



## STAFF REPORT

**TO:** Environment & Planning Subcommittee

**FROM:** Phil Doole, MWH Senior Planner

**REFERENCE:** RM060936

**SUBJECT:** **B D HEATH SUBDIVISION APPLICATION - REPORT EP07/04/02 -**  
Report prepared for 16 April Hearing.

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### 1. APPLICATION BRIEF

#### 1.1 Proposal

The application is for the following consent:

##### **RM060936 Subdivision**

To subdivide an existing 15.7680 hectare title to create two allotments being:

- Lot 1 of 8.0 hectares; and
- Lot 2 of 7.8 hectares.

No land use consents have been expressly applied for, but there are vehicle access issues associated with the proposed subdivision that are addressed in this report.

#### 1.2 Location and Legal Description

The property is located on the south side of the Motueka Valley Highway at Pokororo. It occupies the lower flank of a ridge and hillside overlooking the Motueka River [refer photographs in Attachment 1].

The legal description of the land is Lot 1 DP 16835 and Lot 1 DP 324968 Certificate of Title NL 100672. This Title is subject to an amalgamation condition requiring the two lots to be held together in the one Title.

#### 1.3 Zoning and Consent Requirements

The land is zoned Rural 2 under the Proposed Tasman Resource Management Plan (TRMP). As there are no outstanding references on the Rural zoning it is considered that those provisions of the TRMP are operative pursuant to Section 19 of the Resource Management Act 1991. Therefore no assessment is required under the Transitional District Plan.

The subdivision is considered to be a Discretionary Activity under Rule 16.3.9 of the TRMP because the proposed lot sizes are less than the 50 hectares minimum area required pursuant to the controlled activity rule 16.3.8 for Rural 2 zoned land.

Most of the subject property is underlain with Separation Point granite and therefore falls within the Land Disturbance 2 Area as defined in the TRMP. Resource consents would be required for any earthworks exceeding average vertical height or depth of 0.5 metres, per Rules 18.6.7 to 18.6.10, which is likely to be the case regarding formation of building platforms and/or up-grading of the access tracks on both of the proposed allotments. I consider that these matters are not critical to the subdivision proposal, and can be left to be determined when the details of residential development on the proposed allotments are known.

Similarly, there is a water source available on the property for domestic purposes, and the two allotments are both extensive enough to provide an adequate area for effluent disposal for a dwelling, so it is likely that any future dwellings would meet those land use requirements of the Rural 2 zone rules (TRMP 17.5.4).

Regarding vehicle access from the road, both of the existing accessways are sub-standard at the gateway; and the sight-distance looking westwards from the gateway on Lot 1 is less than the minimum specified in the TRMP.

## **2. INTRODUCTION**

### **2.1 The Proposal**

The applicant wishes to subdivide his existing title comprising 14.8 hectares into two allotments, Lot 1 being 8.0 hectares and Lot 2 being 7.8 hectares.

### **2.2 Affected Parties Approval**

The applicant provided the written approval of the following parties:

1. B Hoekstra Pt Sec 4 Square 7  
Property adjoining the western boundary of the site.
2. I W Davey Lot 5 DP 353151 and Lot 1 DP 312979  
Property adjoining the eastern and southern boundaries of the site.

However I W and N E Davey subsequently made a submission in response to public notification of the application.

## **3. NOTIFICATION AND SUBMISSIONS**

The application was publicly notified on 20 January 2007. Seven submissions were received. They are summarised below:

### **P Searancke (Landsdowne Road Appleby Richmond)**

Opposes the application for the following reasons:

- Fragmentation of the rural environment
- Cross-boundary related complaints
- Degradation of existing rural amenity and recreational activities

Wishes to be heard.

### **New Zealand Fire Service Commission (Wellington)**

Seeks conditions of consent requiring that:

- Adequate access to dwellings for fire-fighting appliances be provided
- Domestic water sprinkler systems be installed, or a minimum 45,000 litres of water storage for fire-fighting supply be provided for each dwelling

Through its agent, the Commission has reserved its right to be heard.

