

## AGENDA

**TITLE:** Tasman District Council  
**Environment & Planning Subcommittee**

**DATE:** Monday, 8 December 2008

**TIME:** 9.30 am

**VENUE:** Council Chambers, 189 Queen Street, Richmond

**MEMBERS:** Cr N Riley (Chair), Crs B Ensor and S Bryant

### TIME

**9.30 am Onwards:** Application No. RM080103, RM080182, RM080191, RM080193 - St Leger Group Ltd, Highland Drive, Richmond

The application seeks the following:

**Subdivision and Land Use Consent RM080103** To subdivide a 12.20 hectare title to create the following in five stages:

- Proposed Lots 1-12 and Lots 14-31, being rural-residential allotments of between 2,001 and 2,659 square metres in area;
- Proposed Lot 32 containing 1.1362 hectares;
- Proposed Lot 33 containing 1.8552 hectares;
- A Walkway Reserve of 1,720 square metres to vest in Council; and
- Proposed Lot 13 of 8,374 square metres, as Road to Vest.

A 10 year lapsing period is being sought.

A land use consent is also sought to construct a road, being proposed Lot 13 described above, which has gradients of up to 1-in 6.

**Land Use Consent RM080182**

To construct buildings with setbacks of 5.0 metres from the proposed road (Lot 13) on proposed Lot 2, Lots 9-11, and Lots 22-27 of the subdivision described above (Application RM080103).

**Land Use Consent  
RM080193**

To carry out earthworks with cuts and fills in excess of 0.5 metres associated with the formation of the road and construction of the subdivision described above (Application RM080103).

**Discharge Permit  
RM080191**

To discharge collected stormwater from buildings, accessways and other hardstand areas to land from proposed Lots 14-21 and Lot 31 of the subdivision described above (Application RM080103).

The subject land is zoned Rural Residential according to the Proposed Tasman Resource Management Plan (PTRMP). Part of the subject site is within the Slope Instability Risk Area according to the PTRMP and an active fault line, shown on the planning maps in the PTRMP, crosses the site.

The application site is located at Highland Drive, Richmond being legally described as Lot 1 DP 395563 (CT 382080).

**Submissions:**

J and K Heslop Family Trust, NZ Fire Service Commission, Lau Family Trust, Cotton & Light Ltd, P and E Williams, Public Health Service, S Hunter, M Montgomery, C Hart, K Brydon, C Hansen, I Kearney, J and D Byrom, A and L Robinson, Duke & Cooke Ltd, D Waine, M Gilbert, K Hannah

**12.30 pm to 1.15 pm: Luncheon Adjournment**

