

# MINUTES

**TITLE:** Environment & Planning Subcommittee  
**DATE:** 23, 24, 25, 28 & 29 May 2007  
**TIME:** 9.30 am – 4.30 pm daily  
**VENUE:** Council Chamber, 189 Queen Street, Richmond.

**PRESENT:** Cr E M O'Regan (Chair), Mayor J C Hurley, R G Kempthorne, S J Borlase, S G Bryant, R G Currie, E E Henry, M J Higgins, T B King, P K O'Shea, J L Inglis, N Riley and E J Wilkins

**IN ATTENDANCE:** Consents Manager, (J Hodson), Consents Planners (M Morris, J Butler and N Tyson), Development Engineer (D Ley), Utilities Asset Manager (J Cuthbertson), Traffic Engineer (N Oliver), Resource Scientists (A Burton and E Verstappen), Co-Ordinator, Regulatory Services (D Lewis), Resource Management Consultant (M Bailey), Administration Officer (B Moore).

## 1. RICHMOND WEST GROUP LTD, LOWER QUEEN STREET, RICHMOND – APPLICATIONS RM041079, RM050730, RM050718, RM050719, RM050720, RM050721

### 1.1 Proposal

**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.

**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.

**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.

The Committee proceeded to hear the application, presentation of submissions and staff reports as detailed in the following report and decision.

The hearing adjourned at 4.30 pm on Wednesday, 23 May and reconvened on Thursday, 24 May at 9.30 am and sat until 4.30pm. It reconvened Friday, 25 May at 9.30 am and adjourned at 4.30 pm. Following the weekend the hearing reconvened at 9.35 am on Monday 28 May and adjourned at 4.30 pm to reconvene on Tuesday, 29 May at 9.30 am.

Councillor O'Regan concluded the public part of the hearing at 4.30 pm and the Committee reserved its decision. Mr McFadden was to submit his written right of reply by 8 June.

The Chairman, Councillor O'Regan, advised that the Council committee would carry out a site visit.

The Committee proceeded to hear the application, presentation of submissions and staff reports as detailed in the following report and decision.

## **RESOLUTION TO EXCLUDE THE PUBLIC**

**Moved Crs O'Shea / Borlase  
EP07/05/32**

**THAT the public be excluded from the following parts of the proceedings of this meeting, namely:**

Richmond West Group Ltd

**The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for passing this resolution are as follows:**

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>
Richmond West Group Ltd	Consideration of a planning application	A right of appeal lies to the Environment Court against the final decision of Council.

**Moved Crs O'Shea / King  
EP07/05/33**

**THAT the open meeting be resumed and the business transacted during the time the public was excluded be adopted.**

**CARRIED**

- 2. RICHMOND WEST GROUP LTD, LOWER QUEEN STREET, RICHMOND – APPLICATIONS RM041079, RM0560370, RM050718, RM050719, RM050720, RM050721.**

**Moved Crs King / Higgins  
EP07/06/34**

**Pursuant to Section 104D of the Act, the Committee DECLINES consent to the subdivision consent application RM041079 by Richmond West Group and as a result also declines consent to the associated consents RM050718, RM050719, RM050720, RM050721, RM050730.**

**CARRIED**

**Report and Decision of the Tasman District Council through its Hearings Committee**  
**Meeting held in the Tasman District Council Chambers, 189 Queen Street, Richmond**  
**on 23, 24, 25, 28 and 29 May 2007, commencing at 9.30 am**

A Hearings Committee ("the Committee") of the Tasman District Council was convened to hear the applications lodged by **Richmond West Group Ltd** relating to the subdivision of a 103 hectare site. The applications, made in accordance with the Resource Management Act 1991 ("the Act"), was lodged with the Tasman District Council and referenced as RM041079, RM050718, RM050719, RM050720, RM050721, RM050730

<b>PRESENT:</b>	<b>Hearings Committee</b> Cr T O'Regan (Chair), Mayor J Hurley, Crs S Borlase, S Bryant, G Currie, E Henry, M Higgins, J Inglis, R Kempthorne, T King, P O'Shea, N Riley and E Wilkins
<b>APPLICANT:</b>	Richmond West Group
<b>CONSENT AUTHORITY:</b>	Tasman District Council
<b>SUBMITTERS:</b>	See Attachment 1
<b>IN ATTENDANCE:</b>	Ms Jean Hodson, Manager Consents - Assisting the Committee Mr B Moore- Committee Secretary

## 1. DESCRIPTION OF THE PROPOSED ACTIVITY

The applicant has sought the following consents:

**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.
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**RM050718** To carry out earthworks as part of the subdivision outlined above (RM041079). A consent lapsing period of 15 years is sought.

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**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.

## **2. PROPOSED TASMAN RESOURCE MANAGEMENT PLAN (“PTRMP”) ZONING, AREAS AND RULE(S) AFFECTED**

The PTRMP zones the subject site Rural 1 and it is also affected by the land Disturbance Area 1 rules. Subdivision of Rural 1 land into allotments less than 12 hectares (Rule 16.3.7A refers) and construction of a dwelling on an allotment under 12 hectares (Rule 17.4.6) are Discretionary Activities. However there is one outstanding reference to the Rural 1 Zone subdivision provisions. The subdivision is a non-complying activity under Ordinance 3.1.2 of the Transitional District Plan (Richmond Section) because it does not comply with the minimum lot size of 10 hectares for a rural subdivision.

### **3. NOTIFICATION AND SUBMISSIONS RECEIVED**

Ninety submissions were received to the application.

The submissions are numbered and summarised in Attachment 1

Twenty three of the submissions (65-87) were received late by one working day, two submissions (88 and 90) were received late by for four working days and one(89) was late by 16 working days.

### **4. PROCEDURAL MATTERS**

The Committee decided to accept the late submissions Numbered 65-87 under section 37 of the Act. The Committee declined to accept the late submissions numbered 88, 89, and 90.

In the course of the proceedings the sequence of speakers was adjusted to accommodate time and availability constraints of various participants.

### **5. EVIDENCE HEARD**

Mr N McFadden, Solicitor for the applicant, introduced the application and referred to the status of the application and asserted that a grant of consent to the applications is not contrary to the objectives and policies of the Proposed Tasman Resource Management Plan (PTRMP). The matters of precedent and cumulative effects and the integrity of Council's planning documents were addressed in his submission and he concluded that these matters cannot require Council to decline consent.

Mr McFadden provided a draft set of proposed conditions of consent attached to his introductory submission. Mr McFadden reminded the Committee that application had been presented in the form of 18 stages. Also included in the information tabled was a letter dated 17 May 2007 from Mr N Hegley, Acoustic Consultant, providing comments that referred to the noise from Nelson Pine Industries which Mr Hegley said would not require specific noise controls for the proposed residential development by Richmond West Group.

Resource Management Consultant, Mr A C Alley, described the application as a proposal to subdivide the land over a 15-year time span into about 893 allotments. He said that depending on the market demand, the subdivision will proceed in up to 18 stages of up to 100 allotments each. An indicative staging proposal for 13 stages was shown on the plan of subdivision. Mr Alley said that the applicant cannot apply for a Plan change of the PTRMP because that Plan is not yet operative.

His evidence outlined the process which had occurred since the application was lodged with the Council on 27 August 2005. It outlined his understanding of the latest urban growth strategies and the projected demand for residential allotments. Mr Alley stated that the applicant was not opposed to industrial or business park development along part of the Queen Street frontage of the subject site. Mr Alley's evidence discussed the issues raised in the Richmond Development Study about western expansion towards Lower Queen Street and dealt with both the constraints and costs and opportunities and benefits.

Mr Alley's evidence addressed servicing plans including sewer and stormwater disposal proposals, including the use of the common private drain known as Borck Creek. Mr Alley considered the Stormwater Development Contributions should be waived in light of the upgrade required. Mr Alley acknowledged the air discharge consents which Dynea and Nelson Pine Industries have. He said that the applicant volunteered to impose consent notices on allotments where dwellings are proposed, so that no fires or woodburners will be permitted and also volunteered industrial emanation easements. The extent of consultation with adjacent landowners and residents of Queen Street and Headingly Lane was detailed, by Mr Alley. The evidence included an extensive assessment of environmental effects and Mr Alley also addressed matters raised in submission within his written evidence.

In addition, Mr Alley addressed the matters raised within the officer's reports and statutory matters. Mr Alley said that when the Plan is considered in totality, in his opinion, it cannot be seen that the application is opposed to the overall objectives of the PTRMP. In regard to section 104D of the Resource Management Act 1991, Mr Alley said that having regard to his evidence, in his opinion the application does not have any more than a minor effect on the environment. Mr Alley referred to section 104(i)(c) Other Matters, and he said that the integrity of the PTRMP is not at stake. He said that the real issue is balancing the undoubted need for urban development, against the real effects on rural productivity and not just its potential.

