



STAFF REPORT

TO: Environment & Planning Subcommittee
Development Contribution Levies

FROM: Dugald Ley, Development Engineer

REFERENCE: RM070323

SUBJECT: **B HANNA - EP07/09/02 - Report Prepared for 5 September Hearing**

1. PURPOSE

This report reviews Council's process in calculating the required stormwater household unit of demand (HUD) for the greenhouse at 39 Whites Road.

2. BACKGROUND

The above application was submitted to Council and processed with the plan dated 13 March 2007. The application for a 2025m² (81 metres x 25 metres) greenhouse valued at \$140,000 was processed and on 4 April 2007, under delegated authority, Council officers assessed the application (in addition to other contributions) a stormwater development contribution of \$9,366 or 6 x \$1,561 stormwater HUDs.

In making this decision Council viewed the applicant's plan which showed stormwater being directly discharged to a tributary of Reed/Andrews Drain and thence to Borck's Creek.

Councillors will be aware that in February 2007 they approved both Urban Drainage Area and Contribution maps. For this particular site as this catchment drains to Borck's Creek and there is an item in the LTCCP, ie Borck's Creek upgrade, Headingly Lane and the applicant by their plan are discharging directly to that sub-system, it is only fair that a contribution is payable.

As per the LTCCP for non-residential developments, stormwater HUDs are calculated in modules of 300 m² and therefore with the 2025m² this equates to 6.75 HUDs.

At that time Officers chose to give some credit to the ability of the open ditch to provide some form of soakage to ground and hence a figure of 6 was approved.

RM01080 – This application on the same site is for a 230 m² shed (20 x 12) valued at some \$33,000 and consent was issued on 15 August 2007 with no requirement for any development contributions. With this application the applicant chose to use a stormwater infiltration bed which allows stormwater to discharge to ground and was designed by John McCartin.

By inference I assume that the applicant would wish to carry out the same design on the previous greenhouse consent and therefore claim that the stormwater development contribution can be waived for their greenhouse application.

As noted in the LTCCP in regard to stormwater, Council has the ability to give some relief to DC HUD amounts viz - (volume 2, page 64 table 3 “.....Credits given for stormwater mitigation, ie grass swales/rain gardens.....”). From flooding records it is evident that open drains in this area cannot cope with stormwater flows in heavy rainfall events. The corollary to this is that stormwater soakage may well not be achieved in certain weather conditions, ground conditions and times of the year. As I have not seen or could find any percolation tests carried on the soil in mid-winter I can only assume that Council’s building inspectors were satisfied with the information that was submitted to them as consent was granted.

However, it is my view that:

- a) Soakage will not work in heavy rainfall events and when elevated ground water levels are present in winter.
- b) In time any soakage will migrate to the open drain or drains and therefore at some stage an effect will be felt downstream of the property.

I commend the applicant in mitigating to some extent the impact of an impermeable surface created by the 2025 m² greenhouse structure and 230m² shed and agree to some extent in a reduction of the stormwater HUD amount as there will be some infiltration of stormwater in low rainfall events but most likely none in high rainfall events during winter.

3. SUMMARY

The two buildings with a total surface area of 2255m² would normally generate 7.5 HUDs. The applicant has chosen to some extent to mitigate increased storm flows downstream by the use of soakpits/swales. I believe therefore that a 50% (approximately) reduction in the HUD amount shall apply in this case.

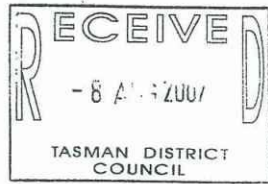
4. RECOMMENDATION

THAT $7.5 \div 2 = 3.75$ HUDS apply to this application and as per the LTCCP policy, 0.5 fractions are raised to the next whole number, the resultant HUD figure of 4.0 stormwater HUDS should be applied.

Dugald Ley
Development Engineer

- Attachments:
- 1 .Application
 - 2. Aerial plan
 - 3. Greenhouse plan
 - 4. Shed plan
 - 5. TDC invoice
 - 6. Flood map

BC 070323



Hanna Family Trust
Bruce Hanna
Hart Road.
Richmond 7020.
Ph 5445046.

Dear Dennis.

This note is in reference to stormwater harvesting on our White Road property.

During discussion with Linda Mitchell on Building consents, she assured me that if we harvested our own stormwater, there would be no storm water development fee,

We proceeded to get a stormwater consultant to do a fully fledged design, costing plenty to achieve this result.

We have since been told that we need to have a meeting on this issue.

We have found this a very frustrating course of events.

The stormwater harvesting design that we have had done includes the present 2000sq m. Greenhouse extension, and 4000sq m. more greenhouse in the future.

It also incorporates a total span shed, presently at T.D.C. for Building consent,

We seek a quick result to this confusing issue.

