

AGENDA

TITLE: Tasman District Council
Environment & Planning Subcommittee

DATE: Monday, 27 June 2005

TIME: 9.30 am

VENUE: Council Chambers, 189 Queen Street, Richmond

MEMBERS: Cr T O'Regan (Chair), Crs M Higgins and E Henry

TIME

9.30 am Onwards:

Application No. RM041097, RM041282 and RM041283 – Rata View Ltd, Pine Hill Road, Ruby Bay – Report EP05/06/20

Subdivision (RM041097)

The application seeks to subdivide Lot 1 DP 320993 (which has an area of 2 hectares) and Lot 1 DP 20455 (which has an area of 1.14 hectares plus access) into three new allotments. The resulting allotments being proposed Lot 1 of 1.14 hectares (containing a previously approved dwelling site), proposed Lot 2 of 1 hectare, and proposed Lot 3 of 0.672 hectares (containing an existing house).

The land has a split Rural 3A/Mapua Rural Residential Zone in the Proposed Tasman Resource Management Plan (PTRMP) for which the minimum area for a controlled activity subdivision is 12 hectares and 2 hectares respectively. The proposed subdivision is a restricted discretionary activity.

Land Use (RM041097)

To construct a dwelling on proposed Lot 2. The applicant has stated that the proposed dwelling will comply with all the permitted activity criteria for dwellings within the Rural Residential Zone specified in the PTRMP, but an application has been made for the sake of completeness.

Discharge Permit (RM041282)

To discharge up to 900 litres of secondary treated domestic wastewater per day to land by way of drip irrigation on proposed Lot 2. The site is located within the Services Contribution Area according to the PTRMP and as such the discharge of treated domestic wastewater is a discretionary activity.

Discharge Permit (RM041283)

To discharge stormwater from residential development on proposed Lot 2 to land. The proposed discharge of stormwater is a controlled activity according to the PTRMP.

The application site is located at Pine Hill Road, Ruby Bay, being legally described as Lot 1 DP 320993 (CT 83327) and Lot 1 DP 20455 (CT 13B/662)

Submissions:

L Walker, M and S Tuffery, W Darling, W Thomas and A Coster, J Ralfe, E Satherley, Cornerstone Partnership, P Copp.

12.15 pm to 1.00 pm: Luncheon Adjournment

Please note that times listed are estimates. The Chair will endeavour to keep to the schedule, but this may not always be possible.

T O'Regan
Chairperson

D C Bush-King
Environment and Planning Manager