Mr G R Dick made a submission on behalf of Lower Queen Street Ltd which is a member of the Richmond West Group and owner of some land off Lower Queen Street. He said that the subject site is the only area of land in the whole of Richmond area, where land could be made available for lower cost housing, because of its location. He said shortages of the supply of land for housing is reflected in the cost of sections. He said that prices could be lower because the proposed sections are located near industrially used land. Mr Dick suggested that the locality could incorporate an area of comprehensive housing development in order to keep section prices reasonable.

Mr P T Donnelly, a consulting economist, presented a statement of evidence for the applicant. He spoke about the theory of supply and demand for land and discussed levels of residential land demand forecast. Mr Donnelly said that to avoid significant land inflation and/or to make sections more affordable (e.g. by reducing current prices), it is necessary to have a land bank significantly larger than that of a simple average annual estimate of land uptake, times the 10-year life of a district plan. The evidence addressed the issues of development feasibility and staging considerations and the application of cost benefit analysis rules. Mr Donnelly said that the mean Richmond section price increase was 212 percent over eight years to 2006, due to inadequate supply of land. Mr Donnelly said that his advice to the Council was to allow the market to determine the land use, land value and land prices. He said that people should be able to do what they want to do providing they meet Council standards and rules. He said that the issue of loss of rural production is a minor matter.

Mr D D Petrie of Traffic Design Group, tabled and read evidence to address the transport related effects of the proposed subdivision and in particular the effects on the existing road environment. The evidence included maps, diagrams and modelling results to demonstrate how the roading proposals both within the subdivision and via its connections with the existing road network, as well as across boundaries to adjoining land are able to well support all of the modes of transport to

both the existing and proposed future facilities. Mr Petrie said that with the close proximity of the subdivision to Richmond's central area, the available and potential transport links can be seen to be energy efficient. He listed how the applicant can meet the need for local improvements to the road network such as the cost of forming the intersections with the frontage roads, vesting of road reserve along McShane Road frontage and a contribution to upgrading McShane Road. Mr Petrie said he agreed with the Council officer's report that conditions will be able to be imposed on access and parking, to ensure that the adverse effects in terms of traffic are no more than minor.

A statement of evidence on behalf of the Ministry of Education was tabled and read by consultant planner, Ms R Beals, of Opus International Consultants. She said that proposed development on this scale may have an impact on the Ministry of Education's ability to meet its obligations as a provider of education facilities. Their submission said that the Ministry of Education believes that this proposal has the potential to adversely affect the safety of students residing in the subdivision area and travelling to schools on the opposite side of State Highway 6/Gladstone Road. She said that the Ministry is concerned that there are no pedestrian or cycleway links, proposed across the highway to facilitate safe access and sought that Council consider conditions to address that situation.

Mr R Bennison, Registered Valuer and Registered Farm Management Consultant, spoke on behalf of the applicant of the need for lower value residential sites in Richmond. Mr Bennison said that the supply and demand equation will determine the value of sections and that Council can influence the supply situation. He quoted the Richmond section sales figures for 1998 to 2006 and used this to explain that section sale median prices had increased dramatically due, in his view, to the shortage of supply of sections. He acknowledged that to house the people of Richmond, sections must spill onto the surrounding rural land. He said that there is always a demand for all types of land, including that for commercial and industrial use.

A submission from Federated Farmers was spoken to firstly by Mr E Newport. Mr Newport spoke with concern about the loss of rural land from farming production and the creeping effect of subdivision. He said that Tasman District Council has to come to grips with urban encroachment onto rural land and that the subject land is still highly productive in relation to most of Tasman District. Mr R Benseman also spoke in support of the Federated Farmers submission saying prime flat farmland of the subject type needs protection and this is some of the best land in the district.

The statement of evidence on behalf of Transit NZ in opposition to the application was introduced by Mr M Weir. He said that he was aware that Transit NZ has been involved with strategic planning studies with the Tasman District Council and that as part of such studies, the findings to date are leaning towards a business park type development as being preferred for the subject site rather than residential development as envisaged by the applicant. He said that in his view, a dramatic change from the permitted baseline achievable under the current rural zoning, to an alternative form of intensive urban development, as identified in the various options in the strategic studies underway, is not appropriate to be approved by way of a non-complying resource consent.



Mr Weir said that this is because the scale of such a development, be it industrial, commercial or residential or even recreational is so great that the two gateway tests under section 104D of the Resource Management Act 1991, in his view, are unable to be met. He said that accordingly the application should be declined.

Mr E Whitfield, Regional Transportation Manager for the Wellington region of Transit NZ said that he had reviewed the application for subdivision by the Richmond West Group and the traffic engineering evidence prepared by the applicant's traffic engineer, Mr D D Petrie of Traffic Design Group Ltd. Mr Whitfield said that the McGlashen Avenue intersection improvements are anticipated to commence later in 2007. He said that this work includes the signalization of Oxford Street and McGlashen Avenue as well as widening of State Highway 6 to accommodate two lanes in each direction with a central median and right turn lanes at the intersection. The project includes modification to State Highway 6 / Queen Street intersection to improve the flow of traffic through Richmond. The long-term form of State Highway 6 is recognised by Transit NZ and Tasman District Council to be the Richmond/Hope bypass along the railway corridor.

Mr Whitfield says that the modelling undertaken as part of the Nelson-Brightwater study indicates that the Hope Bypass will be required by 2026 without the change in the land use of the subject site, from rural to residential. The Nelson-Brightwater study modelling also indicated that the heavy volume of traffic on both State Highway 6 and Queen Street, will far exceed the capacity of an at-grade intersection (such as signals or a roundabout) and will require a grade-separated interchange (an overbridge with connecting ramps).

Mr Whitfield said that the development of the subject site whether it be of a residential or business nature, will bring forward the need to build the Hope Bypass as further widening of the existing State Highway 6 corridor (beyond the widening planned as part of the McGlashen Avenue project) is not feasible. Mr Whitfield said that the evidence produced by Mr Petrie of Traffic Design Group on behalf of the applicant, has not been peer reviewed and no evidence has been provided that his modelling work and analysis is accurate or calibrated to local conditions. Mr Whitfield concluded that the applicant has not completed an assessment of the traffic effects of the development proposal on the intersections of State Highway 6 / Oxford Street and State Highway 6 / McGlashen Avenue and Mr Whitfield concluded that the applicant has failed to demonstrate the proposed development will not adversely affect State Highway 6 and the McGlashen Avenue project. Accordingly he recommended that the application be declined.

Mr J D Bealing, an engineering consultant specialising in rural soil and water engineering, tabled and spoke to a statement of evidence on behalf of the applicant providing an assessment of the soil capability and productive potential of the Richmond West Group application site. Mr Bealing compared the land in terms of land quality to other areas adjoining or in close proximity to the former Richmond Borough urban periphery and concluded that from a land productivity point of view, areas with limited flexibility should be used first. He said that the land in Richmond west to the estuary has lesser horticultural potential than that at Richmond south.

Mr Bealing said that potentially less productive land is lost to the District, if the intensive housing development project is allowed on the edge of Richmond, rather than having scattered new subdivisions across the plains. He said that cross-boundary effects would be much less also. Mr Bealing suggested that any existing irrigation water in the Richmond West site could be reallocated to better quality land elsewhere on the plains. He said the Richmond series soils (as on the subject site) are not the top-class versatile soils of the District.

Mr R de Haast, Chief Executive of Metlifecare Ltd which operates Oakwoods Retirement Village comprising 92 villas and 49 serviced apartments at 357 Queen Street, Richmond spoke to his written statement. He said that there are a total of 180 residents living within this well-established residential community which has been successfully operating from its present location since 1989. The Oakwoods' site is located on the eastern corner of the applicant's site and adjacent to Waimea Town and Country Club. The submission supported the proposal saying that the application site is in an appropriate location for a residential development in terms of the surrounding flat topography.

Mr de Haast said that Metlifecare Ltd supports the residential pattern and intensity proposed and believes that this level of intensity is appropriate. The submitter said that the proposal will provide for a residential neighbourhood that will co-exist successfully with the established neighbouring land uses which includes the Oakwoods retirement facility. Mr de Haast said that the proposal is an appropriate change of use from the current rural activity.

A submission from Appleby Village Development Ltd was spoken to by Mrs E O'Neill. Mrs O'Neill described this submitter's ownership of the Grape Escape located on the southern boundary of the applicant's site. The submitter sought conditions of consent to mitigate the issues of concern regarding the preservation of rural character. These conditions included a requirement for clarification of, and landscaping of boundary buffer strips, covenanted boundary fencing, 25 metre dwelling setbacks, bigger section sizes and building restrictions, improvements to McShanes Road and controls specified to address cross-boundary effects and reverse sensitivity.