Regards

Bruce Hanna.

BWHanna

P.S. Red DR BC071080

BC070323



ExploreTasmanMap

17/8/2007 **DISCLAIMER:**

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PART SECTION 15
 DISTRICT OF WAIMEA EAST
 5.0586 HA
 IDENTIFIER NL57/134

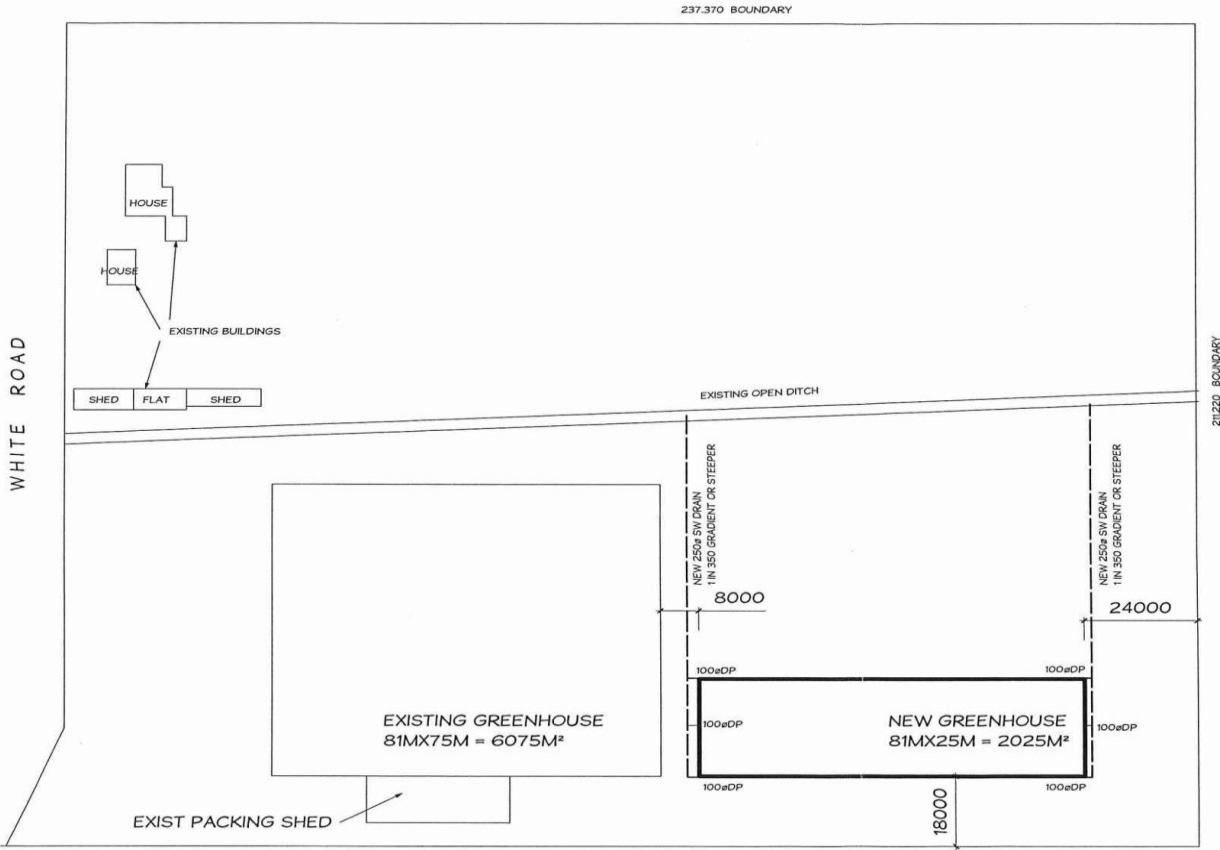
RURAL 1 ZONE

**NON-HABITABLE
 BUILDING**



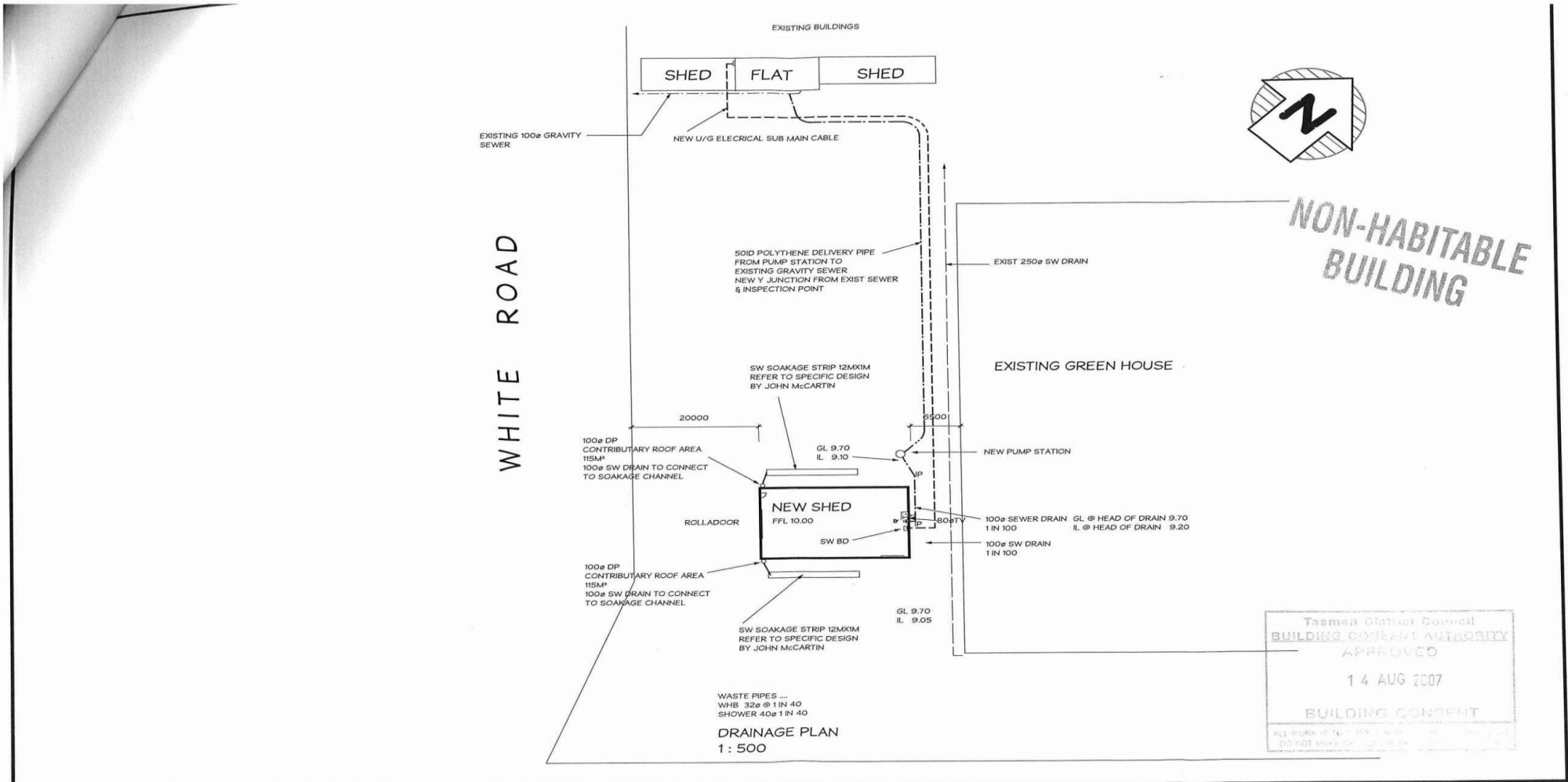
PRODUCER STATEMENTS AND
 INSPECTION REPORTS ARE
 REQUIRED FOR THIS PROJECT
 These must be provided by people
 or organisations approved by the
 Building Consent Authority. These are
 noted on the Building consent conditions
 and are to be received before the code
 compliance certificate can be issued

Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED DRAWINGS
 Consent Number BC 070325
 Signed *B. Hanna*
 Date 23.1.4.07
 ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
 DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL



SITE PLAN
 REFER TO DETAILED DRAWINGS PROVIDED BY HARFORD GREENHOUSES
 SUPER MAXI SPAN - TWIN SKIN

Gowans Walters & Associates Ltd building design Phone (03) 544 9459 Fax (03) 544 9488	CONTRACT NEW GREENHOUSE at WHITE ROAD - HOPE for BRUCE HANNA	ORIGINAL SCALE(S)	DRAWING TITLE	SHEET No.
		1: 1000	SITE PLAN	1
		DRAWN	DATE	JOB No.
		NM	13 MARCH 2007	07164.



Gowans Walters & Associates Ltd building design Phone (03) 544 9499 Fax (03) 544 9488	CONTRACT NEW SHED at 39C WHITE ROAD - HOPE for BRUCE HANNA	ORIGINAL SCALE(S)	DRAWING TITLE		SHEET No.
		1:500	FLOOR PLAN		3
		DRAWN	DATE	JOB No.	
		NM	3 JULY 2007	07263.	

