

AGENDA

TITLE: Tasman District Council
Environment & Planning Subcommittee

DATE: Monday, 19 and Tuesday, 20 December 2005

TIME: 9.30 am

VENUE: Council Chambers, 189 Queen Street, Richmond

MEMBERS: Cr T O'Regan (Chair), Crs R Kempthorne and T King

TIME

9.30 am Onwards:

GALEO ESTATE LIMITED, MAISEY ROAD, REDWOOD VALLEY – APPLICATION RM050370, RM050405, RM050375, RM050377, RM050378

The application seeks to undertake the following activities associated with a 29 allotment rural cluster subdivision development on land zoned “Rural 3” according to the proposed Tasman Resource Management Plan (PTRMP):

RM050370 – Subdivision

To subdivide an existing 33 hectare property into 29 residential allotments ranging in size from 2,300 square metres to 6,360 square metres, and two rural allotments being 6 hectares and 9.19 hectares in area (these two allotments are to be amalgamated with a residential allotment). The subdivision also includes creation of allotments for utility services, walkways, wetland restoration, open space to be owned communally, and new road to vest in Council. The subdivision is proposed to be developed in three stages.

RM050370 – Land Use (Roads)

To construct roads within a subdivision that will not meet the Rural 3 road design standards as set out in the PTRMP.

RM050405 – Land Use (Dwellings and Ancillary Buildings)

To construct a dwelling and ancillary buildings on each of proposed Lots 1 to 29 outside of the “building exclusion area” shown on the application plan. The buildings will be subject to design and appearance covenants and will otherwise comply with the bulk and location requirements for the Rural 3 Zone as set out in the PTRMP.

- RM050405 – Land Use (Farm Buildings)** To construct farm buildings within a 700 square metre building curtilage area on each of proposed Lots 30 and 35 to be located where required in conjunction with the productive use of that land (excluding wastewater disposal areas and under electrical transmission lines). The farm buildings are proposed to comply with the bulk and location requirements for the Rural 3 Zone as set out in the PTRMP.
- RM050375 – Land Use (Earthworks)** To undertake up to 20,000 cubic metres of earthworks associated with the construction of roads and filling in of two old piggery effluent treatment ponds.
- RM050377 – Discharge Permit (Wastewater)** To discharge up to 35 cubic metres of tertiary treated domestic wastewater per day to land at a rate of up to 2.85 millimetres per day. A 35 year term is being sought for this consent.
- RM050378 – Water Permit and Discharge Permit (Stormwater)** To divert and discharge stormwater from roadside swales and drains to an unnamed tributary of the Waimea Estuary and to a wetland system located within the subdivision development. A 35 year term is being sought for this consent.

The application site is located at Maisey Road, Redwood Valley, being legally described as Lots 3 and 4 DP 352251, Section 1 SO 15642, and Lot 1 DP 343461 (CT 215329).

Submissions: Transit New Zealand, Carter Holt Harvey Ltd, C Garnett, N Maisey, R and B Gardner, G and P Henderson, Nelson Marlborough District Health Board, W and J Clark, B Llewellyn, J and R Marshall, M and C McGee, D Barrett, J and W Vollmer, Redwood Valley Enterprises.

12.15 pm to 1.00 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.