Mr J P McCartin tabled and spoke to a statement of evidence for the applicant to address the drainage and stormwater issues in regard to the subject site. Mr McCartin said it was fully recognised that the Richmond West land and the link it affords to the sea, is extremely important with respect to the Borck Creek catchment. Mr McCartin commented on Council's engineering staff reports and it was noted that the applicant had difficulty accepting the assessment of Council staff. In his report, Mr McCartin discussed the impact of using different design flows. He provided an assessment of relevant climate change factors and included a summary of stormwater, drainage and hazard assessment.

Because of these technical differences, the applicant's representatives and the Council staff were directed to meet and discuss these and report back to the hearing when a closer understanding and level of agreement on the issues of flooding and drainage flows had been reached.

A submission from from Dynea NZ Ltd was tabled and read by Ms S Adlam, site manager for Dynea NZ Ltd's Richmond plant located on Sandeman Road, off Lower Queen Street. She said that the company manufactures and supplies formaldehyde-based resins to South Island manufacturers of wood products such as medium density fibreboard, plywood and laminated veneer lumber. She said that the company opposed the development of dense clusters of residential housing close to the chemical and industrial manufacturing plant. The submission detailed the level of trucking operations relating to receiving raw materials and dispatch of resin product associated with the factory. Dynea is concerned about the potential for noise complaints where residential dwellings are erected on the subject site.

The submitter sought emanations easements and covenants to warn prospective purchasers and require dwellings to install double glazing and noise-proofing to ceilings to mitigate noise. The submission listed the raw materials held on site and the potential for a dangerous situation to occur in the event of disaster such as an earthquake or large fire.

Mr R M Langbridge, Landscape Architect, tabled and spoke to evidence on the landscaping aspects of the proposed development. Attached to his evidence was a plan showing the landscape framework that is proposed for the subdivision and typical cross-sections showing the nature of that landscaping proposed in various critical areas and a number of photographs taken of the site from the surrounding area. The evidence described the site, its location and context and design philosophy. The evidence addressed the issues of visibility and prominence and the landscape characteristics of the site and surrounding area. It included references to the existing land use, the development potential of the site and the proposed site layout. A large open space area was proposed for the central area of the site. This included a crescent of mature trees identified for retention. A network of walkways either within reserves such as adjacent to Borck Creek, or generous pedestrian precincts were proposed to cater for pedestrians and bicycles creating an attractive and efficient link to Richmond town centre. Buffer zones of extensive planting were proposed to separate the proposed subdivision from the railway reserve in the south east and McShane Road north west of the site. Mr Langbridge said he believed that this proposal would create an integrated residential development that is attractive from both within and beyond the site.

Mr R J Haines, a resident of Best Island, asked Council to conserve the coastal strip of 500 metres from the estuary so that this land is not subject to either residential, commercial or industrial development. He said that the development should not be a subdivision comprising an enclave of the same usage and encouraged the Council to view the situation from the estuary and its visual presentation and to use vision not subdivision. Mr Haines said that the location of heavy industry on the estuary edge is a mistake which should not be expanded on.

Mrs A Owen, a joint owner of Eyebright of McShane Road, submitted in opposition to the subdivision proposal and argued that dwellings on the proposed sections are unlikely to be affordable by families with average earnings. She sought that the proposal be amended in order to create a range of housing opportunities with choices and include a mix of land uses and preserve some open farmland. Mrs Owen was concerned that the proposed subdivision would create traffic congestion and parking difficulties and concluded that, in her opinion, the proposed plan is outdated and uninspired.

Mr M Clark made a verbal submission for himself and Ms S McBride. He tabled a copy of a plan showing a potential new highway extension and traffic flows. Mr Clark said that speeding and accidents in Lower Queen Street is a problem and that the constant threat of traffic problems has not been addressed in the application. He said that the whole Lower Queen Street West development needs to be done in a co-ordinated manner by the Council so that one development does not inadvertently affect another on the opposite side of the road. Mr Clark said that flooding is a problem in Lower Queen Street and he showed photos from 2003 to display the extent of flooding on the applicant's property. He noted that the applicant was proposing to raise ground levels and was concerned that flood waters may be diverted onto his property. Mr Clark said that the full extent of public sewer reticulation from the subject site has not been addressed. His submission also expressed concern about the potential for cross-boundary effects from rural properties adjacent to the subject site. The submission opposed section sizes as low as 370m<sup>2</sup>.

Mr J P McCartin then reported back on the discussions held with Council staff on engineering matters especially relating to Borck drain and stormwater and flooding issues. He tabled an agreed channel agreement signed by himself and each of the technical experts – see Attachment 2. He said that the 44 metre corridor as proposed is adequate for all the existing and the applicant's requirements and that Council staff are considering future purchase of a further 26 metres width. Mr McCartin said that the flood channel would include the expected contribution from the Poutama drain and provide an additional freeboard. He said that berms, lower than the general ground level, will be formed. Mr McCartin said that the flooding of Lower Queen Street will disappear once Borck Creek, the Poutama Drain, and the eastern hills drain are upgraded.

Mr P G Field spoke on behalf of Richmond West Group and provided information gained as a result of 40 years in farming land within the subject site. He said that the soils have a clay pan located about 500mm from the land surface and that this pan imposes a limitation on farming and horticultural operations. He said that although the pan can be broken by deep ripping, the effect is temporary as the pan settles and compacts over time. He said that the Field family used to own the land directly opposite the Nelson Pine Industries site but this is now owned by Nelson Pine Industries and leased by Wai-West. He said that the subject land had been a dairy farm for about 65 years and subject to irrigation is quite suitable for this use. However, dairy farming on the subject site has ceased as the economies of scale now require a much larger piece of land than in this block. Some boysenberries are grown to the west of McShane Road.

Mr P G Field explained that horticultural use of the property had been only carried out as a result of expensive drainage work. Mr Field provided a history of the construction of Borcks drain which he said is about 1.2 kms in length from Queen Street. He said that this is an entirely man-made channel and that water has never gone outside that in floods. He acknowledged that it has blocked further upstream from the subject site and flooding has occurred downstream. Mr Field said that he asked the Council many times to fix the Queen Street drain to avoid blockages and flooding.

The submission from Nelson Pine Industries Ltd was introduced by Managing Director, Mr M G Sturgeon. He said that because of past difficulties, Nelson Pine Industries had bought land to the south of its plant site, to avoid conflicts. He said that this \$500 million industry is there for the long term and it is a concern to this company that there may be up to 800 houses built in the vicinity. He said that Nelson Pine Industries had met with the applicant and sought safe guards in the form of covenants to ensure it is not exposed to a residential development that would create difficulties in continuing its industrial operation.

Mr P G Wilson, Research and Environmental Manager of Nelson Pine Industries Ltd tabled and read a written submission. He provided a brief history of wood processing on the current MPI site saying that wood processing has occurred on this site for nearly 40 years and medium density fibreboard has been produced for 21 years. Mr Wilson said that Nelson Pine Industries opposed the consent applications as it did not meet the requirements of Section 104D of the Resource Management Act 1991. He said that NPI Ltd is concerned that consenting to this application will result in reverse sensitivity issues and a conflict of expectations that will create serious problems for both the Council and NPI into the future.

Mr Wilson said that should Council grant consent to the application that Nelson Pine Industries would like to see conditions of consent applied including a buffer strip 200 metres wide along the whole length of McShane Road and covenants placed on all sections in the subdivision requiring sound-proofing measures. He also requested that if consent were to be granted the proposed industrial emanation easements be modified to correctly note the present products of NPI and allow for future expansion and diversification of the company's timber based products. .

Mr T A Francis, a resident of Lower Queen Street, said he supported the overall subdivision application concept. He was concerned that his site being lower than the crown of Lower Queen Street could be subject to flooding from the subject site should the land level be raised within the proposed sections. Mr Francis suggested that State Highway 60 should be taken along the estuary frontage from Wakatu Drive. Mr Francis said that walking access to Richmond needs to be improved and that a bus service could be provided through the proposed subdivision by way of a loop route. He questioned if Council did not grant consent to this proposal, where else could additional housing be placed adjacent to Richmond.

Mr M Bailey, of Boffa Miskell Ltd, spoke to the urban planning report for Tasman District Council and tabled and read a statement of evidence. He spoke of the strategic planning work which has been carried out in the past and is currently underway for the future of Richmond West. He said that at this time no decisions of any statutory nature have been made about the best use of this important area. Mr Bailey said that the current PTRMP rural zoning of the land does not contemplate an urban use and the test for approving a non-complying activity cannot, in his opinion, be satisfied. Mr Bailey said that there is a need for the Richmond West area's strategic planning work to be completed in order to better understand the implications of combined urban land uses, attendant issues of transport design, sea level rise, accessibility, commercial effects and how to maintain some form of protection to high quality productive land on the wider plains.

