



STAFF REPORT

TO: Development Contribution Levies – Delegated Committee
FROM: Dugald Ley, Development Engineer
REFERENCE: BC080647
SUBJECT: **C and L SALT - REPORT EP09/01/08** - Report prepared for hearing of 20 January 2009

1. APPLICATION

C and L Salt, 137 Lodder Lane, Riwaka, application for a new dwelling and worker / visitor accommodation

2. PURPOSE

This report reviews the process for calculating engineering service fees in regard to the proposed development at the above site. The table below sets out those fees as required under the building consent:

Value of work	\$400,000.00
Reserve fund contribution	\$1138.39
Development contribution – wastewater - 4 HUDS	\$27,920.00
Development contribution – roading - 3 HUDS	\$5,343.00
Service connection fee - wastewater	\$1,300.00

3. BACKGROUND

The attached plan sets out the proposed works which are summarised below:

- a) Living/kitchen building - 95 m²
 - 12.0 m x 8.0 m building contains lounge, TV room dining, bathroom and one toilet.
- b) Dwelling/accommodation - 165 m²
 - Approximately 20.0 m x 14.0 m. Standard 1-bedroom dwelling.
 - Attached via a fire-rated door are three rooms each with an ensuite.
- c) Workers' accommodation – 95 m²
 - 14.0 m x 17.0m in an “L” shape
 - Five rooms – three with ensuites, two with shared ensuite.

Note: The workers' building exists already (see attached photos) and is presently being refurbished. It presently has three toilets and this will be increased to five toilets.

Note: A resource consent RM080647 has been granted for workers and tourist accommodation for a maximum of 22 onsite at any one time.

Other buildings on site are a 24 m x 20 m (approximate) packing shed and garaging.

The balance of the 5.4 hectare property will be retained in growing apples.

Development contributions have been required and imposed as part of Council's Long Term Council Community Plan (LTCCP) and are set out on pages 55 to 69 of Volume 2 of this document.

Development contributions are required when:

- *The effect of that development is to require new or additional assets or assets of increased capacity in terms of network infrastructure, reserves and community infrastructure; or*
- *The Council incurs, or is likely to incur, capital expenditure to provide appropriately for those assets, ie network infrastructure, reserves and community infrastructure.*

For wastewater the main project shown on page 74 of the LTCCP is the upgrade of the Motueka treatment facility plus rising mains due to growth in the area.

For roading which is a district-wide contribution, page 75 sets out the projects attributed to growth in the district. For Motueka there are local car park works and service lane construction works to be completed within the 10 years of the LTCCP.

Wastewater

The site is connected to Council's reticulation system as toilets are already established on site.

The LTCCP calculates the required development contribution amounts by the increase in numbers of pans or urinals on site.

These are set out in the LTCCP, Volume 2, Page 64, Table 3, i.e.

Activity	Base unit	Demand household unit	per	Comments
Wastewater	Number of pans/urinals	2 pan/urinal		Number of plans etc ÷ 2 = HUD amount

Summary of additional pans/urinals

- a) Living/kitchen building = 1 new pan
- b) Dwelling/accommodation = 4 new pans
- c) Worker accommodation = 2 new pans
- Total = 7 new pans

∴ As per the LTCCP, $7 \div 2 = 3.5$ HUDS (Raise to 4 due to rounding (Clause 2.2.3, page 69)).

The applicant may suggest that the accommodation will not be occupied 100% of the time and that a more realistic House hold unit of demand amount of 2.23 HUD's be applied.

That may seem fair at first glance but Council's infrastructure treatments and pipework cannot be ramped up or down due to seasonal flows coming down the line. Council's infrastructure is constructed to deal with "peak" flows.

In additional back packers will tend to make more use of kitchens and laundries than motel or hotel users. Officers have consistently applied the LTCCP development formula and it will be up to the committee to decide if a departure from this is warranted.

Roading

The facility will create additional traffic movements on adjacent roads hence Council's request for a contribution to these upgrades.