### **Tiakina te Taiao (representing Nelson/Tasman iwi)**

Because the proposal is in an area of known archaeological sites associated with Pokororo Pa and stoneworking, seeks conditions of consent requiring that:

- An iwi monitor be employed by the applicant to monitor initial earthworks
- Appropriate consultation and action pursuant to the Historic Places Act is undertaken if any material is found that may have archaeological significance.

Does not wish to be heard.

### **I and N Davey (Motueka Valley Highway, Pokororo)**

Support the application subject to conditions regarding the following matters of concern to them as neighbours:

- Potential effects of extending the electric power supply
- Potential effects of the house site on proposed Lot 2, tree planting and reverse sensitivity issues
- Continued vehicle access across the southeast corner of proposed Lot 2.

Wish to be heard.

### **A N Bensemman (Ngatimoti RD 1 Motueka)**

Supports the application because it is better to use unproductive hill country for lifestyle blocks, than to subdivide good productive country.

Does not wish to be heard.

### **Hancock Forest Management (NZ) Ltd / Tasman Bay Forests Ltd**

Opposes the application, unless concerns relating to “reverse sensitivity” towards forestry activity can be addressed by way of requiring a rural emanations easement to be placed on the new titles.

Wishes to be heard.

### **R E Kiddle (Stoke, Nelson)**

Opposes the application for the following reasons:

- The proposal is contrary to the TRMP
- Creating smaller lots of Rural 2 land diminishes the rural character of the region and has negative effects
- There is a risk of precedent setting and encouraging further applications

Wishes to be heard.

## **4. STATUTORY CONSIDERATIONS**

### **4.1 Resource Management Act**

#### **Part II Matters**

In considering an application for resource consent, Council must ensure that if granted, the proposal is consistent with the purpose and principles set out in Part II of the Act. These principles underpin the relevant Plans and Policy Statements, which provide more specific guidance for assessing this application.

For consent to be granted, the proposed subdivision must be deemed to represent sustainable use and development of the land resource. The key issue of this application is the potential effects that subdivision and consequential development may have on rural land values.

#### **Section 104**

Subject to Part II matters, Council is required to have regard to those matters set out in Section 104. Of relevance to the assessment of this application, Council must have regard to:

- Any actual and potential effects of allowing the subdivision to go ahead (Section 104(1)(a));
- Any relevant objectives and policies in the Tasman Regional Policy Statement and the Proposed Tasman Resource Management Plan (Section 104(1)(b));
- Any other relevant and reasonably necessary matter(s) to determine the consent (Section (1)(c)).

In respect of Section 104(1)(b), the TRMP is now considered to be the relevant planning document, given the operative status of the Rural 2 zone provisions and other relevant rules.

Section 104B provides for granting or declining consent based on the status of the proposed subdivision being a discretionary activity.

### **4.2 Tasman Regional Policy Statement**

The Regional Policy Statement seeks to achieve the sustainable management of land resources. Objectives and policies of the Policy Statement clearly articulate the importance of protecting land resources from inappropriate land use and development.

Because the TRMP was developed to be consistent with the Regional Policy Statement, it is considered that an assessment under the Proposed Plan will satisfy an assessment against Policy Statement principles.

### **4.3 Proposed Tasman Resource Management Plan (TRMP)**

The most relevant Objectives and Policies are contained in: Chapter 5 'Site Amenity Effects', Chapter 7 'Rural Environment Effects', Chapter 9 'Landscape' and Chapter 11 'Land Transport Effects'. These chapters articulate Council's key objectives: to protect the productive values of rural land from being fragmented; to protect the road network from the effects of inappropriate land use or development; and to ensure rural character, landscape and site amenity values are maintained or enhanced.

Assessment criteria set out in TRMP Schedule 16.3A are provided to guide Council in evaluating the proposed subdivision. An assessment of the proposed subdivision in terms of these matters is set out below.