Mr N J Oliver, Transportation Engineer of MWH New Zealand Ltd, spoke to the transportation assessment for Tasman District Council as contained in the staff report. He identified deficiencies in the applicant's information prepared by Traffic Design Group and had outlined these in a letter dated 11 May 2007 that had been sent to Traffic Design Group. MWH had participated in the preparation of the Richmond Development and Transportation Study. He said that the new traffic assessment from Traffic Design Group was still inadequate as this does not consider the development proposal adequately against the permitted baseline. Mr Oliver said that the current application should not be considered further from a transportation point of view, until the inadequacies and deficiencies of the transport assessment have been rectified and then properly assessed.

Submissions on behalf of Club Waimea, Combined Rural Traders Society Ltd (CRT) and Mr T Rowe were spoken to at the hearing by Resource Management Consultant, Mr G Thomas. He said that the submitters believe that the proposal should not proceed without Council considering the whole area. He said that the Richmond West area has many and mixed uses. Mr Thomas reminded the Council that CRT has a resource consent to locate its present operation from the Richmond business district to Lower Queen Street.

Mr Thomas said that a full residential use will conflict with the existing industrial development. He noted that proposed lots 167 to 173, were to be Commercial but the applicants had amended the application so that a land use consent was not sought for the proposed small rural zoned allotments. He said that this is an issue which Council has to consider as it was not what was originally applied for.

Mr Thomas noted that the applicant has been actively opposing the Council planning proposals for the land west of Gladstone Road. Mr Thomas said that the submitters believe that full residential use in this location is inappropriate. He said that the land to be occupied by CRT is mainly zoned Residential and the submitter believes that this area is most suited to commercial and business usage. Mr Thomas said the submitters believed that the applicant cannot meet section 104D of the Resource Management Act 1991 gateway conditions. Mr Thomas said that the submitters, which he represented, believe that the subject applications should not be considered or granted consent until the results of the Council planning proposals are known.

Mr P C Owen said he was a co-owner of Eyebright and supported the subject land being used for commercial activities. He said that there is no future in continuing to build one storey houses on single sites. He said that the proposal would only provide land for a further 10 years housing demand and opposed spreading houses out over the Waimea Plains. Mr Owen said he supported the Council development proposal for this area. He acknowledged that there is some room for housing in Richmond West.

Mr A Burton, soil scientist, spoke to his part of the staff report and addressed the effects of fragmentation of productive land in reference to his Soil and Land Productivity Report. Mr Burton tabled a copy of a soils report and confirmed his agreement with the land quality assessment in the applicant's evidence. He said that the soils of the subject property are highly versatile and are considered to be Class A soils which rank among the top 1.7 percent of productive land in the District. Mr Burton said that the applicant's proposal would effectively mean that the entire site would no longer be used for soil-based productive use and the loss of productive potential of this site would effectively be irreversible.

Tasman District Council consent planner, Mr N Tyson, spoke on the subject of the availability of irrigation water. His report listed the current water permit consents relating to the subject land and he said that no application had been lodged by Richmond West Group for a change in use of water from irrigation use to community supply. He noted that there would be a requirement for community water supply for every day of the year but irrigation use is generally about five months only. Mr Tyson said that the subject property has sufficient allocated water to sustain high productivity over all or most of the land.

Mr M D Morris, Senior Consent Planner, spoke to his report and said that essentially the application must succeed or fail in terms of its assessment under Rural 1 zoning. He said that this is where it fails and despite the evidence he had heard at the hearing to this point he still recommended a refusal of consent.

Mr Morris said that McShane Road will need to be upgraded and that the applicant has done very little to mitigate the significant adverse effects of 900 allotments on the existing roading infrastructure. Mr Morris said that there would be huge implications if Council allows an out-of-zone subdivision of a size such as the proposal. In assessing the proposal under the PTRMP, Mr Morris said that despite adjoining an urban area, the site has a very high level of open rural amenity. It does not have the level of fragmentation into smaller allotments, apart from an area adjoining Queen Street that often characterises areas adjoining urban areas. Mr Morris said it is clear that in terms of adverse effects on the productive values of the site, effects on rural amenity values, potential cross-boundary and reverse sensitivity effects, that the effects of a 900 lot residential subdivision in a Rural 1 Zone will be more than minor.

Mr Morris said that it is also clear that a 900 lot residential subdivision in a Rural 1 Zone is contrary to the objectives and policies of the Proposed Tasman Resource Management Plan. He said that the Council has no choice but to decline consent and if Council wants to consider residential use of the area, then that needs to be dealt with by a separate statutory and democratic process and not by a single resource consent application.

Co-Ordinator Regulatory Services, Mr D R Lewis, spoke to his part of the staff report and addressed the issue of reverse sensitivity and environmental health effects. Mr Lewis said he was particularly concerned about the proximity of the proposed residential subdivision and resultant dwellings to the Nelson Pine Industries Ltd's plant and that of Dynea NZ Ltd. He noted that some submitters shared that concern. Mr Lewis said it was his conclusion that the development of a large scale residential proposal in close proximity to the existing Rural Industrial and Light Industrial zones does have the potential for cross-boundary effects with likely complaints relating to air emissions and noise from industries within these zones. Mr Lewis said he was concerned with potential problems regarding noise and emissions from the industrial areas and the effects on external living areas of dwellings proposed within the subject land. Mr Lewis said that the imposition of buffer zones to segregate industries from residential uses on the applicant's land would be limited as this rural land is already regarded as a buffer between the established industries and the existing residential zones in Richmond.

Ms R Squire, Community Services Planner, spoke to her part of the staff report, and addressed the issues of proposed reserves, walkways and esplanade reserves. In regard to Borck Creek, Ms Squire said that the application includes a 44 metre wide greenway, which includes the bed of Borck Creek and a 20 metre wide esplanade reserve on either side. In her report, Ms Squire acknowledged the applicant's provisions for walkways and reserves, walkway links and local purpose reserves.

Development Engineer, Mr D Ley, addressed matters relating to servicing and traffic effects and tabled a supplementary report at the hearing. He referred to the potential cost to upgrade McShane Road and the Queen Street frontage of the subject site. Mr Ley acknowledged that the applicant would not be expected to pay all the costs for upgrading substandard roading.

Utilities Asset Manager, Mr J Cuthbertson, spoke to the water supply matters in the staff report. He said it is not correct that there is more than enough water available under the current water rights from the Lower Confined Aquifer, to economically satisfy all potential demands for the subdivision. He said if this proposal was to be considered, Council would potentially have to impose water restrictions, so that it did not exceed its present water extraction consent.

Mr Cuthbertson suggested that the applicants use their own water source initially to provide water to the subdivision. In addition, there would be back-up from the applicant's own well field or alternatively provision of two new wells into the aquifer to satisfy the development's need using the land's current allocation. Mr Cuthbertson said that Council would need to include provision in the Long Term Council Community Plan for water supply proposals for the Richmond West Development Area.

In regard to wastewater disposal, Mr Cuthbertson said that Council does not presently have adequate facilities to cope with the wastewater from this proposed subdivision but did have a proposal to upgrade a pump station near Headingly lane. He suggested that if the subdivision proceeded the applicant would have to cover the cost of connecting to the pump station. Mr Cuthbertson said that in regard to stormwater disposal and the upgrade of the Poutama drain, Council would like the opportunity to have the zone flow value increased to allow for a flow of about 4m<sup>3</sup> per second from the present Richmond township, plus the developer's requirements for this subdivision.

Resource Scientist, Mr E Verstappen, addressed the flooding and inundation effects referred to in the staff report. He also noted the paper tabled by Mr McCartin setting out the areas of agreement reached between the applicant's representatives and staff in relation to the design of Borcks Creek channel. Mr Verstappen tabled photographs of flooding which had occurred in Lower Queen Street on 29 June 2003 and acknowledged that most of the flood water was from outside of the applicant's site. Mr Verstappen said it was important that provisions be made for the future widening of the waterway at the time of the initial subdivision development work. Mr Verstappen said the present channel and network has a variety of widths for Borck Creek and most of it is located in pastoral rural land use.



Senior Consent Planner, Mr J Butler, spoke about stormwater effect issues and concluded that stormwater discharge from the applicant's proposed development can only be adequately catered for with an upgrade in capacity. Mr Butler said that the application as it stands, will lead to a decline in the quality of stormwater in Borck Creek.

The applicant's right of reply was submitted by Mr McFadden on 8 June. A site visit was conducted by the Committee on 31 May.

