

AGENDA

TITLE: Tasman District Council
Environment & Planning Subcommittee

DATE: Wednesday, 23 May – Thursday, 24 May, Friday, 25 May,
Monday, 28 May and Tuesday, 29 May 2007

TIME: 9.30 am

VENUE: Council Chambers, 189 Queen Street, Richmond

MEMBERS: Cr T O'Regan (Chair), Crs R Kempthorne S Borlase, S Bryant,
G Currie, E Henry, M Higgins, T King, P O'Shea, J Inglis,
N Riley and E Wilkins

TIME
9.30 am to 5.00 pm: **Applications RM041079, RM050718, RM050719, RM050720,
RM050721, RM050730 - Richmond West Group Ltd**

RM041079 To subdivide a 103 hectare site to create the following allotments:

- Eight hundred and ninety three (893) residential allotments (Lots 1-166 and Lots 174-900) of varying sizes with a minimum allotment area of 370 square metres and an average area of approximately 600 square metres.
- Seven (7) allotments (Lots 167-173) of between 380 square metres and 4,190 square metres in area, which are intended to be used for commercial purposes. However, this application does not include a consent to use the lots for commercial purposes (this would be subject to a possible future land use consent application).
- One allotment (Lot 902) of 2.49 hectares with the intended use of either a school or neighbourhood reserve.
- A recreation ground (Lot 906) of 5.17 hectares to vest as recreation reserve (adjoining the railway reserve and Jubilee Park).
- Four allotments (Lot 901, and Lots 903-905) with areas between 2,400 square metres and 2,600 square metres to vest as recreation reserve.
- An esplanade reserve of at least 44 metres in total width to vest, including the banks and channel of Borck Creek.

- A drainage reserve to vest along the Poutama Street Drain.
- Roads to vest.

A consent lapsing period of 15 years is sought.

The site is zoned Rural 1 under the Proposed Tasman Resource Management Plan.

RM050730

To erect a dwelling on each of the proposed residential lots (Lots 1-166 and Lots 174-900) of the subdivision outlined above (RM041079).

The application seeks to use the residential allotments in accordance with the Residential Zone rules of Chapter 17.1 and the relevant parking and access rules of Chapter 16.2 of the Proposed Tasman Resource Management Plan except for the 25 metre building Rural Zone setback rule under Rule 17.1.4(v), which is to be substituted by a 10 metre setback rule for the allotments that adjoin land abutting the subdivision which is Rural 1.

A consent lapsing period of 15 years is sought.

RM050718

To carry out earthworks as part of the subdivision outlined above (RM041079).

A consent lapsing period of 15 years is sought.

RM050720

To reconstruct, divert and upgrade Borck Creek and the Poutama Street Drain where they flow through the site.

A consent lapsing period of 15 years of years is sought.

RM050721

To construct bridges and culverts for traffic and pedestrian purposes across Borck Creek, and the Poutama Street Drain and the McShane Road Drain as part of the subdivision and roading works for the subdivision outlined above (RM041079).

A consent lapsing period of 15 years of years is sought.

RM050719

To discharge untreated stormwater into Borck Creek and Poutama Street Drain from the subdivision outlined above (RM041079).

A consent lapsing period of 15 years is sought.

The application site is located at Lower Queen Street and McShane Road, Richmond, being legally described as Lot 1 DP 13750 (CT NL 8C/312), Part Section 100 and Part Section 102 Waimea East (CT NL 5B/766), Part Section 101 Waimea East (CT NL 56/119), Lot 2 DP 20409 (CT NL 13C/459), Lot 2 DP 3124 (CT NL 88/155), Lot 6 DP 20409 (CT NL 13C/459), Lot 2 DP 199947 (CT NL 13C/459), Lot 5 DP 199947 (CT NL 13B/328), Lot 4 DP 19947 (CT NL 13B/329), Lot 5 DP 19947 (CT NL 13B/330), Lot 6 DP 19947 (CT NL 13B/331), Lot 1 DP 3124 (CT NL

8B/156), Part Section 101 Waimea East (CT NL 8B/156), Lot 1 DP 6428 (CT NL 1A/1024)

Submissions:

R Haines, J Raine, Nelson Pine Industries Ltd, Ministry of Education, J Harrey, Transit New Zealand, Dynea NZ Ltd, Appleby Village Development Ltd, P Owen, Club Waimea, T Rowe, Nelson Tasman Chamber of Commerce, Combined Rural Traders, A Owen, Metlifecare Oakwoods Ltd, Tinline Properties Ltd , T Francis, M Clark and S McBride, P Campbell, D Campbell, G Campbell, I Gourdie, D and M Drummond Family Trust, T O'Brien, R Knalman, A and E Salvador, J Fish, K Fish, D Isbister, B Ibister, D and K Edwards, C Wilson, P Ellis, M MacDonald, J MacDonald, R Punt, N Punt, C Punt, A Punt, M L`Huillier, L Jensen, P Gill, J Whaanga, E and E Wilde, J and B Healey, B Deaker, Department of Conservation, T Lindbom, J Miles, R McFadden, M Holland, G Holland, B Wilson, M Wilson, B Stratford, R Yarrall and L Manera, J McColl and D Wall, N Berkett, C Pash, D Berkett, M Pash, P Gaugler, P Gaugler, K Whalan.

Late Submissions:

E Horder, H Ruston, B Burgess, D Bowden, M Torrens, C Boutle, G Bouton, N and Y Thomas, J Birch, C and J Moresby, C Rusbatch, B Rusbatch, W McCrorie, A Ewers, G Vercoe, D Daly, W Holmes, P Stringer, V Taylor, A Holmwood, G Taylor, B Wilson, D Horncastle, B Gibbs, Nelson Province of Federated Farmers NZ, S Creedy, D Bone, R Cowan, A Koch, A Kock-Van Bruevgel,

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

