

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Thursday, 23 February 2006
TIME: 9.00 am
VENUE: Environment & Planning Meeting Room, above Richmond Library

PRESENT: Cr E M O'Regan (Chair) and Cr T E Norriss.

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

1. TRANSLOG SERVICES LTD, 5 FACTORY ROAD, BRIGHTWATER, BC056246

1.1 Objection to Development Contribution

Mr R Coutts represented Translog Services Ltd and was accompanied by Project Manager, Mr J Gallagher and Mr G Hunt of Grant Hunt Building Consultants Ltd.

Mr Gallagher tabled and spoke to a letter of 22 February 2006 in response to the Tasman District Council staff report EP06/02/16 of 16 February 2006. Mr Gallagher read the main points of his letter, which explained why the usage of water and requirements for wastewater disposal should both be based on a calculation of one household unit of demand for those matters and the total development levy should be \$17,812 instead of \$23,560. The submission claimed that the Council staff had greatly overestimated the requirements of this business for the provision of water and wastewater disposal.

Mr Ley explained that the staff calculations had been based on the design and size of the building, the proposed provision of car parking spaces and the proposed number of toilet pans and urinals.

Mr R Coutts explained that there would only ever be a total of 10-12 people on-site per day.

2. H SEIFRIED, REDWOOD ROAD, APPLEBY – WORKER ACCOMMODATION, BC056157

2.1 Objection to Development Contribution

Mr H Seifried attended this hearing and spoke to a letter of 28 September 2005 objecting to the imposition of a development contribution amount of \$2,540, being one roading household unit of demand only. Mr Seifried said that the proposed 168 square metre building containing eight bedrooms, lounge, kitchen, laundry and toilets had been designed in a manner to provide for potential relocation. He explained that this building would be used to house workers on the vineyard and the level of occupation would fluctuate with seasonal requirements. He said he saw this as a means of reducing traffic by workers not having to travel to and from off-site accommodation and that the vineyard would assist by providing transport. He expected that the workers occupying this building would use the bicycles provided to go to the nearby grocery shop.

Development Engineer, Mr D Ley, said that the size and design of the proposed accommodation would normally result in a household unit of demand amount of four but instead only one unit household unit of demand is being requested. Mr Ley said he believed that this was an appropriate level.

**Moved Crs Norriss / O'Regan
EP06/02/35**

THAT the public be excluded from the following part of the proceedings of this meeting, namely:

Translog Services Ltd
H Seifried

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Subject	Reasons	Grounds
Translog Services Ltd H Seifried	Consideration of a planning application.	A right of appeal lies to the Environment Court against the final decision of Council.

CARRIED

**Moved Crs O'Regan / Norriss
EP06/02/36**

THAT for the purposes of discussing the application of Translog Services Ltd, and H Seifried as "In Committee" items, the Manager Consents be authorised to be in attendance as advisor.

CARRIED

**Moved Crs O'Regan / Norriss
EP06/02/37**

THAT the public meeting be resumed and that the business transacted during the time the public was excluded be adopted and that the following resolutions be confirmed in open meeting.

CARRIED

3. TRANSLOG SERVICES LTD, 5 FACTORY ROAD, BRIGHTWATER, BC056246

**Moved Crs O'Regan / Norriss
EP06/02/38**

THAT the development contribution assessment in line with the case put forward by Translog Services be amended.

The Subcommittee accepted the analysis put forward at the review that the quantity of water actually used would be approximately 500 m³ per year. In relation to the figures given as a guide in Table 3 of the LTCCP, this would equate to 1 HUD. However, the Committee also acknowledged the apparent overestimation of water use for a household contained within Table 3 and expected that this matter would be the subject of a review in the near future. However, they were of the view that this review for the Translog proposal should be in accordance with how the LTCCP is written at this time and therefore any future changes would not impact on this assessment.

In the same light, the Subcommittee accepted that if the water HUD was assessed at 1, it would be logical to also assess the wastewater HUD as 1. The Subcommittee held the same concerns about the quantities in Table 3.

CARRIED

**4. H SEIFRIED, REDWOOD ROAD, APPLEBY – WORKER ACCOMMODATION,
BC056157**

**Moved Crs Norriss / O'Regan
EP06/02/39**

THAT the development contribution assessment not be amended. Therefore the requirement for 1 HUD for roading remains.

The Subcommittee did not accept the view put forward at the meeting that the creation of the workers' accommodation unit would not increase the demand on the roading infrastructure. The Committee considered that the traffic likely to be generated by the occupants of the workers accommodation would be equivalent to one household, although it was acknowledged that while not all the workers would have their own vehicle, there would still be vehicle usage associated with the daily activities.

The Subcommittee noted that if the building was subsequently relocated, the Development Contribution paid at this time for roading would be taken into account.
CARRIED

Date Confirmed:

Chair: