

## **AGENDA**

**TITLE:** Tasman District Council  
Environment & Planning Subcommittee

**DATE:** Monday, 16 October 2006

**TIME:** 9.30 am

**VENUE:** Council Chambers, 189 Queen Street, Richmond

**MEMBERS:** Cr O'Regan (Chair), Crs Higgins and Riley

### **TIME**

**9.30 am Onwards:**

**Application No. RM060457, RM060458, RM060459, RM060461  
– R A and J W Clelland and Tasman Bay Food Group,  
Corner of Factory Road and River Terrace Road**

The application seeks to undertake the following activities associated with the subdivision and development of land at Brighwater:

- RM060458 - Subdivision:** To subdivide a 5.2215 hectare title into four allotments. The resultant allotments would be Lot 1 of 1.2 hectares, Lot 2 of 0.4 hectares, Lot 3 of 0.4 hectares, and Lot 4 of 3.2 hectares. Proposed Lots 1, 2 and 3 would be used for industrial purposes and proposed Lot 4 would continue to be used for rural purposes.
- RM060457 - Land Use:** To relocate a dwelling currently on the property to proposed Lot 4 of the subdivision described above.
- RM060459 - Land Use:** To operate a joinery factory, which is already in existence, on proposed Lot 3 of the subdivision described above (Note: this application seeks to legalise the joinery factory that is already on the site).

**RM060461 Land Use:**

To establish and operate a juice factory, winery and bakery on proposed Lot 1 of the subdivision described above. Activities on proposed Lot 1 would include the manufacture, storage and despatch of beverages and foodstuffs, associated administrative and product development facilities, and a retail factory shop for the sale of produce made on site. The on-site buildings would cover an area of approximately 4,581 square metres and the buildings would be set back at least 4 metres from road boundaries. The development would include 45 car parks and two vehicle accesses are proposed, one onto Factory Road and one onto River Terrace Road. A sign that would have an area of 2 square metres is proposed on Factory Road to advertise the business.

The entire site (Lot 1 DP 11396, Block X Waimea SD) is zoned Rural 1 according to the proposed Tasman Resource Management Plan (pTRMP). This application does not include a land use consent application for an industrial activity on proposed Lot 2, however the intention is that this allotment would be used for some form of industrial use in the future, but this would be the subject of a separate resource consent application.

The application site is located at the Corner of Factory Road and River Terrace Road, Brightwater, being legally described as Lot 1 DP 11396, Block X Waimea SD.

**Submissions:**

Waimea Sale Yards Co Ltd, E Bryhn, Ministry of Education, Wairoa Quarries Ltd, Brightwater School, M Oldham, N Peters, A and K Baigent, Riverstone Balage Ltd, G Holland and M Baigent, A and M Baigent, I Parkes, Fonterra, F, G, S, and J Brewerton, Gibson Equipment Repair Ltd, R and T McGlashen, D and M Robinson, R Bradley, I Collie, Nelson Tasman Chamber of Commerce, R Peters.

**12.30 pm to 1.15 pm: Luncheon Adjournment**

Please note that times listed are estimates. The Chair will endeavour to keep to the schedule, but this may not always be possible.

T O'Regan  
**Chairperson**

D C Bush-King  
**Environment and Planning Manager**