

STAFF REPORT

TO: Chair and Members, Engineering Services Committee

FROM: Dugald Ley, Development Engineer

REFERENCE: E361

SUBJECT: **Development Three-Monthly Report, October to December 2010**
RESC-11-02-16-INF
Report prepared for meeting of 3 February 2011

1 PURPOSE

1.1 This report highlights subdivision developments administered by the Engineering Department.

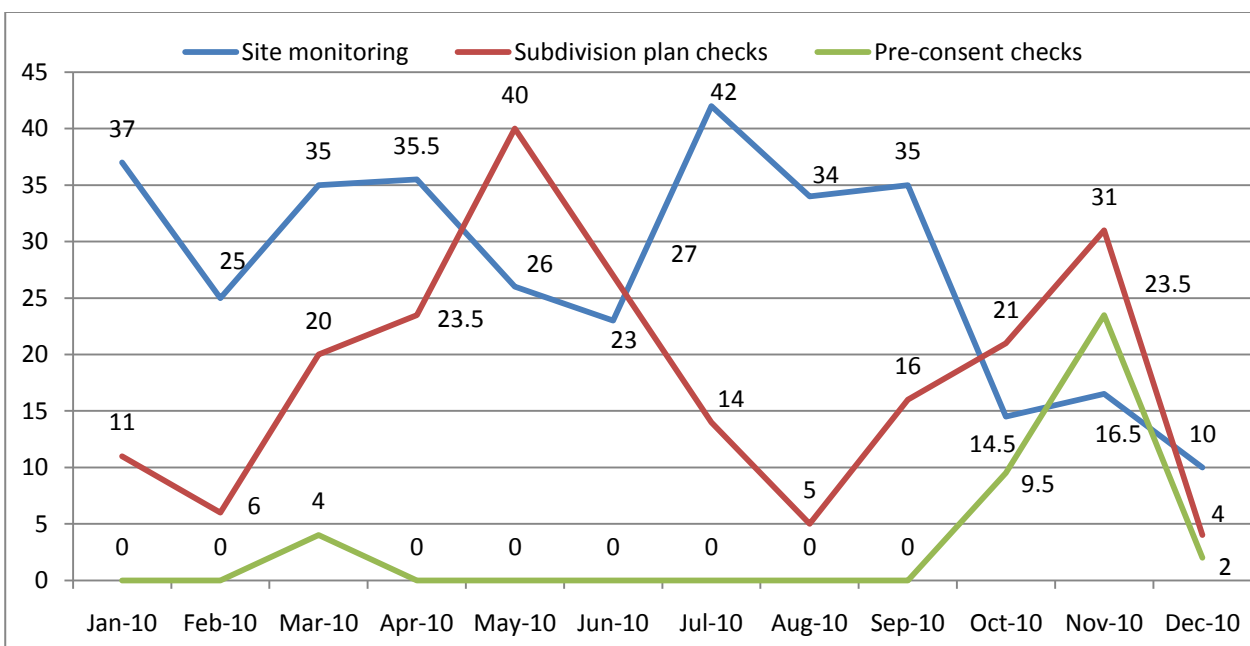
2 SUBDIVISIONS/DEVELOPMENTS (Generally larger subdivisions)

Ridgeview Road
Artillery Place
Sanderlane Drive, Motueka
Kina Peninsula Road
Mytton Heights

Parker Road, Motueka
Wensley Road
Champion Road
Coba, Collingwood
Old Coach Road

2.2 A quiet time leading up to the Christmas break, however as a result of the good weather construction works are progressing on various subdivisions.

2.3 Graph 1 demonstrates hours spent on resource consent activities by Council's Engineering staff and our consultants



2.3 The graph highlights that pre-consent checking is being undertaken “in-house” with reliance on Council’s consultant for the more involved applications. Note – previous graphs for pre-consent checks only show hours that the consultants invoiced Council whereas the new graphs show all hours for staff and consultants. Note – December was a shorter month and in fact no assistance was required from the consultants in this area.

3 DEVELOPMENT CONTRIBUTIONS SUBCOMMITTEE

3.1 A recent upsurge in appeals to the above subcommittee has highlighted a number of issues:

- How future businesses are on a knife-edge when they receive an invoice at building consent stage where for some this can amount to many thousands of dollars of expenditure;
- A review required for the “rounding” policy when it comes to Household Unit of Demand (HUD), ie ≥ 0.5 HUD is rounded up to the next whole number.
- A review of the way HUD amounts are assessed for non-residential developments.

3.2 As part of the Long Term Plan 2012 it is intended to present a report to Council to review the Development Contribution policy. This process will be lead by the Environmental & Planning Department with assistance from Engineering. The policy review consider alternative options for allocation of costs in relation to commercial and industrial developments, and also address notification processes for Council’s Development Contribution costs to developers at an early stage of the developments.

4 RECOMMENDATION

THAT the Development Three-Monthly Report, October to December 2010, RESC-11-02-16 be received by the Engineering Services Committee.

Dugald Ley
Development Engineer