**Tasman District Council
Development and Financial Contributions**

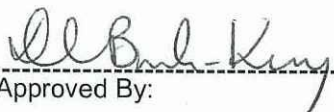
Applicant:	Hanna Family Trust	BC No:	070323
Val No:	1943027000		
Project:	Greenhouse		
Project Value	\$140,000		

Financial Contribution Reserves

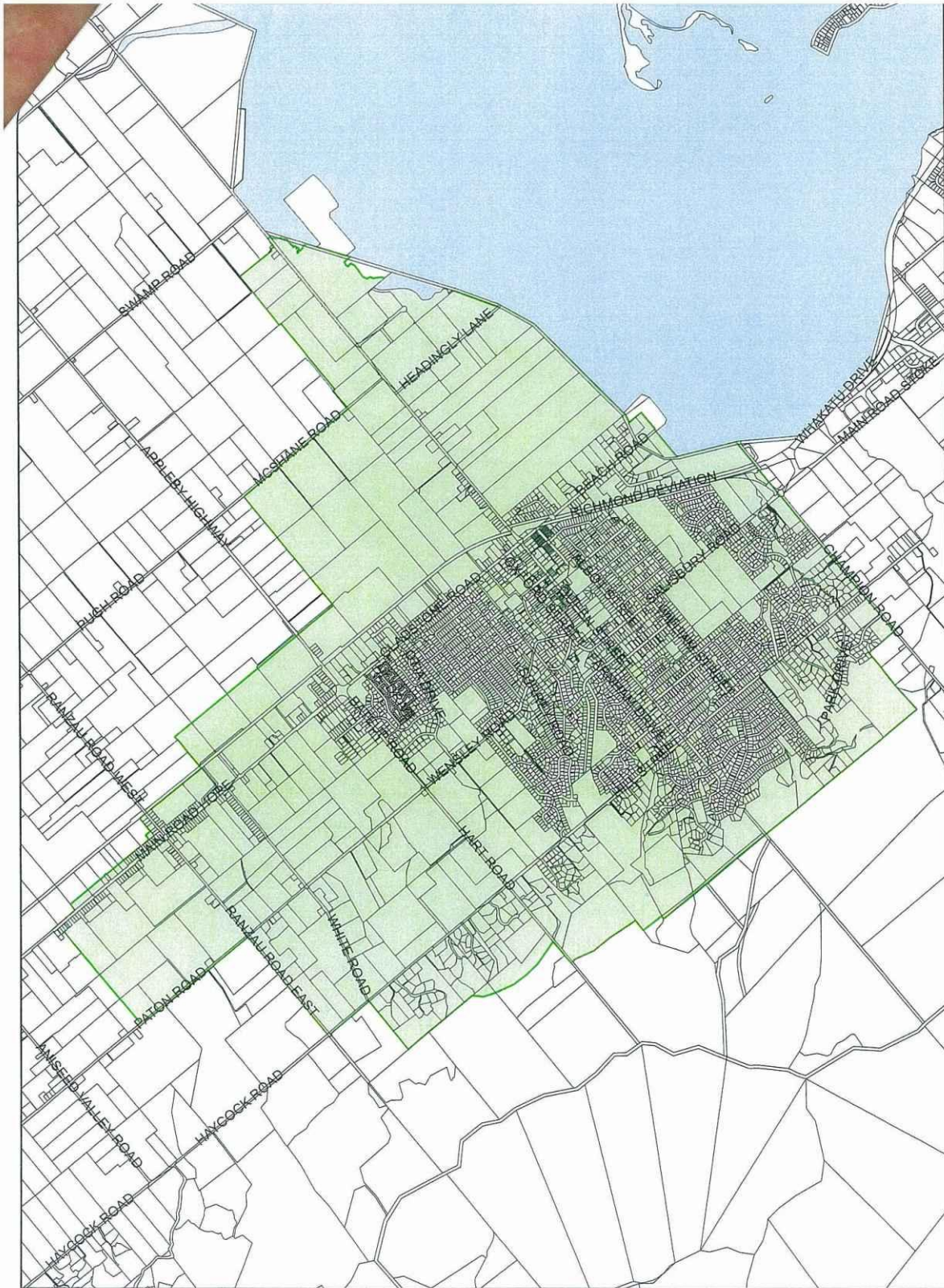
	Consent value	140,000.00
	Less GST	124,444.44
Reserves are calculated	0% 50000	\$0.00
on the value of building	0.50% 50001 to 200000	\$372.22
work over \$50,000 (excl GST)	0.25% >200001	\$0.00
		\$372.22

Building Development Contribution

Non Residential No: HUD	DC	Full Amount	DIL Received
	Water	\$3,065	\$0.00
	Wastewater	\$6,087	\$0.00
1	Roading	\$1,554	\$1,554.00
6	Stormwater	\$1,561	\$9,366.00
			\$10,920.00
			Discount of 5% 546.00
			Discounted Total \$10,374.00
			FC \$372.22
			DC (-5%) \$10,374.00
			Total Payable \$10,746.22


 Approved By:


 Approved By:



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Richmond Stormwater Services Activity Contribution Map

February 2007