## **6. PRINCIPAL ISSUES**

The principal issue the Committee has identified is that in dealing with a non-complying subdivision proposal it must be satisfied that it can pass the statutory tests in section 104D, namely are the adverse effects on the environment minor and can the Committee be satisfied the application is not contrary to the relevant objectives and policies. Other issues include

- a) the loss of productive soils by land conversion
- b) reverse sensitivity issues associated with established industry, noise and emissions
- c) drainage issues and flood management
- d) traffic implications
- e) other servicing considerations
- f) reserves and walkways
- g) affordable housing
- h) Richmond's development options

## **7. MAIN FINDINGS OF FACT**

The Committee considers the following are the main facts relating to this case:

- a) The section 104D tests are not trivial and require the Committee to be satisfied that they can be met and that only then can a grant of consent to a non-complying activity be considered. Both Mr McFadden and Mr Alley tried to demonstrate that the tests could be met but the Committee was not persuaded that an 893 lot residential subdivision would have no more than minor adverse effects. The Committee was likewise not persuaded that the proposal was not contrary to the relevant policies and objectives. Mr Alley offered the view that Objective 7.1 was written in absolute and impossible terms – and in relation to residential development on rural land the Committee would agree. The Committee considered the general thrust of the objectives and policies pertaining to the development of rural land in the PTRMP do not encourage the grant of consent. It is however open to Council to rezone the land in a way in which this objective would not be relevant. To grant consent to a subdivision of this scale in these circumstances would represent a major policy shift. While Mr McFadden would have us accept there are 11 factors to distinguish this application from other Rural 1 subdivisions, they are no truly exceptional circumstances which distinguish this proposal from other non-complying, fringe subdivisions of Rural 1 land and to allow a significantly non-complying subdivision in the manner sought would create a precedent and undermine the confidence the community might otherwise have in the PTRMP.

- b) The Committee accepts that the soils, while variable, are appropriately Class A and are highly versatile notwithstanding the presence of a clay pan or compaction layer. However, its proximity to existing urban development does present challenges to the existing land owners. While zoned Rural 1 the policies and objectives related to protecting versatility apply but this is not necessarily a factor that would prevent eventual urban development of some kind.
- c) The Council accepts that the existing industrial development in Lower Queen Street, and in particular NPI and Dynea are important for the region. The placement of residential activity adjoining industrial and business activity does lead to tensions but these can be managed. The applicant has put forward conditions such as emanation easements, soundproofing, and restrictions on log burners as measures designed to promote co-existence. Mr McFadden in his right of reply also noted (without amending the application before the Committee) that a grant in part could exclude a portion of the site, one consequence of which would be to improve the separation distance between residential and industrial. The Committee is thoughtful about encumbering titles with too many restrictions and considers that subdivision design and land use mix is a better way of managing, in the first instance, the potential conflict. In any event, the possibility of cross boundary issues is not of minor consequence and would require careful management.
- d) Fortunately the 'hot-tubbing' exercise resulted in a memo dated 26 May 2007 (Appendix 2) and an agreed set of parameters concerning the design of any Borck Creek or Poutama Drain upgrade required to cope with stormwater from above and within the site. The Committee accepts that the stormwater flows could be accommodated and improved by the development and this aspect is not a factor that would lead to declining the application.
- e) The Committee accepts that creating 893 residential allotments will create extra traffic movements along McShanes Road, Lower Queen Street, and through on to the State Highway network. While traffic within the subdivision can be managed through design conditions, development in Richmond West will bring forward the time when roading improvements to the current network in the locality are required. There would also be a need to improve roads fronting the subdivided land and the applicant made some proposals to this end. The offer to excise part of the site from residential development gives rise to locating intersections into the land in more appropriate locations but given the Committee's position on the legal issues, it was not practical to redesign the subdivision layout. The traffic effects however are not considered to be minor and this is another aspect that goes to the failure to satisfy the "gateway" test regarding minor effect.
- f) The evidence demonstrates that wastewater services, subject to some as yet undefined cost-sharing arrangement, could be provided to the subject land. Water supply options were canvassed but again the Committee was not persuaded that a workable solution had been identified. Mr Cuthbertson identified some risks in using the bores on-site and even Mr McFadden's proposed conditions left open the prospect of future uncertainties.

- g) The Committee was generally happy that the site could be attractively landscaped to enhance residential amenity. It supported Mr Langbridge's proposal for landscape buffers at the edge and for a planting strip along McShanes Road. There seems to be some confusion about whether land adjoining the railway reserve which is adjacent to Jubilee Park was to be set aside for recreation purposes (as shown on Application Plan 21508 and Mr Langbridge's evidence) or residential (as shown on the unnumbered plan dated November 2005 attached to Mr McFadden's right of reply). Overall there was an acceptance that provision of local reserves and walkways was an appropriate response to effects of an increased population density.
- h) Mr Dick for the applicant, and others, suggested that consent was necessary because of the lack of affordable housing in the Richmond area. While the Committee acknowledges the need for choice in where people live and the need to have zoned at any one time a reasonable supply of land for urban purposes, it is the market that determines the price and that is influenced by a lot of other factors such as the speed with which land is made available by land owners. While housing affordability is an issue, it was not seen as something the Committee could readily address in responding to this application.
- i) It has been obvious to most people that this application raises many issues concerning the shape and direction of future growth options for Richmond. The Committee understands why the applicant has chosen to push ahead with this application in advance of Council notifying a variation to the PTRMP. The Council has released, and received comments back on, a discussion paper outlining possible options for the Richmond West area which includes the subject site. Little weight can be given to this process because it is in the formative stages that may lead to a publicly notified change. While the work to date does signal some opportunity to convert rural land to an urban purpose, the Committee does not see that this justifies a grant of consent to the application. However it does accept that a lot of information has been obtained and issues have been raised in the course of the hearing that should positively influence the outcome of the rezoning exercise.

## **8. RELEVANT STATUTORY PROVISIONS**

### **8.1 Policy Statements and Plan Provisions**

In considering this application, the Committee has had regard to the matters outlined in Section 104 of the Act. In particular, the Committee has had regard to the relevant provisions of the following planning documents:

- (i) Tasman Regional Policy Statement (TRPS);
- (ii) the proposed Tasman Resource Management Plan (PTRMP);
- (iii) the Transitional District Plan (Richmond Section)

### **8.2 Part II Matters**

In considering this application, the Committee has taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act as well as the overall the purpose of the Act as presented in Section 5.

### 8.3 Section 104D

The Committee has addressed the matters in section 104D of the Act and has found that the application fails to pass the “gateway” thresholds.

## 9. DECISION

Pursuant to Section 104D of the Act, the Committee **DECLINES** consent to the subdivision consent application RM041079 by Richmond West Group and as a result also declines consent to the associated consents RM050718, RM050719, RM050720, RM050721, RM050730.

## 10. REASONS FOR THE DECISION

The Committee, having weighed up the evidence is not satisfied that the subdivision of the subject site can pass the statutory tests of section 104D of the Act. Failure to meet either limb requires that consent be declined. The creation of 893 residential lots on land currently used for rural purposes will result in effects that are more than minor. These effects, however well managed through the imposition of conditions and the layout and design of the subdivision, would result in a change to the landscape from rural to residential, a significant change to traffic flows, a change to the relationships between existing adjoining land uses. The magnitude of these changes is more than minor relative to that anticipated by the PTRMP.

The Committee also finds that a residential subdivision of Rural 1 land of the scale proposed would also bring into question the relevant objectives and policies. The objectives and policies pertaining to the development of rural land in the PTRMP and the Transitional Plan do not encourage the grant of consent. To grant consent to a subdivision of this scale would represent a major policy shift. The Committee was not persuaded that there were sufficient special features to distinguish this application from other Rural 1 subdivisions. Further, to allow a significantly non-complying subdivision in the manner sought would create a precedent and undermine the confidence the community might otherwise have in the PTRMP.

The Committee accepts that the inability to apply for a plan change because the PTRMP is not yet operative has forced the hand of the applicant consortium to press its case by way of a resource consent. However, because there are development options in the Richmond West area beyond just those applicable to the applicant’s land, it would be pre-emptive and not in the interests of the community generally to grant consent to this application. That said the Council is keen to revisit its development proposals using information gained from this consent process and to place it in the wider Richmond West context.

