



STAFF REPORT

TO: Environment & Planning Subcommittee
Development Contribution Levies

FROM: Dugald Ley, Development Engineer

REFERENCE: BC071010

SUBJECT: **GRACE CHURCH HEADINGLY CENTRE DEVELOPMENT - EP08/01/01** - Report Prepared for 23 January 2008 Hearing

1. PURPOSE

This report reviews the process in calculating the roading household unit of demand (HUD) for the above development at Headingly Road, Richmond.

2. BACKGROUND

The above application is for an approximate 4128 m² of building valued at approximately \$5.4 million.

The facility includes various meeting rooms, offices, two minor halls, kitchen and lounge and a main auditorium that has the potential to seat 600 persons. The application was granted resource consent (RM050075) in July 2005 with various conditions, some being hours of operation:

9.00 am – 10.00 pm	Week days
9.00 am – 10.30 pm	Saturdays
7.30 am – 9.30 pm	Sundays

A number of bigger events are scheduled for throughout the year.

I understand that Council has proposed to assist the development subject to an agreement being reached such that community use of the complex is secured.

It is therefore my opinion that the complex will have variable use during the week and at different times and this is not dissimilar to the complex (Annesbrook Church) in Saxtons Road where many meetings take place throughout the day and week.

In July 2007 Council requested that the applicant provide detail on the assessment for the required HUD amount for the development.

Their letter via the applicant's adviser dated 23 July 2007 (attached) outlined their assessment of each service and the respective HUD amount as interpreted from the LTCCP formula assessment. Council, in its assessment dated 25 July 2007 (attached), accepted the applicant's assessment and they were invoiced for an amount which included the roading HUD of:

17 HUDs x \$1695 = \$120,345

The roading HUD (as per the LTCCP) is calculated on the required number of car parks for the project divided by a factor of three hence:

$$225 \div 3 = 71.3 \text{ HUDs}$$

The applicant's letter of 16 November 2007 requested a review of the Development Contribution in respect of roading, ie all other development contribution assessments were accepted. Their claim is that the community facility will have a low or fewer number of vehicle movements per day.

Examples of different activities can be, as the applicant mentions, shopping mall car parks, restaurant car parks and office complexes where staff car parking is involved, ie vehicle movements twice a day.

It is my view that this complex will have a variety of activities being carried out during the day and at night and use of the complex may increase once the venue is further promoted.

3. RECOMMENDATION

THAT the HUD amount as set out in the consent and proposed in the LTCCP represent a fair assessment and therefore the 71 roading HUDS are confirmed.

Dugald Ley
Development Engineer