## **5. ASSESSMENT**

In accordance with Section 104 of the Resource Management Act, Council must consider the actual and potential effects on the environment of allowing the activity, have regard for any relevant objectives, policies, rules, and consider any other matters relevant and reasonably necessary to determine the application.

### **5.1 Assessment of Environmental Effects**

#### **Rural Land Productivity**

The minimum allotment size of 50 hectares in the Rural 2 zone provides a benchmark for preventing loss, or fragmentation of land having productive values. In this case, the existing 15 hectare property comprises moderately steep hillside land which has been separated in title from the flat, highly productive river terrace land (with Rural 1 zoning) beside the river.

The hillside land is partly grazed and has some scattered tree cover, plus amenity plantings at the eastern end of the property associated with the formed access and house site on proposed Lot 2. The soils on this site have been mapped as Class E in terms of the "Classification System for Productive Land in Tasman District (1994)", with the main potential uses being pastoral farming or forestry.

Given the steep topography and relatively infertile soils, I concur with the applicant's assessment that the potential for more productive use of this block of land is low. At 15 hectares it can be regarded as already being a life-style block. I consider that any adverse effects on productive values that would be caused by dividing this property into two would be no more than minor.

#### **Servicing Effects**

According to the application the proposed lots will be serviced by site-specific wastewater systems to be installed at the time of dwelling construction. There should be ample area within both allotments for the on-site disposal of treated domestic wastewater to comply with the permitted activity rule TRMP 36.1.4.

Any storm water effects resulting from further development of either of the lots for residential use should also be able to be controlled on site. Specific TRMP standards, or conditions of consent to control storm water run-off would apply to any earthworks required to upgrade the access tracks or to form house sites.

The application states that water supply will be provided by rainwater collection from roof run-off. There is also a stream source available at the southeast corner of the property, if rainwater supply is not reliable.

While the Fire Service Commission is advocating that a minimum of 45,000 litres water storage be provided within 90 metres of each future dwelling (in accordance with the Fire-fighting Water Supplies Code of Practice), the TRMP in Rule 17.5.4(h) sets a standard of 23,000 litres minimum water storage. Providing a larger volume of water storage may well be a prudent action, but in considering whether that should be imposed on this subdivision consideration needs to be given to the "permitted baseline". A dwelling could be built on the property now, and would only require the 23,000 litre water storage capacity.

Electric power connections can be provided to the building sites, as shown on the Plan of Subdivision. Regarding the issues raised in the Daveys' submission, concerning extension of the power supply from the transformer beside their house, the applicant has advised me that the electricity lines company can upgrade the supply if required, and that the new line to serve the house sites can be laid underground. A condition requiring that would be reasonable to avoid the adverse amenity effect of power poles and wires, as the new line will serve both allotments.

In conclusion it is considered that the two proposed allotments can adequately serviced without adverse effects on the environment, provided that the recommended servicing conditions are adhered to.

### **Traffic and Access Effects**

The proposal involves the creation of one new access way from the Motueka Valley Highway for residential purposes. The existing gateway on the Lot 1 frontage appears to be in the most practicable position because of the steep slope further eastward. This position exceeds the minimum sight distance standard of 210 metres when looking eastward along the road. When looking westward, the sight distance is only 140 metres because of the proximity of the bend. As stated in the application this bend has a 65 kph speed marking. Assuming an operating speed of 80-90 kph from traffic rounding this bend from the west, then the 140 metre sight distance is adequate in terms of the standards set out in TRMP Figure 16.2C.

The gateways (road crossings) to both lots will need to be upgraded to comply with all relevant requirements in TRMP Rule 16.2.2.

