

AGENDA

TITLE: Tasman District Council
Environment & Planning Subcommittee

DATE: Tuesday, 9 October,
Wednesday, 10 October, and
Thursday, 11 October 2007

TIME: 9.30 am

VENUE: Council Chambers, 189 Queen Street, Richmond

MEMBERS: Cr O'Regan (Chair), Crs Bryant and Henry

TIME

9.30 am Onwards: Application Nos. RM070416, RM070417, RM070418, RM070420, RM070421, RM070422, RM070423, RM070424, RM070425, RM070426, RM070427, RM070428, RM070429-RM070539 – Ruby Bay Developments Ltd, Dicker Road and Awa Awa Road, Ruby Bay

RM070416 Subdivision Consent and Land Use Consent

To subdivide five titles into the following:

- One allotment of 1.8 hectares for the community activities (Lot 502);
- 104 residential allotments ranging between 0.27 and 1.6 hectares in area (Lots 1-104);
- Eleven larger rural allotments ranging between 2.3 and 10.14 hectares in area (Lots 200-213). Lot 213 is to be amalgamated with Lot 211 and Lot 212 is to be amalgamated with Lot 207;
- Two recreation reserves to vest in Tasman District Council (Lots 400 and 401);
- Four stormwater mitigation allotments (Lots 500 and 501, 504 and 505); and
- One allotment of 15.1 hectares, which is proposed to be protected by a Queen Elizabeth II National Trust covenant for wetland protection, landscape amenity and stormwater mitigation (Lot 503).

A land use consent is also sought to construct and vest roads and construct accesses that do not meet permitted activity criteria of the Proposed Tasman Resource Management Plan.

RM070417 Land Use Consent

To construct a single dwelling within a nominated building area on proposed Lots 1-104 and Lots 200-211 of the subdivision application described above (Application RM070416). A total of 115 dwellings are proposed to be built.

RM070418 Land Use Consent

To establish and operate a community activity on proposed Lot 502 of the subdivision application described above (Application RM070416).

The Community Centre would be for the use of residents of the subdivision and incorporates a 200 square metre building, a car park, swimming pool, tennis court and a 5-hole "chip and put" golf course.

RM070421 Land Use Consent

To undertake up to 190,000 cubic metres of earthworks and vegetation removal for the construction of roads, building platforms and stormwater devices associated with the subdivision outlined above (Application RM070416).

RM070422 Land Use Consent

To place culverts and stormwater attenuation dam structures on the beds of watercourses associated with the subdivision outlined above (Application RM070416). This application also covers the disturbance of the beds of watercourses during the placement of the culverts and construction of the stormwater attenuation dam structures.

- RM070419 Discharge Permit** To discharge collected stormwater from buildings, roads, and other hardstand areas to land and surface waterbodies from the subdivision application described above (Application RM070416). The stormwater flows will be treated and attenuated through the use of stormwater detention ponds, bush protection and/or regeneration and on-site measures for each new building.
- RM070420 Water Permit** To divert stormwater in conjunction with the discharge permit RM070419 outlined above.
- RM070423 Water Permit** To dam water where the catchment area exceeds 20 hectares for the attenuation of stormwater associated with the subdivision outlined above (Application RM070416).
- RM070424 Discharge Permit** To discharge secondary treated wastewater of a domestic nature to land by way of subsurface dripper line irrigation on proposed Lot 502 (Community Centre) of the subdivision application described above (Application RM070416).
- RM070425-RM070428 Discharge Permits** To discharge up to 1,200 litres of secondary treated domestic wastewater per day to land by way of subsurface dripper line irrigation from residential dwellings on proposed Lots 22, 34, 35 and 41 of the subdivision application described above (Application RM070416).
- RM070429-RM070539 Discharge Permits** To discharge up to 1,200 litres of secondary treated domestic wastewater per day to land by way of subsurface dripper line irrigation from residential dwellings on Lots 1-21, 23-33, 36-40, 42-104 and 200-213 (a total of 111 discharge permits) of the subdivision application described above (Application RM070416).

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

The application site is located at Dicker Road and Awa Awa Road, Ruby Bay, being legally described as Lots 1 and 7 DP 20366, Lot 13 DP 1706 and proposed Lots 1 and 2 of subdivision consent RM010679 (Certificates of Title NL13C/309, NL65/63, NL13C/305, Pt NL67/162 and Pt NL67/163).

Submissions: P and B Groenwegen, J Nicholson, J Lee, NZ Fire Service Commission, J and L Kohen, S Padrutt, D Goodman, G Calman, Transit NZ, T and A Crosbie, H MacDonald and P Hill, P Copp, P and S Higgins, G Nuttall, S Fraser and G Fox, Mapua and Districts Business Association, Public Health Service, R and C Mattlin, G Eggeling and S Edwards, F Christie, A and C Hill, C Hughes and A Munro, D and C Rainham, D and L Stones, Ruby Bay Community Trust, F Menzies, H Gordon, C McNally, Department of Conservation, R and B Keyvar, L Toole, R and C Lovell, K Hine, P Malcolm, P and R Malcolm, L Richards, P Crofskey, R Richards, E Richards, A and E Wiig, J Roper, Nelson Tasman Forest and Bird Protection Society, D Mitchell, D and E Cunningham, R Nuttall, J Hine, R Martin, L Ravagli, M Schuetz and R Reich-Attwood, C Saunders.

Late Submission G Sutton, D Jowett.

12.30 pm to 1.15 pm: Luncheon Adjournment