

# AGENDA

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

**DATE:** Wednesday, 19 and Thursday, 20 December 2007

**TIME:** 9.30 am

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

**MEMBERS:** Cr Higgins (Chair), Crs Bryant and Borlase

## TIME

**9.30 am Onwards:** Application No. RM070637, RM070638, RM070656, RM070657, RM070658, RM070659 – Aranui Road Trust, Aranui Road, Mapua

### RM070637

The application seeks to subdivide, in three stages, a 10.2 hectare title into 103 allotments, comprising:

- 96 residential allotments (proposed Lots 1-47 and 49-97) ranging in size from 460 square metres to 1,170 square metres;
- Five allotments (proposed Lots 98-103) to vest as Local Purpose Reserve in Council, with areas between 50 square metres and 5,330 square metres;
- One allotment (proposed Lot 48) of 2,160 square metres, which will contain water tanks and a water treatment plant for the subdivision, being an interim measure until connection to the Council's water supply is available; and
- Road to vest in Council.

### RM070638

To undertake the following:

To construct a single dwelling and residential accessory buildings on each of proposed Lots 1-47 and 49-97 of the subdivision described above (Application RM070637). The application seeks, for each dwelling on proposed Lots 1-47 and 49-97, to apply the Residential Zone permitted activity rule criteria in respect of site coverage (up to 33% building coverage), setbacks (as set out in Rules 17.1.4(r)-(t) of the Proposed Tasman Resource Management Plan (PTRMP)), with the exception of those allotments adjoining Rural 1 zoned land where the application seeks to have a setback for the dwellings of 5 metres rather than 25 metres.

- To apply the Residential Zone permitted activity rule criteria in respect of accesses and vehicle crossings (as set out in Figure 16.2A of the PTRMP).
- To construct dwellings and accessory buildings on those allotments located within the Coastal Environment Area, all meeting the controlled activity criteria as set out in Rule 18.14.3 of the PTRMP, with the exception being that some of the buildings will be located within 100 metres of Mean High Water Springs (MHWS).
- To establish and operate an industrial activity, being a water treatment plant, on proposed Lot 48 of the subdivision described above (Application RM070637).

**RM070659**

To undertake earthworks within 200 metres of the Coastal Marine Area and to recontour the subject site in achieving a minimum ground level of 3.5 metres above mean sea level across the site. These earthworks are associated with the subdivision application described above (Application RM070637).

**RM070658**

To divert and discharge stormwater from the subdivision described above (Application RM070637) to an unnamed tributary of the Waimea Inlet (locally known as Seaton Valley Stream) at a maximum discharge rate of 330 litres per second. This will involve the piping of an existing stormwater drain through the site and construction of a new outfall point to the unnamed tributary to be located within proposed Lot 99.

**RM070656**

To construct a bore on the subject site to a maximum depth of 5.5 metres for the purpose of providing water supply to the subdivision described above (Application RM070637).

**RM070657**

To take groundwater from two bores (one existing and one proposed) at a maximum rate of 4.2 cubic metres per hour or up to 100 cubic metres per day to provide water to the subdivision described above (Application RM070637). The proposed water supply will be supplemented by collection of roof water from houses within the subdivision. The water will be stored in tanks within the proposed subdivision, processed through a water treatment plant, and used to service the dwellings.

The site is zoned Rural 1 (Deferred Residential) under the Proposed Tasman Resource Management Plan. The deferred status of the zoning is because there is currently a lack of adequate reticulated stormwater servicing.

The application site is located at 102 Aranui Road, being legally described as Lot 2 DP 307114 (CT 27594)

**Submissions:**

J Lee, E Pezzaro, C Vendelbosch, New Zealand Fire Service Commission, A Niemann, D Wilson, J Linn, S Randall, P Williams, S Williams, A Tsuruta, R Patchett, B Simpson, R Dasler, K Bowie, G McAlpine, Mapua Districts Cycle and Walkways Group, D Mitchell, S Moon and H Gordon, Friends of Mapua Wetland Incorporation, J Mitchell, Mapua School, Mapua and District Community Association, A Caswell, B Gilkison, Nelson Marlborough District Health Board, P and M Clinton-Baker, R Hawthorne, I Stephens, Tiakina Te Tiaiao Ltd, H Beere, T Hamlen-Williams, K Hamlen-Williams, M Sly, B Trotter, D Trotter, T Knowles, P and P Lockhart, G and N Breakspeare, J Gammie, J Allen, G Allen, R Barnes, N Barnes, J Gilgenberg, J Cox, J Jackson, D Godwin, J Bruce and K Reardon, S Wilson, J Vaughan, S Brillard, N Bibby, J Sheridan, E Bibby, T Balles, P Vendelbosch, New Zealand Historic Places Trust, S and R Lile, B Stinton, P Stinton-Whetnall, C Bennett, A Bennett, J Taylor, R Goette, D Eden, C MacDonald, K Glover and J Pestell, S and L Lawson, P Taylor, Nelson/Tasman Royal Forest and Bird Protection Society.

**Late Submissions**

H Saul, F Wigger.

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

