

# AGENDA

**TITLE:** Tasman District Council  
**Environment & Planning Subcommittee**  
**DATE:** Monday, 23 and Tuesday, 24 April 2007  
**TIME:** 9.30 am  
**VENUE:** Council Chambers, 189 Queen Street, Richmond  
**MEMBERS:** Cr O'Regan (Chair), Crs Higgins and King

<b>TIME</b>		<b>PAGE</b>
<b>9.30 am to 5.00 pm (both days):</b>	<b>Applications RM060737, RM060738, RM060739, RM060741, RM060742, RM060743, RM061007, RM061008, RM061009 - Tasman Limited, Stringer Road, Stringer Valley</b>  The application seeks the following:	
<b>Subdivision Consent and Land Use Consent RM060737</b>	To subdivide five titles (CTs 81148, 174441, 174442, NL11B/790, and 81147) into the following: <ul style="list-style-type: none"><li>• One allotment of 0.82 hectares for the commercial and community activities (Lot 121);</li><li>• Three allotments ranging between 820 and 1,600 square metres in area for tourist accommodation (Lots 123-125). These three allotments would be made up of 15 unit titles.</li><li>• 41 semi-intensive residential allotments ranging between 400 and 1,130 square metres in area (Lots 80-120);</li><li>• 80 larger residential allotments ranging between 2,030 and 9,140 square metres in area (Lots 1-79); and</li><li>• 11 allotments for open space.</li></ul> A land use consent is also sought to construct and vest roads and construct accesses that do not meet specified standards.	1 to ...
<b>Land Use Consent RM060738</b>	To construct 81 dwellings (one on each of the larger residential allotments and a manager's residence on Lot 121), 41 dwellings (one on each of the semi-intensive residential allotments, 15 tourist accommodation units as part of the subdivision outlined above (Application RM060737).	...

<b>Land Use Consent RM060739</b>	<p>To undertake the following activities associated with the subdivision outlined above (Application RM060737):</p> <ul style="list-style-type: none"> <li>• Establish and operate commercial activities (café, bar, shop, and office) on Lot 121;</li> <li>• Undertake the sale of liquor from a bar on Lot 121;</li> <li>• Establish and operate a community activity, being a community centre on Lot 121; and</li> <li>• To establish and operate tourist accommodation units on Lots 123-125.</li> </ul>	121
<b>Land Use Consent RM060743</b>	<p>To undertake up to 50,000 cubic metres of earthworks for the construction of roads and stormwater swales associated with the subdivision outlined above (Application RM060737). Some of the earthworks will be on slopes which have angles that are greater than 35 degrees.</p>	122 to...
<b>Discharge Permit RM060741</b>	<p>To discharge collected stormwater from buildings, roads, and other hardstand areas to surface waterbodies associated with the subdivision outlined above (Application RM060737). The stormwater flows will be treated and attenuated through the use of on-lot stormwater detention ponds, small check dams, wetlands and channel dams.</p>	...
<b>Land Use Consent RM061008</b>	<p>To disturb the beds of ephemeral and flowing waterbodies and to place culverts and dam structures in the beds of the watercourse associated with the subdivision outlined above (Application RM060737). The structures are to allow roads to pass over waterbodies and to allow attenuation of stormwater flows.</p>	...
<b>Water Permit RM061009</b>	<p>To dam water to create several ponds and wetlands in existing waterbodies associated with the subdivision outlined above (Application RM060737). The ponds are for the purpose of creating habitat diversity, enhancing wetlands and to allow attenuation and treatment of stormwater flows.</p>	146

**Discharge Permit  
RM060742**

To discharge up to 121.7 cubic metres of treated wastewater per day to land by way of pressure compensating dripper irrigation. The wastewater to be treated and disposed would be from 81 residential dwellings, 41 apartments, 15 studios, and a commercial building which would include a café/restaurant, meeting room, and bar associated with the subdivision outlined above (Application RM060737).

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**Discharge Permit  
RM061007**

To discharge contaminants, primarily odorous compounds, to air from the operation of a wastewater treatment plant and from wastewater disposal areas.

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The property is zoned Rural 3 under the Proposed Tasman Resource Management Plan.

The application site is located at Stringer Road, Stringer Valley, being legally described as Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445.

**Submissions:**

Transit New Zealand, King Family Trust, Nelson Marlborough District Health Board, G Henderson, New Zealand Fire Service Commission, Mapua & Districts Business, The Nelson/Tasman Branch of Forest and Bird Society, Mapua Districts Cycle & Walkways Group, B Moseley, Trustees King Family Trust, B and J Deck, R Deck, C Boswijk, E Collier and Others, RCH and G E Collier, J Barraud, D Mitchell, I Stringer, Director General of Conservation.

**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.

E M O'Regan  
Chairperson

D C Bush-King  
Environment and Planning Manager