

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Monday, 4 September 2006
TIME: 1.00 pm
VENUE: Motueka Service Centre, Hickmott Place, Motueka

PRESENT: Councillors E M O'Regan and T E Norriss

IN ATTENDANCE: Manager Consents (J Hodson), Development Engineer (D Ley), Administration Officer (B D Moore).

1. HEARING OF OBJECTION TO CONDITIONS OF BUILDING CONSENT – ABBEYFIELD HOUSING DEVELOPMENT, 162 COMMERCIAL STREET, TAKAKA

Mr A Clark, Designer and Project Manager for the construction of the Abbeyfield Golden Bay Development, tabled and read a submission of objection to the development contributions levies for the building consent issued in March 2006 for the 11 unit development with associated lounge, dining room, kitchen and associated facilities.

1.1 Wastewater Household Unit of Demand Calculation

This figure had been calculated at four HUDs by the Council engineers and Mr Clark provided calculations to indicate that this should be no more than 2.5 wastewater HUDs based on peak flows.

Council engineers assessed the development as attracting three roading HUDs. Mr Clark said that an expected lack of vehicles owned by residents is reflected in the provision of a storage shed for seven mobility scooters. He said the housekeeper lives and works under the same roof substantially reducing the daily vehicle movements. He provided traffic movement surveys from the Murchison and Masterton Abbeyfield establishments and said that the expected vehicle movements equate to just under two roading HUDs.

1.2 Comments from Development Engineer, D Ley

The Council's Development Engineer expressed some sympathy for the Abbeyfield development and noted that the use and future disposal of the property is tied to the resource consent. He said that Council had compromised in the roading HUD calculation by reducing the expected requirements from six to three HUDs.

He said that the Council's wastewater calculation had been based on the number of pans and assessed at four wastewater HUDs. He acknowledged that the Abbeyfield residents' water usage could be different to motels as these are to be single person units. He said a realistic calculation of 2.5 HUDs would then be rounded up to three HUDs, based on the figures provided by Mr Clark.

Mr Clark then left the hearing at 1.25 pm.

2. DECISION

Based on the figures provided at the hearing the Subcommittee reassessed the development contributions for Abbeyfield Housing Development at 162 Commercial Street, Takaka as two roading HUDs and three wastewater HUDs.

The hearing concluded at 1.30 pm.

Date Confirmed:

Chair: