

STAFF REPORT

TO: Environment & Planning Subcommittee - Development
Contributions Subcommittee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC090865

SUBJECT: **COMPASS FRUIT - REPORT EP09/09/04** - Report prepared for hearing of 30 September 2009

1. PURPOSE

This report is to review the roading development contribution of seven HUDs (household unit of demand) which amounts to \$35,238 as set out in the attached assessment

2. BACKGROUND

This building consent is to erect a 75.0 metre x 26.2 metre (1965 m²) coolstore at the rear of 79 Beach Road, Richmond as Stage 1. Stage 2 will entail a canopy between the new building and an existing building of which the canopy will be 644 m².

The new coolstore will provide 12 new self-enclosed refrigerator rooms for various products.

Under the TRMP rules the floor area divided by 100 m² gives the required car parks. Council has assessed the car park requirement as $1965/100 = 19.65 \approx 20$ car parks.

As required by the development contributions policy (one HUD = three car parks for a commercial activity).

$20/3 = 6.66$ HUDS or rounding to seven HUDS. It is noted by the building consent records that a number of additions and new coolstores have been built at the above site over time and this is assumed to be due to increased production and the resultant increase in storage requirements on site.

The letter of 28 August 2009 from the applicant suggests that at present the company is using leased facilities off site and these off site facilities will be made available to other activities when vacated.

It is my view therefore that there will be an increase in coolstore facilities and more production/storage will be available in the region. This flows on to more truck movements to all the coolstores in the district.

This application would seem to be similar to that of the Takaka supermarket where a new supermarket was constructed but the existing shop was still available for reuse. Hence the committee at that development contribution hearing upheld the staff member's decision to impose roading development contributions on the new commercial building.

I am also aware of an additional application from Compass Fruit for a further coolstore to be constructed to the south of the one presently before the Committee.

That building consent (BC091035) is for a 1546 m² coolstore and by the TRMP rules requires 15 car parks and therefore $15/3 = 5$ roading HUDS.

The decision, if any that the committee makes regarding BC090865 will have an effect on this new consent BC091035 and the committee are respectfully invited to provide guidelines to staff on their interpretation of the requested HUD amounts should they not adhere to the policy set out in the Ten Year Plan.

3. SUMMARY

It is my recommendation that the Committee reconfirms the HUD amount as previously stated.

Dugald Ley
Development Engineer