Regarding the Fire Service Commission concerns about the standard of the on-site accessways to the identified house sites, I consider that it is reasonable to impose a condition (for a consent notice) requiring, when dwellings are built on the allotments, that the full length of those accessways be constructed in accordance with the standards set out in TRMP Figure 16.2A for one user in the Rural 2 Zone: 3.5 minimum carriageway width, and less than 1:5 maximum gradient. Part 8 of NZ

Building Code Compliance Document C/AS1 for Fire Service Vehicular Access, referred to in the Fire Service submission, includes other standards such as load bearing, trafficability in all weathers, and clearance height (4m) [refer Attachment 3]. The load bearing standard appears excessive for the likely type of fire-fighting vehicles that would need to access this site; and the other standards do not appear necessary to impose because the TRMP rule effectively requires the property owner to maintain the accessway.

Regarding the Daveys' concern about continued access over the southeast corner of proposed Lot 2, that is an issue that arises regardless of the subdivision proposal. In my view, they should seek to resolve it with Mr Heath as a separate matter.

### **Rural Character and Landscape Values**

The rural landscape at Pokororo is characterised by a mix of land uses: horticulture, pastoral farming and lifestyle blocks on the river flats and terraces; with pastoral farming, plantation forestry and lifestyle blocks extending onto the hill country.

With reference to R E Kiddle's submission, the subject property is within an area along the south bank of the Motueka River where several blocks much smaller than 50 hectares have been created in the past, particularly in the up-river direction. There are also several smaller life-style blocks on the north bank of the river. The proposed subdivision would create one more residential site, with the proposed allotment sizes being similar to others in the immediate locality which contribute to the existing character of the area.

The proposed new dwelling site on Lot 1 is elevated and is visible from across the river [refer photographs in Attachment 1], although the views from there are limited by the many large trees along the river banks and road sides. In the absence of any concerns being raised by residents in the area, I consider that the addition of one more house site along the hillside will have no more than minor effect on rural character and landscape values.

### **Site Amenity Values**

With regard to proposed Lot 1, the applicant has obtained the written approval of the immediate neighbours, the Hoekstras, who are the persons most likely to suffer any adverse cross-boundary effects caused by allowing a dwelling on Lot 1 (and associated up-grade and use of the access track near their house).

Regarding the potential concerns raised in the submission from Hancock Forest Management/ Tasman Bay Forests, proposed Lot 1 is positioned around the ridge out of site of their forest plantation. The identified house site on Proposed Lot 2 is 400 metres from the closest boundary of the forestry land [refer Attachment 2]. A house could be built on that site now. Although P Searancke has raised similar concerns in his submission, in my view the concerns regarding potential "reverse sensitivity" issues arising in the future should be unfounded, and there is no compelling reason to impose a rural emanation easement in this case.

The Daveys have also raised several concerns regarding the house site on proposed Lot 2 overlooking their residence in the gully to the east. That site exists as a result of the previous subdivision of Lot 1 DP 16835 in 1994. The current subdivision

proposal will not cause any additional adverse effects on the Daveys' property over and above what can already be carried out on Heath's land as permitted activities. On that basis, I consider that imposing restrictions on Lot 2 with regard to house siting and tree planting would be unreasonable.

## Earthworks

As stated in Section 1.3 above, the question as to whether any earthworks consents are required should be determined when the details of residential development on the proposed allotments are known. Therefore the matters raised in the submission from Tiakina te Taiao are not directly relevant to consideration of this subdivision proposal.

## 5.2 Relevant Plan Provisions.

The following table summarises the most relevant plan matters and provides brief assessment commentary:

