

AGENDA

TITLE: Tasman District Council
Environment & Planning Subcommittee

DATE: Monday, 20 July 2009

TIME: 11.00 am

VENUE: Council Chambers, 189 Queen Street, Richmond

MEMBERS: Cr N Riley (Chair), Crs S Bryant and E Wilkins

TIME:
11.00 am Onwards:

**Camden Properties, Barnett Avenue, Best Island, Richmond -
Application No RM080097, RM080880, RM080890, RM080891,
RM080889, RM080892, RM080915**

The application seeks to undertake a comprehensive resort development on Best Island comprising 31 accommodation units (for both residential and commercial use), staff administration and accommodation, and a dwelling for the manager.

**Subdivision Consent
RM080097**

To undertake a subdivision to create the following:

- Lot 1 of 51.88 hectares, being the area containing the existing Greenacres Golf Course.
- Lot 2 of 2.07 hectares, to be subdivided into 33 unit titles plus auxillary unit areas, and a common area for vehicle access, administration and open areas.
- Lot 3 of 5940 square metres to contain the manager's residence.
- Lot 4 of 1.98 hectares to vest as Esplanade Reserve.
- Lots 5, 6 and 7 to vest in the Crown as Seabed.

Consent is sought to carry out the subdivision in four stages.

**Land Use Consent
RM080880**

To erect 31 single-storeyed units within proposed Lot 2, to be used for residential and commercial accommodation purposes. The maximum height of the units is to be 5 metres above finished ground level.

To erect buildings within proposed Lot 2 to carry out administration and management functions of the resort development, including staff accommodation. The administration building will be two-storeyed, with a maximum height of 6.5 metres above finished ground level.

To construct a residential dwelling to be used as the General Manager's residence, on proposed Lot 3. This dwelling will be two-storeyed, with a maximum height of 6.2 metres above finished ground level.

For the purposes of this application, the minimum finished ground level around buildings is proposed to be 3.9 metres above mean sea level (AMSL). The natural ground level of the site varies between 2.5 and 4.25 metres AMSL.

**Land Use Consent
RM080890**

To undertake earthworks as part of the proposed development for the purpose of forming raised building platforms to avoid the risk of coastal flooding and sea level rise.

**Discharge Permit
RM080891**

To discharge stormwater generated from the proposed resort development described above (Applications RM080097 and RM080880). The stormwater is proposed to be discharged to swales and a pond and then into the coastal marine area. Stormwater will also be used for irrigation within proposed Lots 1 and 2.

Discharge Permit RM080889

To discharge up to 27,000 litres per day of secondary treated domestic wastewater on to proposed Lot 1, by way of subsurface pressure-compensating irrigation lines.

**Coastal Permit
RM080892**

To disturb the coastal marine area in association with earthworks to modify the shoreline of Best Island to form an intertidal inlet and undertake landscaping within the coastal marine area.

**Coastal Permit
RM080915**

To occupy the coastal marine area with the placement of a timber boardwalk as part of proposed riparian/public access enhancement works.

The land above the line of Mean High Water Springs (MHWS) is zoned Recreation or Open Space and lies within a Coastal Environment Area as defined in the Tasman Resource Management Plan.

The application site is located at 2 Barnett Avenue, Best Island, being Greenacres Golf Course and Greenacres Motel, being legally described as Part Lot 1 DP 1667 (CT NL4A/139), Lot 1 DP 8350 (CT NL4A/138) and Lot 2 DP 8350 being Esplanade Reserve, subject to subdivision consent RM080295; and Foreshore and Seabed.

Submissions:

W McKenna, Greenacres Golf Club Incorporated, Nelson Regional Sewerage Business Unit, Royal Forest & Bird Protection Society Inc, A Aubrey, B and N Charlett, A Barclay, R Hayes, W Cook, Director General of Conservation, T Palmer, B and M Gillespie, Wilkes Construction Ltd.

12.30 pm to 1.15 pm: Luncheon Adjournment