Issued this 21<sup>st</sup> day of June 2007

Councillor O’Regan  
**Chair of Hearings Committee**

**ATTACHMENT 1:  
Summary of Submissions**

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
1. DP and MP Drummond	Opposed to the application in particular the stormwater and flooding effects of the subdivision. Have experienced the effects of severe on their property causes by excessive runoff in the upper reaches and the inability of water to be able to drain freely into Waimea Inlet. This situation will be exasperated by the proposed development. Major upgrading of Borck Creek required.	Oppose	No
2. T F O'Brien	Support the application. <ul style="list-style-type: none"> <li>• Prefer low cost housing and support the proposal that industrial area be located west of McShane Road.</li> <li>• Supported the proposal for a bypass along the Waimea Estuary along to Beach Road and the deviation.</li> <li>• Support the extension of the 70 kmh zone along Lower Queen street to Sanderman Lane.</li> <li>• If the application is approved need to make sure that Borck creek is widened for future flood protection because of the large number of houses and stormwater runoff.</li> </ul>	Support	No
3. R V Knalman	Supported the application in particular the following: <ul style="list-style-type: none"> <li>• The provision of a round-about on the Queen Street, McShane Road intersection with a new road link to Headingly Lane.</li> <li>• Need to keep large trucks from using this alternative route to the deviation .</li> </ul>	Support	No
4. A and E Salvador	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> </ul> <p>Also stated that the area is ideally situated for families with close proximity to schools, shops and sports facilities.</p>	Support	No
5. R Haines	Opposed to the application for following reasons: <ul style="list-style-type: none"> <li>• The views from Best Island and the rest of Richmond will be ruined if industry is allowed along the coast.</li> <li>• The Waimea Basin is a natural amphitheatre with the estuary as the stage.</li> <li>• The coastal strip should be set aside for recreation and relaxation.</li> <li>• The area should be subject to a zero carbon emission policy. Special conditions need to be imposed on minimising visual, audible and odour impacts.</li> </ul>	Oppose	Yes
6. J I Fish	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> </ul> <p>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</p>	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
7. K S Fish	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> </ul>	Support	No
8. J Raine	Opposed to the application for the following reasons: <ul style="list-style-type: none"> <li>Opposed to any further subdivision of highly productive land in the Lower Queen Street area. The land is fertile, flat, warm relatively well sheltered and has available irrigation water.</li> <li>Other areas of the northern Waimea Plans such as North of Wakefield for commercial, light industry and residential and Brightwater East And Eves Valley for heavy industry.</li> </ul>	Oppose	Yes
9. Nelson Industries. Pine	Opposed to the application, stating it is inappropriate to plan for residential development so close to heavy industry that runs 24 hours per day, seven days a week.  Wanted a commercial zone, at least 200m wide along the full length of the eastern side of McShane road.  If the application was approved, wanted covenants requiring dwellings to be constructed in a manner to mitigate complaints arising from noise and emissions arising from industrial activities nearby.	Oppose	Yes
10. D W Isbister	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> <li>The proposal is a natural extension to the town of Richmond.</li> <li>The proposal provides for ease of road access that will not be detrimental to other residential properties.</li> <li>The proposal appears to be ideally sited for extensions to sewage reticulation and the stormwater systems should have greater capacity than what is already available to be required.</li> <li>With the bulk of the land in the ownership of a small number of people, efficient subdivision in an orderly manner should be possible.</li> <li>Flat land development should result in a more affordable sections.</li> </ul>	Support	No
11. B L Isbister	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in</li> </ul>	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<p>Richmond.</p> <ul style="list-style-type: none"> <li>Preserves access to the coastal belt for the general public.</li> </ul>		
12. Ministry of Education.	<p>Supported the application, in particular the allocation of approximately 2.49 hectares for the purpose of a “school or neighbourhood reserve”. Supports the provision of pedestrian and cycleway paths.</p> <p>If the subdivision is fully completed to 893 residential lots, it is estimated that subdivision will support approximately 280 children up to the age of 12 years.</p> <p>In the interim, schoolchildren will have to cross the very busy state highway.</p> <p>Mitigation measures could be imposed such as an underpass or a signal controlled pedestrian crossing. However because this would be off-site, they could not be carried out by the applicant.</p>	Support	Yes
13. DD and K Edwards	<p>Supported the application.</p> <p>If the application was approved, then Council’s decision to decline the subdivision of our property at 82 Whites Road (RM060195) should be reversed to show consistency in Council rulings.</p>	Support	No
14. J Harrey	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The land is well suited to the proposed development as residential allotments with limited commercial land and provision for future educational needs.</li> <li>The land is well located in relation to existing Richmond amenities and can be readily serviced.</li> <li>The proposal will provide for the future needs of the growing community of Richmond, especially in anticipation of the significant expansion in commercial and industrial areas in Richmond.</li> <li>There is lack of suitable flat land available to either the north or south of Richmond to cater for affordable housing. There is a need for new areas of flat land to be rezoned for development.</li> <li>Richmond is bound to the east by steep hills and the western expansion is one of ribbon development that will not result in optimum use of existing services and amenities.</li> <li>Allowing growth to west is the natural and most practical means of allowing the Richmond urban area to grow.</li> <li>A long term strategy is required to provide stage and orderly development of residential, commercial and industrial zonings, together with road networks to provide for diversion of western traffic away from Queen Street/Gladstone Road intersection.</li> </ul>	Support	Yes
15. C Wilson	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in</li> </ul>	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	Richmond.		
16. Transit Zealand. New	<p>Opposes the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed subdivision has the potential to generate high traffic volumes that are likely to have an adverse impact on the safe and sustainable operation of State Highway 6.</li> <li>• Concerned that the proposed development will compromise the upgrade of the stretch of Sate Highway between McGlashen Ave and Oxford Street( generally known as the “McGlashen Ave project”).</li> <li>• The applicant’s traffic assessment is obsolete in that it is based on a earlier version scheme of the McGlashen Ave project that will not be implemented.</li> </ul>	Opposes	Yes.
17. P Ellis	<p>Opposes the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The use as solely residential seems inappropriate when demand for 900+ residential sections would take many years to be taken up.</li> <li>• Do not support the claim that the subdivision will provide affordable housing.</li> <li>• New business shifting into the Richmond/Tasman area is small. Most will “relocating” firms from Nelson, which will not necessarily mean that employees will live in the Richmond area.</li> </ul> <p>Supported the following:</p> <ul style="list-style-type: none"> <li>• Mix of housing with light commercial and mixed use such as schools, churches and shops.</li> <li>• Sizable green areas.</li> <li>• McShane road to continue as the “Arts and Craft” area with a greenbelt between the proposed development and McShane Road.</li> <li>• The main commercial area in one area, preferably at the southern end (off the Appleby Straight) or along lower Queen Street.</li> <li>• Industrial along Lower Queen street, moving west to the speedway.</li> </ul>	Oppose	No
18. M Macdonald	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> <li>• If it were not for subdivisions like this , such as the Wilkes subdivision, back in 1960’s and 70’s, Richmond would not be the place it is today.</li> <li>• We need more low cost sections in Richmond to make Richmond a young family town.</li> </ul>	Support	No
19. J A McDonald	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed</li> </ul>	Support	No



Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<p>flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</p> <ul style="list-style-type: none"> <li>• Council has got it wrong with their proposal and it must have originated from Wellington and not from local TDC Richmond staff.</li> </ul>		
20. R N Punt.	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> </ul>	Support.	No.
21. N Punt	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> </ul>	Support	No
22. C Punt	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond. This is particularly relevant to me as I am currently living in Wellington and would like to move back to Nelson but it is too expensive.</li> <li>• This wise use of land, but it has the potential to provide excellent recreational amenity such as the extension to the existing sporting facilities at Jubilee Park with good cycle and pedestrian connections to the Richmond Town Centre and the Showgrounds.</li> <li>• The use of existing Oak trees will provide unique opportunity to create an identity for Richmond West that will make it a high quality and low cost community to live in.</li> </ul>	Support	No
23. A Punt.	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond. This is particularly relevant to me as I am currently living in Wellington and would like to move back to Nelson but it is too expensive.</li> </ul>	Support	Yes.
24. Matt L'Huillier	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> </ul>	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<ul style="list-style-type: none"> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond. This is particularly relevant to me as I am currently living in Wellington and would like to move back to Nelson but it is too expensive.</li> </ul>		
<p>25. Lars Jensen</p>	<p>Supported most of the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter residential land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> </ul> <p>Raised the following points in relation to development in the area:</p> <ul style="list-style-type: none"> <li>The use of prime land for industrial use, as proposed Council' is poor use of this land.</li> <li>Industrial development is much better suited to the lower value land along Queen Street between McShane Road and Swamp Road.</li> <li>Consider Lower Queen Street for limited commercial development and tourism development.</li> <li>McShane Road west is valuable multi use agricultural area that should not be used for industrial development. This are should not become a division between the Richmond West residential development and the industrial development further o the west. This would create an barren and undesirable break. There needs to be a green belt.</li> <li>Future main road requirements would be better met by developing a new or the existing Swamp Road to service the industrial development.</li> <li>McShane and Landsdowne Roads are popular for residential and tourism development and should not be ruined by diverting large amounts of traffic from future development in the area.</li> </ul>	Support	Did not state
<p>26. Dynea NZ Ltd</p>	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>It is not a good option to plan for residential development in area of already established heavy industry that runs 24 hours a day and seven days a week.</li> <li>We transport, make and store several chemicals on site, some of which are considered dangerous and hazardous goods.</li> </ul> <p>If the application is approved, the residential zone should be limited along south east side of McShane Road with being set back to Borck creek.</p> <p>There should be a requirement for covenants to construct housing in such a manner to mitigate complaints from noise and emissions arising from industrial activities.</p>	Oppose	Yes
<p>27.</p>	<p>Supported the application for the following reasons:</p>	Support	Not