Chapter 5 – Site Amenity Effects	Council must ensure that the rural character and amenity values of the site and surrounding environment are protected, and any actual or potential effects of the proposed subdivision must be avoided remedied or mitigated, including cross boundary effects.
Objectives 5.1, 5.2, and 5.3	It is considered that there will be no more than minor effects on rural character and amenity values over and above the permitted baseline. One additional rural life-style allotment would be created in an area characterised by similar properties.
Policies 5.1.1, 5.1.3A, 5.1.12, 5.2.1, 5.2.7, 5.2.8, 5.3.2, 5.3.3.	
Chapter 7 – Rural Environment Effects	Productive potential of land resources must be protected, and used efficiently. Loss of the productive potential of all rural land is to be avoided. Rural character and amenity values should be maintained or enhanced.
Objectives 7.1, 7.2, 7.3	The actual adverse effects on productive values are not considered to be significant.
Policies 7.1.1, 7.1.2, 7.1.2A, 7.1.3, 7.2.1, 7.2.1A, 7.2.4, 7.3.1, 7.3.3, 7.3.4, 7.3.6, 7.3.7, 7.3.9.	
Chapter 9 – Landscape	The contribution that rural landscapes make to amenity values and environmental qualities of the District are to be protected from inappropriate subdivision and development.
Objective 9.2	This matter has been considered in the assessment of effects (Chapter 5.1).
Policies 9.2.1, 9.2.3, 9.2.5.	



Chapter 11 – Land Transport Effects	The actual and potential effects of the proposed subdivision on traffic safety must be avoided, remedied or mitigated.
Objective 11.1 Policies 11.1.2C, 11.1.3.	This matter has been considered in the assessment of effects (Chapter 5.1).
Chapter 16 – Transport Section 16.2	Permitted activity performance conditions that manage vehicle access are contained in this rule.
Chapter 16 – Subdivision Section 16.3	Discretionary Activity resource consent for Rural 2 Zone subdivision, namely the creation of allotments that will be less than 50 hectares.
Assessment Criteria: Rule 16.3A	Assessment criteria set out in Rule 16.3A provide guidance in the assessment of the application for determining appropriate conditions. Matters most relevant to this application have been covered in the assessment of effects of this report (Section 5.1).
Chapter 17.5 – Rural 2 Zone Rules	Any activities on the proposed lots would be subject to the performance standards and conditions set out in these rules, and may require further resource consent(s).
Chapter 36.1 Discharges to Land	– The standards and conditions for discharge of wastewater to land are set out in rule 36.1.4.

Chapter 7 *Rural Environment Effects* is concerned with the effects of land fragmentation on all productive land whether it is highly productive or not. Objective 7.1.0 sets out the principle aim, to “*Avoid the loss of potential for all land of existing and potential productive value*”.

Policy 7.1.1 seeks “*To avoid, remedy or mitigate the adverse effects of subdivision of rural land, particularly land of high productive value.*”

Policy 7.1.2 seeks “*To avoid, remedy or mitigate the effects of activities which reduce the area of land available for soil-based production purposes in rural areas.*”

Having considered the actual likely effects of the proposed subdivision, it is my view that this specific proposal is not contrary to the objectives and policies in the TRMP, for the reasons expressed earlier in this report.

### 5.3 Part II Matters

The proposed subdivision and consequent additional residential activity are consistent with the purpose and principles contained in Part II of the Resource Management Act 1991.

None of the matters of national importance listed in Section 6 of the Act are considered to be relevant to this application (on the basis that the matters raised by Tiakina Te Taiao regarding the protection of Maori heritage will be considered if and when consents are required for earthworks, as discussed above).

Section 7 of the Act requires that particular regard shall be had for (among other things) “the efficient use and development of natural and physical resources” (s7(b)), and “the maintenance and enhancement of amenity values” (s7(c)). Taking account of the existing environment, the permitted activity baselines and the assessment of effects, and the recommended conditions of consent, I consider that the application achieves these outcomes.

It is considered that the application is consistent with the Act’s purpose of achieving the sustainable management of natural and physical resources.

## **5.4 Other Matters**

### **Precedence and Cumulative Effects**

Precedence in itself is not an “effect” but the granting of this subdivision application may lead to other similar applications for Rural 2 properties each wanting like treatment (as raised in R E Kiddle’s submission). This can lead to a cumulative effect that is very much a relevant adverse effect under Section 3 (d) of the Act.

In resource management terms, the cumulative effect of establishing a pattern of consent decisions based on other applicants wanting similar outcomes, can have adverse effects on significant resource management issues. In the case of this application to subdivide, the key issues are the fragmentation of rural land, and potential for a cumulative loss of rural character and amenity values associated with more dense residential development in the rural landscape.

