

AGENDA

TITLE:	Tasman District Council Environment & Planning Committee
DATE:	Monday, 17 January 2005
TIME:	9.30 am
VENUE:	Council Chambers, 189 Queen Street, Richmond
MEMBERS:	Cr O'Regan (Chair), Crs Kempthorne and Norriss
TIME	
9.30 am Onwards:	Application No. RM040957, RM040971, RM040970, RM040969, RM040967, Subdivision, Land Use, Water Permit, Discharge, Road Stopping - Carter Holt Harvey Forests Ltd, Old Coach Road, Mahana

The application seeks a subdivision consent (RM040957) to subdivide a 75 hectare rural site into 57 residential or rural allotments varying in size between 1,600 square metres and 13.66 hectares in area, in a comprehensive residential cluster development. The subdivision also includes three utility lots for effluent, stormwater and water management, walkway reserves and a new road to vest in Council.

To close that part of Trafalgar Road as it passes through the application site, providing instead for a public recreational reserve through the site, of 4 metres minimum width, with a 1.5 metre wide formed walkway for pedestrian use, bicycles and horse trekking.

A land use consent to waive some of the road standards under the Proposed Tasman Resource Management Plan, specifically in respect of the proposed right-of-way over legal road to provide access to proposed Lots 1-4 off Bronte Road West (unformed) but also for gradients, parking, length and width construction requirements for rights-of-way and roads as described in the application.

A land use consent to erect a dwelling and ancillary buildings on each of the Lots 1-56 and 58, to be located within a 1,000 square metre area centred on the building sites shown on the scheme plan as part of the application, subject to design and appearance covenants, and otherwise complying with the bulk and location requirements for the Rural 3 Zone, but with the exception the dwellings on Lots 2, 4 and 30 may be within 30 metres of plantation forestry.

Land use consent to allow for an exception in the location of farm buildings on Lots 1, 32 and 56, where these may be located beyond the residential building site identified on the application plan where required in conjunction with productive use of the land and otherwise complying with the bulk and location requirements for the Rural 3 Zone.

To defer payment of the financial contributions for reticulated services applying to this development, subject to confirmation and commitment by Council to the servicing infrastructure necessary for the wider Rural 3 Zone should that proceed.

A land use consent is sought to undertake earthworks necessary in constructing a detention dam, new roads and rights-of-way, building sites, and internal site access.

Detention dam: 8,500 cubic metres of cut and 6,500 cubic metres of fill to create a dam wall of 6 metres in height.

Roading and rights-of-way: up to 40,000 cubic metres of cut (plus a 20% contingency factor) as shown on the earthworks plan attached with the application.

Building platforms and access to individual sites including remedial works to remove unsuitable fill around skid sites.

A discharge consent (RM040967) to treat and discharge effluent within the confines of the application site, with capacity to service the 57 dwellings within the development. The plant will be decommissioned when connection to a Council reticulated sewerage network is available to the site. A 35 year term to the discharge permit is sought. (Land use consent for land-based disposal and a discharge permit is required in respect of this matter.)

A discharge consent (RM040969) is sought to discharge stormwater from roads and house sites. This discharge will be to natural drainage channels within the application site. A 35 year discharge permit is sought.

A land use consent (RM040970) is sought to construct a stormwater detention structure on Lot 59, involving a dam of 6 metres maximum height and with a capacity to store a minimum of 9,500 cubic metres of water.

A water permit (RM040971) is sought to take water for irrigation and non-potable residential use from the stormwater detention dam. This is sited within the Moutere Surface Water Management Zone. The dam will have the capacity of 9,500 cubic metres and the non-potable water is to be used for toilet flushing, fire fighting and irrigation. A consent term of 35 years is sought for the water permit.

To infill the existing wetland in Lot 59 through the construction of the stormwater detention dam.

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

The minimum lot size for a controlled activity subdivision is 50 hectares, making the subdivision application a restricted discretionary activity.

The application site is located at Old Coach Road, Mahana, being legally described as Lot 23 DP 639, Lot 2 DP 1194 and Lot 29 DP 639, Certificates of Title NL 45/5, 49/17 and 49/23.

Submissions: D Mitchell, K King, R Lines, Wakatu Incorporation, Weyerhaeuser NZ Inc, Dept of Conservation, G and B Thomson, Ngati Koata Trust, Nelson Marlborough District Health Board, J and C O'Hara-Smith, H Beerem W Picard, T and J Kennedy, J and J Young, M Hewetson, E and R Beattie, P Stringer, R Kiddle.

12.15 pm to 1.00 pm: Luncheon Adjournment

It is anticipated that the hearing will carry over to Tuesday, 18 January

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