The TRMP specifies the number of car parks required for particular land uses and in this regard on page 16/19 it sets one space per unit or for back packers, one space per two bed spaces, plus for both cases one space per two employees.

One dwelling requires two spaces.

Reverting to the plan the dwelling/accommodation is made up of a 1-bedroom dwelling and attached via a fire rated separation door are three self-contained units.

(Note: typically these are shown with a double bed in each).

In summary:

Dwelling		= 2 car parks = 1 HUD
Three units		= 3 car parks
Workers Units	Room 1, 4 bed	= 2 car parks
	Room 2, 4 bed	= 2 car parks
	Room 3, 4 bed	= 2 car parks
	Room 4, 1 double bed	= 1 car park
	Room 5, 1 double bed	= 1 car park
Total car parks		13, less 3 for existing accommodation
		$\therefore 10 \div 3 = 3.33$
		$\therefore 3$ (rounded down)

4. SUMMARY

As above Officers confirm that the development contribution amounts calculated are as per the LTCCP and have been consistently applied via many applications and are set out below:

Wastewater = 4 HUDs
Roading = 3 HUDs

5. RECOMMENDATION

THAT the above HUDs be confirmed.

Dugald Ley
Development Engineer



ExploreTasmanMap

15/12/2008 DISCLAIMER:

This map is derived from ExploreTasman and has generally been compiled from data generated by and supplied to the TDC. It has no legal status and is known to be incomplete. To ascertain the exact location of any item, TDC advises that the customer arrange onsite verification. TDC will not be liable for any damages or loss whatsoever suffered from the use of this information.
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<http://tsrvims-9/servlet/com.esri.esrimap.Esrimap?ServiceName=ExploreTasman&Cli...> 15/12/2008



GENERAL NOTES:

1. Contractor is to verify all dimensions and levels before commencing any work.
2. All work is to be carried out according to the best trade practice and in accordance with relevant NZ standards. The Building Act 1991, NZ Building Code, and all relevant Local Authority by-laws.
3. SURFACE WATER to comply with NZBC-E1.
4. EXTERNAL MOISTURE to comply with E2/AS1.
5. INTERNAL moisture to comply with NZBC-E3.
6. PLUMBING and DRAINAGE work must comply with AS/NZ 3500.
7. ELECTRICAL work to comply with NZBC-G09.
8. WINDOW JOINERY to comply with NZS 4211-1985.
9. GLAZING to comply with NZBC-F2.
10. BLOCKWORK to comply with NZS 4229-1999 and NZS 4210-2001.
11. FRAMING and FIXINGS to comply with NZS 3604:1999.
12. DURABILITY to comply with NZBC-B2.
13. All FLASHINGS to comply with NZS-3604:1999 and NZBC-E2 and all manufacturers installation recommendations.
14. ROOFING SYSTEM by others and to comply with NZS 3604:1999 and NZBC-E2.
15. Check location of STORMWATER, SEWER, GAS, POWER etc on site prior to commencing any works.
16. DO NOT SCALE OFF THE DRAWINGS.
17. IF IN DOUBT ASK.
18. Read the specifications and building consent to commencing.

PLANNING NOTES

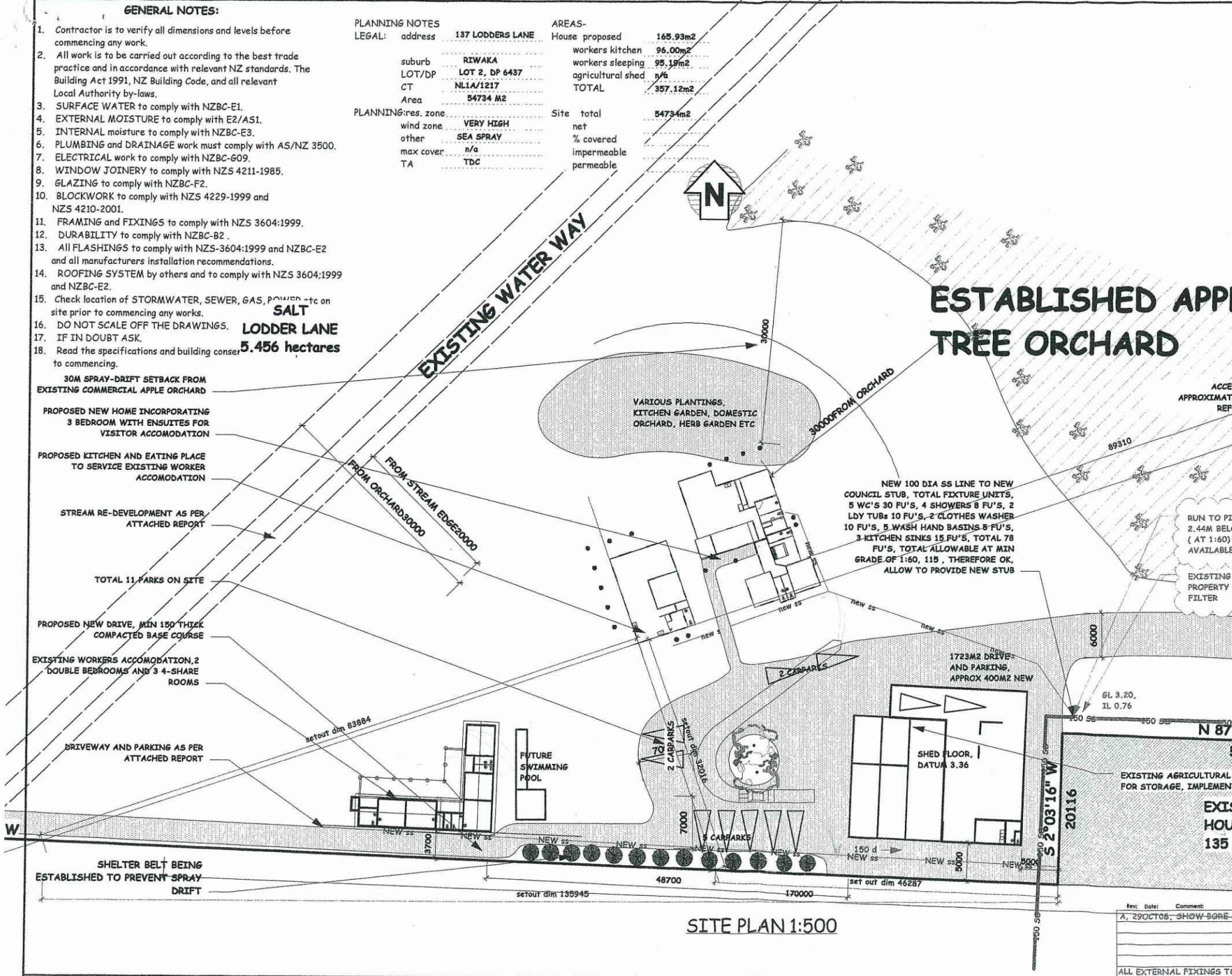
LEGAL: address 137 LODDERS LANE
 suburb RIWAKA
 LOT/DP LOT 2, DP 6437
 CT NL1A/1217
 Area 54734 M2

PLANNING: res. zone
 wind zone VERY HIGH
 other SEA SPRAY
 max cover n/a
 TA TDC

AREAS-

House proposed 165.93m2
 workers kitchen 96.00m2
 workers sleeping 95.19m2
 agricultural shed n/a
 TOTAL 357.12m2

Site total 54734m2
 net
 % covered
 impermeable
 permeable



SITE PLAN 1:500

NORTHWEST DESIGN

25 EDENS ROAD, HOPE.

PH (03) 544-8749, or (021)87 87 49

CONTRACT

Proposed House with visitor accommodation and Workers Kitchen/Living
 AT: 137 Lodder Lane, Riwaka, Tasman.
 FOR: Chris and Liz Salt, Edens's Edge

Rev: Date: Comment:

A, 29 OCT 08, SHGW-BORG-AL

ALL EXTERNAL FIXINGS TO

ORIGINAL SCALE(S) DRA

1:500

DRA A.