

STAFF REPORT

TO: Environment & Planning Committee - Development Contributions Subcommittee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC100367 and RM100248

SUBJECT: **SPRIG & FERN TAVERN MOTUEKA- REPORT REP10-11-07-**
Report prepared for meeting of 30 November 2010

1. PURPOSE

- 1.1 This report is to review the wastewater and roading HUD (household unit of demand) amounts as outlined in the building consent application:

Wastewater	3 HUDS	\$11,036
Roading	2 HUDS	\$10,068

2. BACKGROUND

- 2.1 This application is for the refurbishment of a former bakehouse at the rear of the above site with practical access off Wallace Street service lane.

- 2.2 The tavern application (RM100248) was granted consent on 23 July 2010.

2.3 Roading

The condition of consent limits the venue to a maximum of 100 people. As noted in the TRMP this would have required 33 on-site car parks to be formed up and available for use.

- 2.4 Due to the nature of the business, ie hours of use and the existing sub-optimal use of the area behind the existing business, Council staff invited the applicant to consider options to formally “amalgamate” the car parking areas to form a communal car park that would benefit all users both day and night.

- 2.5 The Transportation Manager agreed that the owner should make his/her best endeavours to sort out the best parking layout and gave a timeframe for this to be undertaken. The condition is outlined in clause 6 (reasons for decision):

The permitted TRMP parking rate is 33 on-site spaces. This is based on a tavern use with a 100 person design capacity. Under the TRMP permitted standard one on-site parking space is required for every three persons’ design capacity. There are two parking spaces on site currently so the proposal is 31 spaces short of the

TRMP on-site standard. The application shall provide, within one month of consent being issued, cash in lieu for three parking spaces, being a total of \$14,000 excluding GST. In addition, the applicant will also, within one year of the issue of the resource consent, either pay to the Council an additional financial contribution in money, the amount to be in lieu of the provision of a further three car parking spaces assessed on the basis of \$4,666.67 excluding GST per parking space; or provide an improved parking layout on 185 and 187 High Street to the satisfaction of Council's Transportation Manager. This will be protected by covenant on all relevant properties.

2.6 The result outlined in the consent is to:

- Form up two car parks on site plus cycle stands;
- Pay Council \$14,000 plus GST in lieu of three car parks;
- Pay within one year a further sum of \$14,000 or
- Amalgamate titles and form up a communal area of car parks to the satisfaction of the Transportation Manager.

2.7 Through the consent process the applicant has been granted a reduction from 33 car parks to eight (two provided and six to be paid in lieu in two timeframes), ie 25 granted via dispensation that comes at a cost to Council of 8.3 HUDS (8 HUDS x \$5,034 = **\$40,272**). This is considered to be a generous reduction by Council and to further reduce this would mean more costs will ultimately be placed on the ratepayer. Note the applicant is suggesting that no payments be made. It is my opinion that the above two Roding HUDS should be confirmed. Note; there will still be and increase in traffic in and around this venue that will have to be dealt with by Council in due course.

2.8 Wastewater

The complex had existing toilets and this has been taken into account as part of the HUD assessment for the new tavern. An additional three pans and urinals are being provided.

2.9 As noted in the policy when there are fractions of HUDs, rounding up or down is taken into account. Council's rounding policy is outlined on page 89 of the Ten Year Plan, ie $\geq .5$ is rounded upwards.

