50 dia. water connections to lots are to have blank ends or lots with a 50 dia. rider main system.
- All 50 dia. polypropylene water pipes are to be PE 80 pipes and all 150 dia. water mains to be uPVC class D pipe.

LEGEND

- STAGE 1
- STAGE 2
- BUILDINGS
- INVERTS
- FOOTPATH
- EDGE OF SEAL
- FENCES
- VEGETATION
- POWER LINES
- TOP OF BANK
- SANITARY SEWER
- WATER MAINS
- CENTRAL SANITARY EQUIPMENT
- EXISTING SANITARY

STORMWATER & WATER RETICULATION
 PART OF PART LOT 1 DP 94 FOR VPCL TRUSTEES LTD,
 WYMER QUEEN STREET, RICHMOND

ENGINEERING MANAGER APPROVAL: _____ DATE: _____

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DRAFT Drawing Set 255386 E6
 SHEET 2 OF 7