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
Paula Gill	<ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> </ul>		stated.
28. Appleby Village Development Ltd.	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>Impact from increased traffic volumes on McShane Road and the McShane Rd SH 60 intersection.</li> <li>Object to the applicant request fro a waiver of the 30m setback from adjoining rural blocks, as this would not mitigate the probable significant cross boundary effects including future “ reverse sensitivity” issues.</li> </ul>	Oppose	Yes.
29. J P Whaanga	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> </ul>	Support	No
30. Peter Owens.	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The establishment of residences would result in the Richmond Commercial core being ring fence by home owners. The effect of this will be a near impossibility of redevelopment to commercial in the future ie stifling future commercial development.</li> <li>The proposed residences would engender the creation of an isolated homogenous economic grouping instead of a mix of income groups.</li> </ul>	Opposed	Yes.
31. E and E Wilde	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> <li>The application makes sound logical sense in terms of the future of our town.</li> </ul>	Support	No
32. Club Waimea- D Beeching	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is contrary to the current TDC proposal for the area and should not be considered or granted consent until the results of the TDC proposal are known.</li> <li>This is not an appropriate area for residential development as it is on the opposite side of a major arterial road making it an unsafe location.</li> <li>It will conflict with too many existing uses. Some of the titles being created do not have a landuse consent (</li> </ul>	Oppose	Yes

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<p>Lots 167-173), creating cross boundary conflicts.</p> <ul style="list-style-type: none"> <li>Not possible to impose conditions to mitigate adverse effects.</li> </ul>		
33. T Rowe	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is contrary to the current TDC proposal for the area and should not be considered or granted consent until the results of the TDC proposal are known.</li> <li>This is not an appropriate area for residential development as it is on the opposite side of a major arterial road making it an unsafe location.</li> <li>It will conflict with too many existing uses. Some of the titles being created do not have a landuse consent ( Lots 167-173), creating cross boundary conflicts.</li> <li>Not possible to impose conditions to mitigate adverse effects</li> </ul>	Opposed	Yes
34. Nelson Chamber of Commerce.	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>This major residential development that will have an impact regionally plus it will have a specific upon the roading infrastructure.</li> <li>Both Nelson and Tasman Council's are rezoning large areas of land to allow for residential growth. Residential growth in this locality is not supported by both Councils.</li> <li>This proposal is contrary to Council's option for the area which has mixed business up to Borck Creek and the remainder rural.</li> <li>This application considers its option in isolation to the options for the overall area.</li> </ul> <p>Asked that no decision be made on this proposal until the results of the public consultation with the Council's options plan are finalised.</p>	Oppose	Yes.
35. Combined Rural Traders (CRT)	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>This is a major development that should be considered as part of plan change or variation proposal.</li> <li>There are inconsistencies in the proposal such as no land use consent applications for Lots 167-173.</li> <li>Council is currently undertaking a public consultation process for development options for the lower Queen street area. The proposal is contrary to the Council's preferred option. Council should not be making a decision on this application until the results of public consultation are finalised.</li> <li>Creating a major residential suburb in this locality is not desirable in an area that is bisected by a major arterial route and already carries a mix of recreational, hospitality, commercial and industrial activities. The area is more suited to a mixture, rather than straight residential.</li> </ul>	Oppose	Yes.
36 A Owen	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>Object to the word "affordable housing" because you cannot guarantee that. It is unlikely that that middle and low income families would be able afford the sections in this subdivision.</li> </ul>		

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<ul style="list-style-type: none"> <li>• This type of development is urban sprawl and is no longer considered good planning by most modern planners.</li> <li>• Urban sprawl such as this, produces a huge impact on natural resources.</li> <li>• The development of this type will further restrict the development of the Richmond Town Centre in that the residential use limits the expansion of the commercial centre.</li> <li>• This development will increase traffic and traffic congestion. There has been no consideration for public transport facilities. Although there has been provision for walkways, it is still likely that most people will travel by vehicle, which compound traffic congestion around the Richmond Town Centre.</li> <li>• Low density residential development such as is very energy intensive, which add further air pollution to Richmond's existing air pollution problem.</li> <li>• The number of additional households and hard surface area will put huge strain on Council's service infrastructure, particularly the Best Island sewage plant.</li> <li>• It is important to retain high quality land for food production for future generations.</li> <li>• The proposed development does not take into account the effects of global warming and close proximity to the coast. With sea level rise the site could become threatened by the encroaching sea in the future.</li> </ul>		
37. J and B Healey	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
38. B Deaker	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> <li>• Don't make the same mistake again of having a fibreboard plant so close to the centre of Richmond.</li> <li>• Keep the handy flat areas for housing that are not in close walking and bike distance to Richmond.</li> </ul>	Support	No
39. Department of Conservation. (Director General)	<p>Opposed to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• No information has been supplied on how conservation and amenity values of Borck Creek and Poutama Drain will be enhanced.</li> <li>• The application does contain any assessment against the policies and objectives of the Chapter 7 of the Plan "Rural Environment Effects".</li> <li>• The application does not contain sufficient information on how the proposed development will avoid, remedy</li> </ul>	Opposed	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<p>or mitigate the effects on the environment.</p> <ul style="list-style-type: none"> <li>Therefore, it is contrary to Part II of the Resource Management Act.</li> </ul> <p>Supported the creation of the esplanade reserve along Borck Creek.</p> <p>Supported any landscaping planting along Borck Creek and Poutama Street Drain that would enhance conservation and amenity values.</p>		
40. Metlife Oakwoods Limited.	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The development is residential in nature is keeping with the nature of the Oakwoods retirement village.</li> <li>People move to the Oakwoods village with the expectation that they will be living in a quiet residential area.</li> <li>The proposal has merit based on the need for good quality housing in close proximity to the centre of Richmond.</li> </ul>	Support	Yes
41. T Lindbom	Support the application stating that it is a logical location and that section costs will be less than development in hillside areas.	Support	No
42. J Miles.	Support the application stating that the proposal is a logical extension to Richmond's residential area.	Support	No
43. R McFadden	<p>Support the application stating that it provides for residential growth close to the existing town centre.</p> <p>Without it growth will forced further south onto better agricultural land.</p>	Support	No
44. M A Holland	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
45. G M Holland	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
46. Tinline Properties Ltd	<p>Support the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The TDC has not made adequate provision for residential land and the Richmond West Ltd Option is the best alternative proposal at this stage.</li> </ul>	Support	Yes

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<ul style="list-style-type: none"> <li>• There is significant shortfall of residential sites to cater for new housing in the Nelson region up to 2031.</li> <li>• TDC needs the Richmond West option to meet the expected demand.</li> </ul> <p>If the application is declined, then TDC should identify areas additional to the Boffa Miskell Review of Growth Projections (Richmond and Nelson) (Aug 2006).</p>		
47. B Wilson	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
48. M K Wilson	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> <li>• It seems natural for Richmond to continue to grow the residential area from Lower Queen Street rather than further along the Hills.</li> <li>• It is important to offer low priced sections for middle income families as the hill sites become priced out of their range.</li> <li>• There are many other sites for industrial to be zoned.</li> <li>• Many residents, including ourselves, are very happy to remain in a residential area that is surrounded by industrial land.</li> </ul>	Support	Did not say.
49. T A Francis	<p>Support the application but was concerned about the following matters:</p> <ul style="list-style-type: none"> <li>• The traffic problems in lower Queen Street have to be addressed first.</li> <li>• The SH 60 needs to be rerouted from Whakatu Drive along behind the Transfer Station and the Aand P Show grounds to join with Landsdowne Road.</li> <li>• Council needs to look 50 years ahead not 3-5 years.</li> <li>• The subdivision should be single storey dwelling with no underneath garages.</li> <li>• The land height of the subdivision at my boundary should be no higher than the present level, so as not to cause any flooding problems.</li> </ul>	Support	Yes
50. B K Stratford	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> </ul>	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<ul style="list-style-type: none"> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>		
51. R A Yarrell and L M Manera	<p>Did not oppose the application as long as it does not interfere with what the Council proposes as a 133 hectare business park for Richmond West which as landowners we fully support.</p> <p>If consent is granted, there needs to be some sort of buffer dividing the residential area from the mixed business on the north-west side of Borck creek.</p>	Neutral	No
52. M Clark and S McBride	<p>The whole lower Queen Street (West) needs to be done in co-ordinated manner by TDC so one development does not adversely affect another.</p> <p>We do not support any development with section sizes as low as 370m2.</p> <p>Lower Queen Street (on the Field side) is low lying and prone to flooding.</p> <p>Opposed to any raising of the ground levels to mitigate flooding effects as it will push stormwater in to other properties including our own, on the other side of Queen Street which currently does have flooding problem.</p>	Neutral	Yes
53. PD, DJ and GM Campbell	<p>Support the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The property owners wishes must be considered.</li> <li>There is widespread concern about the proposed industrial and commercial development.</li> <li>Concern must be given to the large numbers of residents affected by the proposed industrial commercial zone.</li> <li>This land is too good for industrial and commercial zoning.</li> <li>Have residential development in Richmond West instead of Richmond South will enable more to walk or cycle to work or town.</li> <li>Providing more sections will help erase the shortage of sections in Richmond. It is much cheaper to develop sections on the flat than on the hillside areas.</li> <li>It is important that Richmond has a mix of people in society so young people can live here and Richmond does not become a rich retirement village.</li> <li>The application constitutes wise use of the land in close proximity to Richmond.</li> <li>The land does not benefit from an irrigation scheme.</li> <li>There are few profitable productive uses for the land.</li> </ul> <p>Property owners are investing large sums of money to make their land productive. They need a long term vision that is clear about what lies ahead in terms of zoning issues.</p> <p>If the application is approved the cost to the ratepayer should be less than the alternative Richmond South</p>	Support	Yes



Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	Development.		
54. J McColl and D A Wall	<p>We are supportive of the Council's draft proposal for Richmond West in relation to the proposal for the northern side of lower Queen Street.</p> <p>If the application is approved there needs to be an effective buffer/separation between any residential development and any business park development which may occur.</p>	Neutral	No
55. I Gourdie	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> <li>• The proposals are more logical and sensible than the current TDC proposals for the area.</li> </ul>	Support	Yes
56. N Berkett	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	Did not say
57. C Pash	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
58. D M Berkett	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
59. M Pash	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
60.	Supported the application for the following reasons:	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
P A Gaugler	<ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>		
61. P L Gaugler	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
62. K D Whalen	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
63. Nelson Province of Federated Farmers	<p>Made the following comments:</p> <ul style="list-style-type: none"> <li>• The Tasman District has a very limited amount of Rural 1 land.</li> <li>• Asked that Council owner consider land on the northern side of Lower Queen Street for Light Industrial development.</li> <li>• Urban sprawl is becoming a major problem in Tasman and New Zealand as a whole.</li> <li>• Farming is still the main industry for the Tasman District and its importance should be reflected in Council's treatment of these sorts of applications.</li> <li>• Once a precedent is set it will be very hard to stop into further Rural 1 land in the area.</li> <li>• Unless Council on land use around urban areas, speculators not farmers will bid Rural 1 land up in price on the chance of gaining zone changes in the future.</li> <li>• The bigger picture of rating land next to urban areas needs to be addressed so the land can be economically farmed. This would provide a healthy attractive and economic climate for all concerned.</li> <li>• As residential development is already in the east and south, there seems to be no need to develop the west.</li> <li>• A number of farmers have expressed their concern about this type of development.</li> </ul>	Did not say	Yes.

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
64. E Horder	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
65. H Rushton  <b>(LATE)</b> (one working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
66. B Burgess  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
67. D A T Bowden  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
68. M Torrens  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
69. C Boutle  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
70.	Supported the application for the following reasons:	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
G Boulton <b>(LATE)</b> (One working day)	<ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>		
71. N and Y Thomas <b>(LATE)</b> (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
72. J Birch <b>(LATE)</b> (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
73. C and J Moresby <b>(LATE)</b> (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	Did not say
74. C H Rusbatch <b>(LATE)</b> (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> <li>• More logical for residential in the lower price range.</li> <li>• I do not support the TDC proposal.</li> </ul>	Support	No
75. B C Rusbatch <b>(LATE)</b> (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> <li>• I do not support the TDC proposal.</li> </ul>	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
76. W McCrorie  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
77. A Ewers  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
78. G Vercoe  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
79. D Daly  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
80. W Holmes  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
81. P L Stringer  <b>(LATE)</b> (One working day)	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
82. V Taylor	Supported the application for the following reasons: <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> </ul>	Support	No

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
(LATE) (One working day)	<ul style="list-style-type: none"> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>		
83. A Holmwood  (LATE) (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> <li>I don't support the TDC proposal.</li> </ul>	Support	No
84. G B Taylor  (LATE) (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
85. B Wilson  (LATE) (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
86. D Horncastle  (LATE) (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
87. B Gibbs  (LATE) (One working day)	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> </ul>	Support	No
88. S Creedy  (LATE) (Four working days)	<p>Landowner in McShane Road, next to the grape escape complex.</p> <p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>It represents a very desirable and workable shape to the development of Richmond, with good consideration</li> </ul>	Support	Did not say

Submitter	Summary	Support, Oppose, neutral or conditional	Wish to be Heard
	<p>of many of factors.</p> <ul style="list-style-type: none"> <li>• The subdivision incorporates well designed work/recreation/cultural facilities.</li> <li>• The factor of access and traffic flows is well thought out</li> <li>• The costs of the proposal (ie providing water and waste disposal services) have been sensibly considered.</li> <li>• With view to the future this proposal maps progressive development over several decades.</li> <li>• The character of Lower Queen Street has been established round facilities such as the showgrounds, Town and Country Club, Bowling Club, and Oakwoods retirement Village. It makes sense to retain this social fabric</li> <li>• Any further industrial development belongs in the lower Queen Street area, near the MDF plant and fertiliser works.</li> </ul>		
<p>89. A Koch-Van Breugel  <b>(LATE)</b> (16 working days)</p>	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond</li> <li>• There is a need for an additional road link between Headingly Lane and SH6 and the Richmond deviation via the coast as proposed by the Richmond West Group.</li> </ul>	Support	Did not say.
<p>90. A Koch  <b>(LATE)</b> (Four working days)</p>	<p>Supported the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is wise use of land in close proximity to the centre of Richmond.</li> <li>• There is a shortage, especially of easily developed flatter land in Richmond and Nelson and it is imperative that land, especially for low cost housing, is provided in Richmond.</li> <li>• There is a need for an additional road link between Headingly Lane and SH6 and the Richmond deviation via the coast as proposed by the Richmond West Group.</li> </ul>	Support	Did not say.

## RICHMOND WEST PROPOSAL

Councillors requested that staff and the applicant meet (hot tubbing) to discuss the issues and endeavour to reach points of commonality and to note points of difference in relation to the design of the Borck's Creek Channel.

At the outset the issues appeared to be:

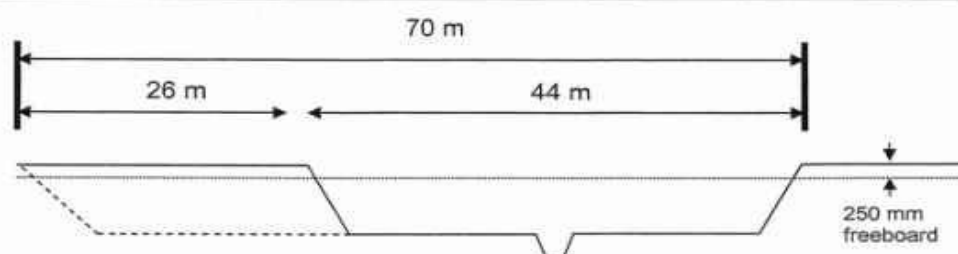
	Applicant	Council	
Freeboard on water level	0.2 m	0.3 m	0.5 m
Catchment area	1060 ha		1400 ha
Volume of water in channel based on today's flows	35 m <sup>3</sup> /s	41 m <sup>3</sup> /s	41 m <sup>3</sup> /s
Top of channel width (catchment now)	44 m	39 m	54 m
Volume of water in channel based on future scenarios	60 m <sup>3</sup> /s	75 m <sup>3</sup> /s	75 m <sup>3</sup> /s
Rainfall in catchment based upon global warming (Q50)	191 mm	191 mm	191 mm
Top of channel width (catchment future)	44 m	65 m	93 m

Outcome from Hot Tubbing

Catchment agreement	1250 ha
Rainfall intensity (Q50)	191 mm/24 hours
Baseflow today in catchment based upon Q50	40 m <sup>3</sup> /s
Baseflow today in catchment based upon Q100	48 m <sup>3</sup> /s
Channel width to accommodate 40 m /s	44 m
With freeboard within that channel	270 mm
Channel width to accommodate 48 m /s	44 m



With freeboard within that chanel	180 mm
Future flows in catchment based upon approximately 75% development (and allows for deforestation – Q50)	52 m <sup>3</sup> /s
Future flows in catchment based upon approximately 75% development (and allows for deforestation – Q100)	62 m <sup>3</sup> /s
Channel width to accommodate 62 m <sup>3</sup> /s	70 m
With freeboard	250 mm



#### Poutama Drain

Applicant has indicated a stormwater ditch capacity of 2 m<sup>3</sup>/s.

The proposal is for a stormwater ditch of 6<sup>3</sup>m/s.

As discussed and agreed by the following parties on 26 May 2007

JP McCartin

E Verstappen

D O'Brien

J Cuthbertson

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Date Confirmed:

Chair: