



STAFF REPORT

TO: Environment & Planning Committee
Development Contribution Levies – Delegated Committee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC081391

SUBJECT: **HIGGINS VENTURES LTD - REPORT EP09/08/01** - Report prepared for hearing of 20 August 2009

1. INTRODUCTION

Objection to Wastewater and Stormwater House Hold Unit of Demand (HUD), Industrial Building 79-83 Main Road Tapawera

The Tapawera Saleyards have remained dormant for some time and this application is to construct an 865 m² building (30.6 metres x 28.1 metres) in its place.

2. BACKGROUND

From my understanding, the site is not connected to Council's wastewater reticulation system (no rates on pans are charged) but lies within all the service overlays.

The site is principally in grass or gravel surface and has a frontage on to the main road which has no footpath. A small shed occupies the north eastern corner. The attached Tasman District Council account sets out the request HUD amounts and the one wastewater and three stormwater are the HUDs objected to today.

3. WASTEWATER

As mentioned, Council records show that this property is not paying any wastewater rates via "pan" charges. However, the property lies within the wastewater UDA. The site can connect to the reticulated wastewater system which is located on the applicant's side of the road berm. The applicant intends to connect to that system and one toilet is proposed within the building. The building will be used for water bottling purposes and the applicants also propose to use Council's reticulated water for wash down purposes and staff drinking water. That wash down water will be discharged to Council wastewater system.

The applicant would seem to be naive, in that they wish to use and connect to Council wastewater system but not pay for that service. Council has many dwellings within the district with only one toilet and those are all required to pay the required wastewater HUD at the time a 224 is issued at subdivision stage. This application would seem no different in that the applicant requires a service and payment is required for it.

I therefore confirm that one wastewater HUD is appropriate to be paid for this application.

4. STORMWATER

As mentioned, the site is undeveloped except for stock pens and the majority of the site has a permeable surface i.e. grass or gravel.

The new building of 865 m² together with a 480 m² of permanently sealed area (turning and carpark) will create increased stormwater runoff into Council's reticulated supply which is located within the road carriageway. This 1345 m² permanent surface area is some 4.5 times the surface area (permanent surface) of a normal residential dwelling (i.e. equivalent one HUD) so Council officers felt very generous at only requiring a three HUD contribution. In this regard therefore I confirm the three HUD amount as previously set out.

5. RECOMMENDATION

I find it surprising that this application has come before the committee when clearly there is an effect that Council has to deal with in regard to discharges from the site.

If there is a waiver of any of the two service amounts then I am at a loss to suggest who will meet these increased costs to mitigate the affects that this building will create. If the applicant deems the ratepayer meet these costs, then my view is that this is not fair or reasonable.

I therefore recommend that the Development Contribution amounts be confirmed.

Dugald Ley
Development Engineer



ExploreTasmanMap

3/8/2009 DISCLAIMER:

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TDC Tasman
District Council

Higgins Ventures Ltd
Joe Higgins
P O Box 1
Tapawera 7055

July 20, 2009

TAX INVOICE GST 51076806
Received with thanks by 8/01 15
Tasman District Council

22-07-09 10:45 Receipt no.459894

DR BC081391
Review of DC's 127.50-
Higgins Ventures Ltd::PO Box 1:Tapawer
CQ ASB Nelson
Higgins Ventures Ltd 127.50

Tasman District Council
Private Bag 4
Richmond 7050

Re: Development Contributions – Non Residential Building Consent

We are writing to request a review of the Development Contribution in relation to our Building Consent.

Our query is with (1) Wastewater contribution charge of \$6980.00 – we have only one toilet going in.

(2) Stormwater contribution charge of \$5370.00 - the runoff is always there – whether it be off the ground or off a roof.

We enclose a cheque for \$127.50 lodgement fee and ask that our request be considered by the council.

Yours sincerely

Joe Higgins
Director

gphqjw

Higgins Ventures
BC - .081391

| Tasman District Council Development and Financial Contributions | | | |
|---|--|------------|--------------------|
| Applicant: | Higgins Ventures Ltd | BC No: | 081391 |
| Val No: | 1925051900 | | |
| Project: | Ind Building and convert shop to offices | | |
| Project Value | \$250,000 | | |
| Financial Contribution Reserves | | | |
| | Consent value | 250,000.00 | |
| | Less GST | 222,222.22 | |
| Reserves are calculated | 0% 50000 | \$0.00 | |
| on the value of building | 0.50% 50001 to 200000 | \$750.00 | |
| work over \$50,000 (excl GST) | 0.25% >200001 | \$55.56 | |
| | | \$805.56 | |
| Building Development Contribution | | | |
| Non Residential | Full | DIL | |
| No: HUD | DC | Amount | Received |
| 1 | Water | \$3,515 | \$0.00 |
| 1 | Wastewater | \$6,980 | \$6,980.00 |
| 1 | Roading | \$1,781 | \$1,781.00 |
| 3 | Stormwater | \$1,790 | \$5,370.00 |
| | | | <u>\$14,131.00</u> |
| | Discount of 5% | | 706.55 |
| | <u>Discounted Total</u> | | <u>\$13,424.45</u> |
| | FC | | \$805.56 |
| | DC (-5%) | | \$13,424.45 |
| | Total Payable | | \$14,230.01 |
| <i>J Hadn</i> | <i>De Burgh</i> | | |
| Approved By: | Approved By: | | |
| Roading, 865m ² new Ind building=17 parks but RM 081035 allows for only 10 parks, @1 HUD per 3 parks= 3 HUDs, credit of 2 for existing use as stock yard. | | | |
| Water, existing connection, no increase | | | |
| Stormwater, 856m ² new building area @1 HUD per 300m ² = 3 HUDs (no charge for impervious surfaces as credit for existing parking area) | | | |
| Wastewater, 1 new pan = 1 new connection = 1 HUD | | | |
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