



## STAFF REPORT

**TO:** Environment & Planning Subcommittee  
Development Contribution Levies

**FROM:** Dugald Ley, Development Engineer

**REFERENCE:** BC070947

**SUBJECT:** **MS FORD (1998) LTD – BP CAR WASH - EP08/01/02 - Report**  
Prepared for 23 January 2008 Hearing

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### 1. PURPOSE

The report reviews the process in calculating the wastewater household unit of demand (HUD) for the proposed car wash at the BP Service Station, 177 Queen Street, Richmond.

### 2. BACKGROUND

The above application was submitted to Council with a letter from Hunt Building Consultants dated 3 July 2007. That letter advised that the likely disposal of wastewater to Council systems would be 3.25 m<sup>3</sup> per day and the project manager therefore assessed the HUD payments of 3.25 x \$6,087.00 = \$19,782.75.

Councillors will be aware that during the last two LTCCP rounds changes have been made to give better guidance to staff on how to fairly apportion development contributions for infrastructure and the effects they have on Council assets. Two processes were implemented with the first being that:

- a) Every m<sup>3</sup> of wastewater disposed to Council's reticulated system is equivalent to one HUD. This created issues in that every application required the applicant to prove to Council the exact effluent amount that would be disposed from the site. This process was especially difficult for office blocks, commercial kitchens, and workshops etc where debate continued as to the exact predicted amounts which would be discharged.

A second option was proposed.

- b) Where the number of plans was calculated (as this was a requirement of the Building Act). This was an ideal solution for office, blocks, warehouses etc. However when calculating for operation such as kitchens, laundries, fish processing facilities and car wash facilities where over 1m<sup>3</sup> per day was predicted then an alternative method was required.

For this proposal (car wash) Council accepted the applicant's assessment of 3.25 m<sup>3</sup> per day of discharge (50% recycled) but as fractions were below 0.5 chose to lower the figure to 3 m<sup>3</sup> per day or three HUDs. As of 1 July 2007 the development contribution amount increased by the CCI (Construction Cost Index – DC policy) and rose from \$6,087 to \$6,641 per HUD.

Council wrote to the applicant on 11 July 2007 (see attached) advising that the required development contribution from wastewater was therefore three HUDs x \$6,641 = \$19,923.

On 11 July 2007 the applicant wrote to Council (see attached) with a further reassessment of the predicted discharge volume. The assessment has now been calculated at 1.88 – 2.5 m<sup>3</sup> per day (50% recycled already deducted) and averages 2.19 m<sup>3</sup> per day. Therefore the applicant is requesting a development contribution of 2.19 x \$6,087 = \$13,330.53.

On review the water consumption history of the Waimea Motors car wash (at 7 Gladstone Road) the attached water history gives an indication of water demand per day on the left hand side, ie average of 7.07 m<sup>3</sup> per day (note this facility does not have a recycling feature for their wash cycle).

One would assume this to be a typical consumption and if a 50% recycling figure was deducted then the result would be approximately 3.5 m<sup>3</sup> per day discharge to Council's reticulated system.

### **3. SUMMARY**

On this basis it is my opinion that the previous assessment of 3 July 2007 carried out by the applicant would be a truer figure of the wastewater stream entering the Council's water system. Therefore the 6.5 m<sup>3</sup> per day would reflect the water consumption to be a true figure. This figure divided by 50% equals 3.25 m<sup>3</sup> per day and as fractions below 0.5 are reduced to the nearest whole number it is my opinion that a fair assessment of three wastewater HUDs be applied to this application.

### **4. RECOMMENDATION**

**THAT 3.0 HUDs apply to this application as per the LTCCP policy and confirmed in the original assessment.**

Dugald Ley  
**Development Engineer**

Attachments: 3