2.10 The HUD amount calculated is 1.5 HUDS ($3 \div 2 = 1.5$).

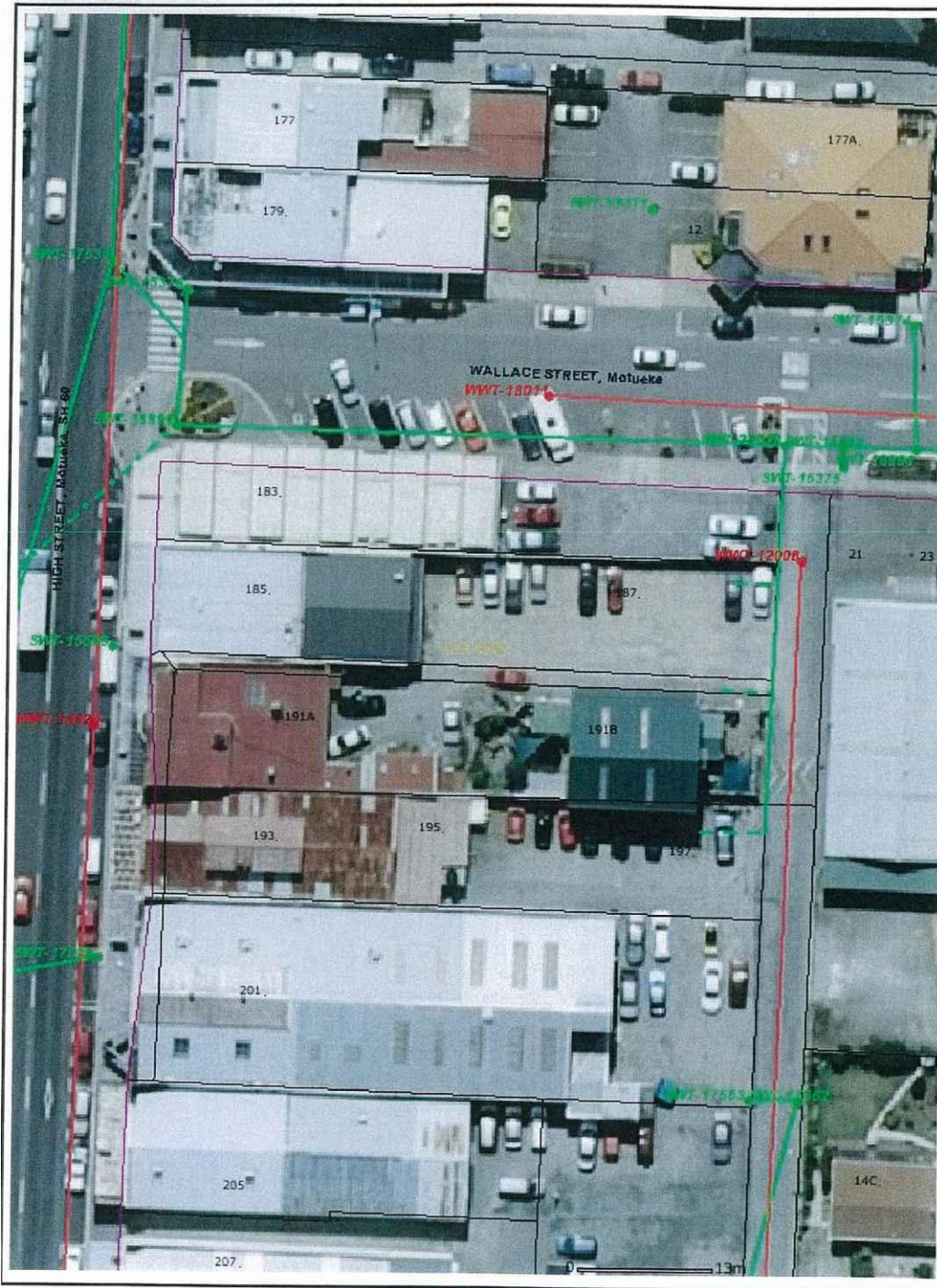
2.11 Clearly this commercial operation with a 100-person capacity and with a commercial kitchen and bar will put load on to Council's wastewater reticulation system.

2.12 As part of the Ten Year Plan growth strategy these new complexes need to pay their way. If they do not, the costs will lie with the local ratepayer.

3. RECOMMENDATION

3.1 THAT the Development Contribution as advised in BC100367 be confirmed.

Dugald Ley
Development Engineer



ExploreTasmanMap

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