

STAFF REPORT

TO: Environment & Planning Committee - Development Contributions Subcommittee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC100828 and RM090370

SUBJECT: **KOKCU - REPORT REP10-11-06** - Report prepared for meeting of 30 November 2010

1. PURPOSE

1.1 This report is to review the development contributions associated with this application:

Wastewater	2 HUDS	\$11,014
Roading	2 HUDS	\$10,048

2. BACKGROUND

- 2.1 The application is to consider “existing use rights” pertaining to the previous building located on the site.
- 2.2 In 2006 an application (RM061802) was made to demolish the existing building and consent was granted on 20 January 2007. The building was demolished soon afterwards.
- 2.3 In 2010 an application was made to construct a new building to the value of \$475,000 and work commenced in September 2010.
- 2.4 The committee will be aware that existing use rights last for a period of two years from when the activity ceases.
- 2.6 The site has been vacant for a period of 3.5 years and therefore Council staff cannot give credits for the previous existing uses. A line has to be drawn at some point, be it two, five or ten years. The applicant has advised that in fairness the 1.5 year lapse over the maximum should be taken into account in this appeal.
- 2.7 The above application went through a resource consent hearing (RM090370) due to non-compliance with car parking requirements.
- 2.8 The building was also assessed by an urban building design panel who proposed a design change to the building façade.

2.9 Roading

The original assessment requires 12 complying car parks with the access only via a leg-in strip off Cambridge Street and informal access off the Council car park.

2.10 Council staff entered into discussions to notify the car parking layout and potential purchase of part of the site to be included into the adjoining car park. These discussions are continuing, however RM090370 gave a dispensation to providing four car parks together with the payment of \$14,500 plus GST (ie one more carpark). A second payment is also requested in equal instalments over a five year period.

2.11 In summary six car parks are being provided instead of 12. This fairly reflects the efforts that Council and the applicant have undertaken to achieve a reasonable outcome regarding car parking and building design.

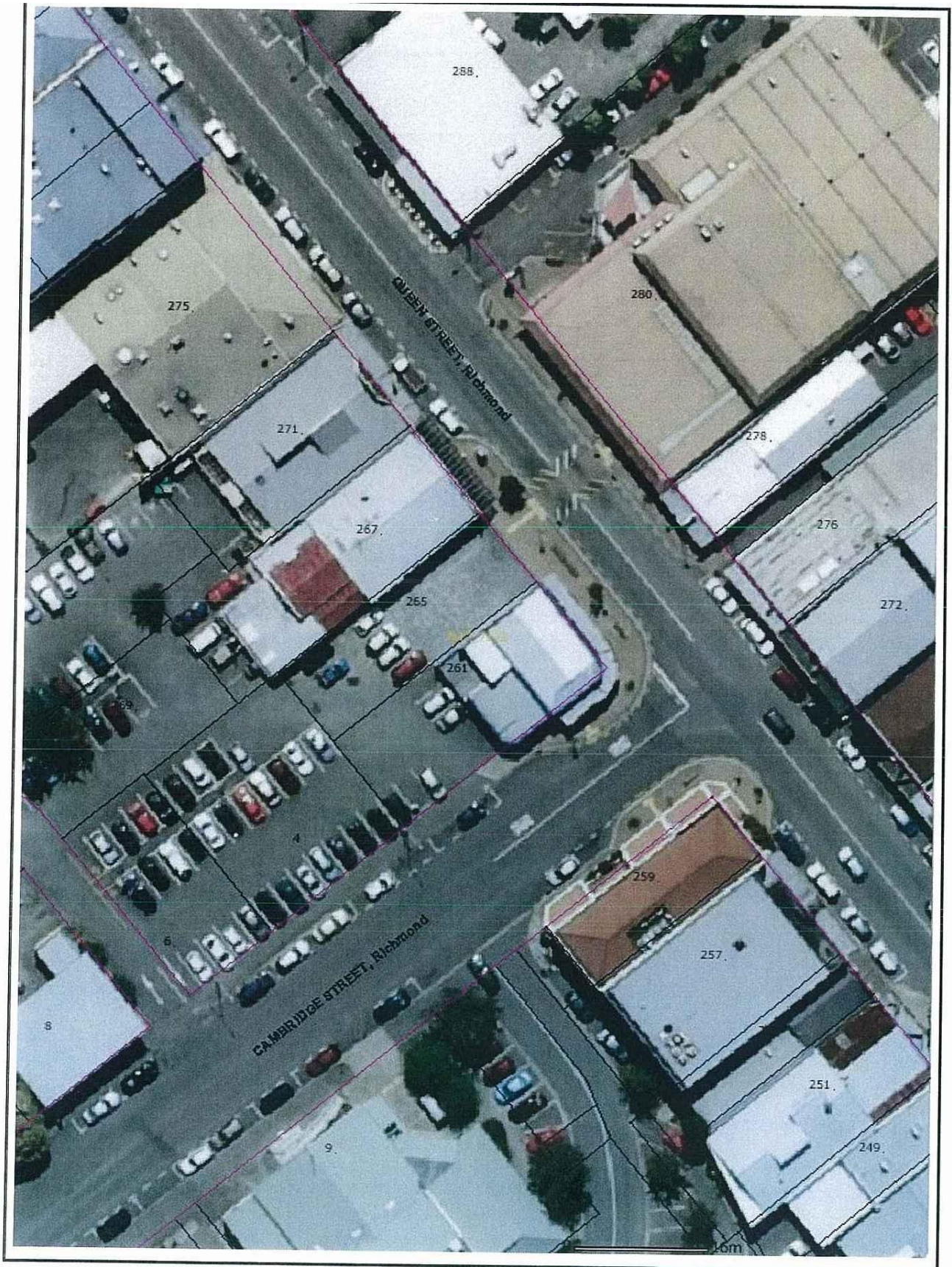
2.12 Wastewater

It is assumed that the building prior to 2007 had at least one toilet and therefore would meet the one HUD criteria. The new building has four pans, ie two HUDs and the assessment has been based on the 4 new pans as existing use rights are deemed to not have continued.

3. RECOMMENDATION

3.1 THAT consideration has been reflected in the lowering the development contributions via resource consent RM090370 and the assessment as advised in the building consent application be confirmed.

Dugald Ley
Development Engineer



ExploreTasmanMap

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