



NOTICE OF MEETING OF THE DEVELOPMENT CONTRIBUTIONS REVIEW COMMITTEE

I hereby give notice that the Development Contributions Review Committee meeting of the Papakura District Council is to be held on:

DATE: Tuesday 10th November 2009

TIME: 3.30 pm

VENUE: Council Chambers
35 Coles Crescent
PAPAKURA

T Stratton
CHIEF EXECUTIVE OFFICER

MEMBERSHIP:

Chairperson	Clr Pringle
Deputy Chairperson	Clr Conroy
	HWM Penrose
	Clr Auva'a
	Clr Catchpole
	Clr Goldsmith
	Clr Jones
	Clr O'Connor
	Clr Piggott

(Quorum 4 members)

(The reports and recommendations contained in this Order Paper are not necessarily Council Policy and should not be taken as Council Policy, or opinion)

PAPAKURA DISTRICT COUNCIL

CONTENTS

NO.	ITEM	PAGE
1.	Apologies	3
2.	Deputation and Petitions	3
3.	Confirmation of Minutes	3
4.	Items for Decision	4-6
	(a) Request For Review Of Development Contributions – TKB Trust - 5 Bunnythorpe Rd, Papakura	4-6

PAPAKURA DISTRICT COUNCIL

AGENDA FOR THE MEETING OF THE DEVELOPMENT CONTRIBUTIONS POLICY REVIEW COMMITTEE TO BE HELD IN THE COUNCIL CHAMBERS, 35 COLES CRESCENT, PAPA KURA ON TUESDAY 10TH NOVEMBER 2009 COMMENCING AT 3.30 P.M.

1. APOLOGIES

2. DEPUTATIONS AND PETITIONS

3. CONFIRMATION OF MINUTES

- (a) That the Minutes of the Development Contributions Policy Review Committee held on Tuesday 8th September 2009 be confirmed.

4. ITEMS FOR DECISION

(a) REQUEST FOR REVIEW OF DEVELOPMENT CONTRIBUTIONS – TKB TRUST - 5 BUNNYTHORPE RD, PAPA KURA

REPORTING OFFICER: David Russell
Development Engineer

ATTACHMENT: Request for Review
Original Assessment of Development Contribution
Revised Assessment of Development Contribution
Plan of proposed development

(Attachment No. 1)

PURPOSE OF THE REPORT

The purpose of this report is to consider the request to review the development contribution as assessed under the Development Contributions Policy, LTCCP 2006/16 Amendment 2008/09 for the proposed development of the site at the above address.

BACKGROUND

An application for resource consent (No. LU 9552 for a 2 lot subdivision) was made in March 2009 by Mr T Bingley. The consent was issued in April 2009. The invoice prepared identified that a Development Contribution of \$12,686.63 including GST would be required for increased demand of one unit for the additional lot created. This was paid by the developer and the request for review was lodged soon after.

BASIS OF THE OBJECTION

The applicant Mr T Bingley has requested a review of the above assessment.

The basis for the request (copy attached) for relief is that the applicant has had designed and installed a stormwater soakhole system to meet the requirements of the site and that the same requirement has been placed on the rear section for the yet to be developed house. The stormwater system negates any connection to, or use of, the public system, so the applicant has requested that Council waive the stormwater contribution of \$5,530.50 from the development contributions required.

Note the developer has paid the development contribution and is requesting a refund of the stormwater component of the payment.

NARRATIVE

The existing house at 5 Bunnythorpe Rd did not have a discharge to the public reticulation or to the kerb. Thus the discharge went to ground in some form, be it soakholes or surface runoff. The applicant has upgraded the system for the existing house. Thus it is still as it was (ie not connected to the pipe network directly) but with the details of the construction now known.

The property is too far from the stormwater lines in Clevedon Rd to be able to connect to them due to the shallow position of the pipes and the very flat nature of this area. Because of this the developer was asked to contain the 10%AEP 1 hour storm on site (discharging in 24 Hr) rather than the normal 10%AEP 10 minute storm event that is normally designed for. This design standard requires a 30% higher on-site stormwater retention with controlled outflow but does not eliminate the chance of a system overflow.

Council has adopted this design standard storm event for non reticulated sites as it minimises the extent of overflow and means that the area is probably already showing surface flooding and this additional water will not cause a significant increase in visible flood. From the calculation sheet it is likely that some 20m³ will spill from the soakhole onto the ground. This will add to the surface flow and enter overland flow paths prior to discharge to a stream or the sea.

Council accepts that at times the soakhole is not going to fully contain the discharge from the property and that at times there will be water entering the overland flow paths and/or the reticulation downstream somewhere downstream. In this case the developer has designed the soakhole for the 10%AEP 10 minute storm and the overflow from larger storms will become a surface flow to the existing overland flowpaths or the existing downstream pipe network. Thus while the site is more able to function without the public reticulation there is still a potential discharge to the public reticulation downstream of the site.

The application was to subdivide the property at 5 Bunnythorpe Rd into 2 titles. On completion, Lot 1 contained the existing house and Lot 2 is a vacant lot.

The development conditions required two actions:

- 1 Show what is provided for the existing house and upgrade if necessary.
- 2 Put a consent notice on the vacant title defining the standard to be achieved.

These measures allow development to be undertaken despite the site being unable to connect directly with the public system.

The soakhole installed serves the existing house and provides an improved level of service considered consistent with current management of the stormwater catchment. The DC Assessment allowed a credit for the existing house.

All additional lots created in the general area are required to provide a soakhole with excess flow discharging to the public system. There is a programme of works for the catchment which provide for control of excess flows wherever practicable to improve management of the overall area. This programme provides benefit to all within the catchment and the DCP provides for all growth in the area to share the costs without regard to location in the catchment.

CONCLUSION

The larger soakhole allows for more stormwater to be retained on the site and discharged to ground. However the soakhole will not provide for the greater storm events beyond the 1%AEP 1hr storm but the system will create a lower demand than standard for this catchment.

It is recommended that the development contribution be reduced by 50% to 0.5 demand units for stormwater only due to the reduced demand created by the greater storage required on the site and that the development contribution be reduced to \$2544.50 (plus GST) accordingly.

DEVELOPER'S COMMENTS

One of the Trustees, while he does not totally agree with the report, he favours accepting the report and moving on. Mr Bingley is happy with that and would like it recorded that the Trust is accepting the report's conclusions.

RECOMMENDATIONS

1. That the information be received.
2. That the stormwater development contribution be reduced by 50% to 0.5 demand units for stormwater only due to the reduced demand created by the greater storage required on the site and that the stormwater development contribution be reduced to \$2544.50 (plus GST) accordingly.
3. That the applicant be advised that the request for review has been considered and of the findings and decisions made in these resolutions.