

STAFF REPORT

TO: Environment & Planning Subcommittee -
Development Contributions Subcommittee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC090682

SUBJECT: **MOTUEKA AIRCRAFT HANGAR - REPORT EP09/11/02** - Report prepared for hearing of 2 November 2009

1. PURPOSE

The building consent at Motueka Airport, 60 College Street, is to construct a \$191,000 hanger and office at the west end of Motueka airport near the existing micro-light hangar. This application incurred development contributions made up of:

1 wastewater HUD	\$6,980
1 roading HUD	\$1,781
1 stormwater HUD	\$1,790

The applicant has objected to the wastewater and stormwater HUDs.

2. BACKGROUND

The applicant is one of the many lessees at the Motueka airport site. Parts of the site are connected directly to Council's infrastructure whereas some lessee buildings are located as much as 300 metres from Council services.

As the Motueka airport "site" is connected to Council services "as a whole" it is therefore located in Council's urban drainage area (Service Contribution Area Maps in LTCCP) and is liable to contribute to services when development due to growth occurs.

As for the roading HUD any development contributes to the roading projects throughout the district and all residents benefit by the works. (Note, the applicant has not objected to the roading component).

a) Wastewater

An anomaly of the system is that the "site" (Motueka airport) is connected to Council's wastewater system and therefore any building on that "site" is captured by the development contributions criteria.

The applicant's building is proposed to be located some 320 metres from the nearest wastewater discharge point and the applicant is only proposing one toilet pan plus a small staff room. It is unrealistic to require a pipe system to discharge this small amount of effluent.

The applicant has chosen to discharge their effluent via a septic tank system which has the approval of Motueka Airport Property Manager, Jim Frater and has a building consent. As advised by the applicant in respect of wastewater disposal they are "self-contained" and it is my opinion that the development contribution for wastewater (\$6,980) should be waived.

b) Stormwater

Although similar to the above, there are slightly different issues that needs to be addressed in respect of stormwater. The Committee may be aware that Council has had to deal with many stormwater and flooding issues affecting Motueka. These come about via a substandard stormwater system, lack of overland flow paths, high ground water levels etc.

An outside boundary to the Motueka Stormwater area was created, i.e. Motueka Stormwater Services Contribution Area, where if development occurs there is the potential that effects will be felt downstream of that development. That area has its western boundary around Marchwood Park and up as far as 75 College Street (i.e., 180 metres west of the applicant's site).

The applicant's building and hard paved area will create approximately 640 m² of impervious area and the stormwater is proposed to be disposed of via approved soakpits. Again these are approved property manager and have a building consent and are likely to service up to a 1-in-10 year storm event. Any rainstorm greater than this will create overland storm flows and elevated ground water levels; issues that have to be dealt with by Council.

It is my opinion that the applicant can adequately deal with storm flows in minor events but not in bigger events and thus the applicant should contribute to the development contribution for stormwater, i.e. the stormwater HUD of \$1,790 be reconfirmed.

3. RECOMMENDATION

That the Committee receive the report.

Dugald Ley
Development Engineer