



STAFF REPORT

TO: Development Contributions Levies – Delegated Committee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC041861

SUBJECT: **DEVELOPMENT CONTRIBUTION HUD CALCULATION - TUI SPIRITUAL AND EDUCATION TRUST – REPORT EP05/10/02 –**
Report prepared for the 14 October 2005 hearing.

1. PURPOSE

To review the process on the calculation of the household unit of demand (HUD) for the events complex valued at \$65,000 at the above address.

Council's assessment for this application was:

One Roding DC HUD @ \$2,540 = Total \$2,540

Note: one HUD equates to six to ten vehicle movements per day.

2. BACKGROUND

The property is located off McShanes Road at Wainui Bay, Takaka. The site is self-sufficient in regard to services, however the Council, as part of its Long Term Council Community Plan has envisaged and implemented a requirement to collect Development Contributions when new development occurs.

This application to the value of \$65,000 is for the construction of a 160 m² events complex incorporating a kitchen, office, storage, toilet, study and meeting area.

3. DISCUSSION

The applicants have advised that a “temporary” kitchen has been dismantled to make way for this development. This application is clearly a new resource which will generate additional use to and from the new facility and property. It is therefore appropriate that a contribution be made for this increased use, namely additional traffic movements i.e at least six to ten new vehicle movements to and from the venue per day.

It is my opinion therefore that one HUD/Development Contribution be paid as set out below:

One Roding HUD @ \$2,540 = \$2,540

Dugald Ley
Development Engineer