The issue of "precedence" must be acknowledged as creating the potential for cumulative adverse effects:

- Applications for consent are lodged on the basis that consent to previous applications have been granted under like conditions.
- Council can expect pressure to act consistently in its application of Plan objectives, policies, rules and assessment criterion. That is, Council is expected to be consistent in its decision-making.

In my view, the specific existing character of the Pokororo locality, the size of the proposed allotments similar to others in the immediate area, and the low productive values of the subject property all combine into a set of circumstances which allow consent to be granted without establishing a wider precedent.

### **Permitted Baseline Test**

Under Section 104 (2) of the Resource Management Act, a consent authority may use what is called the “permitted baseline test” to assess what are the actual and potential effects on the environment of allowing an activity.

Under this principle the proposal is compared with what could be done as permitted activity under the relevant Plan. I have referred to this where I consider it to be relevant to consequential use of the land proposed to be subdivided in the assessment of effects above.

## 6. CONCLUSIONS

- 6.1 The proposal is a Discretionary Activity under the Proposed Tasman Resource Management Plan. The property is zoned Rural 2 in the Proposed Plan for which the “default” minimum allotment size is 50 hectares.
- 6.2 The application is considered to give rise to no more than minor adverse effects regarding fragmentation of productive land, changes to rural character and site amenity considerations, provided that the electricity connection should be installed underground for the length of the route across proposed Lot 2 that is visible from the Daveys’ residence on the neighbouring property.
- 6.3 Compliance with vehicle access standards at the time of residential development should be ensured by way of a consent notice for both of the proposed allotments.
- 6.4 Earthworks provisions in the TRMP will need to be addressed before or when residential development takes place on either of the proposed allotments.
- 6.5 The policies and objectives of the Proposed Plan seek to avoid the adverse effects of fragmentation on productive values of all rural land (Objective 7.1.0), and seek to avoid, remedy or mitigate the adverse effects of subdivision and associated development on rural character and amenity (Objective 7.3.0). It is considered that the proposed subdivision is not contrary to these objectives and policies.
- 6.6 This proposal is also considered to be in accordance with the principles of sustainable development of resources required under Part II of the Resource Management Act 1991.
- 6.7 It is considered that the proposal is not contrary to the policies and objectives of both the Regional Policy Statement and the Proposed Plan and provided that the recommended conditions are adhered to, then any adverse effects on the environment will be no more than minor.

## 7. RECOMMENDATION

That pursuant to Section 104B of the Resource Management Act 1991 the Tasman District Council **approves** its consent to the application by B D Heath to subdivide CT NL 100672 into two allotments, subject to conditions.

## 8. RECOMMENDED CONDITIONS

If the committee decides to grant consent, I recommend that the following conditions be imposed:

### General Accordance

- 8.1 That the proposal shall be implemented in general accordance with the Plan of Subdivision prepared by Selwyn Light Surveyors Ltd dated October 2006 submitted to Council as part of the application.

## **Easements**

- 8.2 Easements are to be created for any services located outside the boundaries of the allotments that they serve. Reference to easements is to be included in the Council resolution on the title plan.

## **Financial Contributions**

- 8.3 Financial contributions are required for one allotment. The following shall apply:

### **Reserves and Community Services**

Payment of a reserves and community services levy assessed at 5.5% of 2,500 square metre notional building site within the allotment.

The valuation will be undertaken by Council's valuation provider within one calendar month of Council receiving a request for valuation from the Consent Holder. The request for valuation should be directed to the Consents Administration Officer at Council's Richmond office. The cost of the valuation will be paid by Council.

If payment of the financial contribution is not made within two years of the date of this consent and a revised valuation is requested as provided by Rule 16.5.5(d) of the Proposed Tasman Resource Management Plan, the cost of the revised valuation shall be paid by the Consent Holder.

*(refer Advice Notes for Development Contribution requirement)*

## **Power and Telephone**

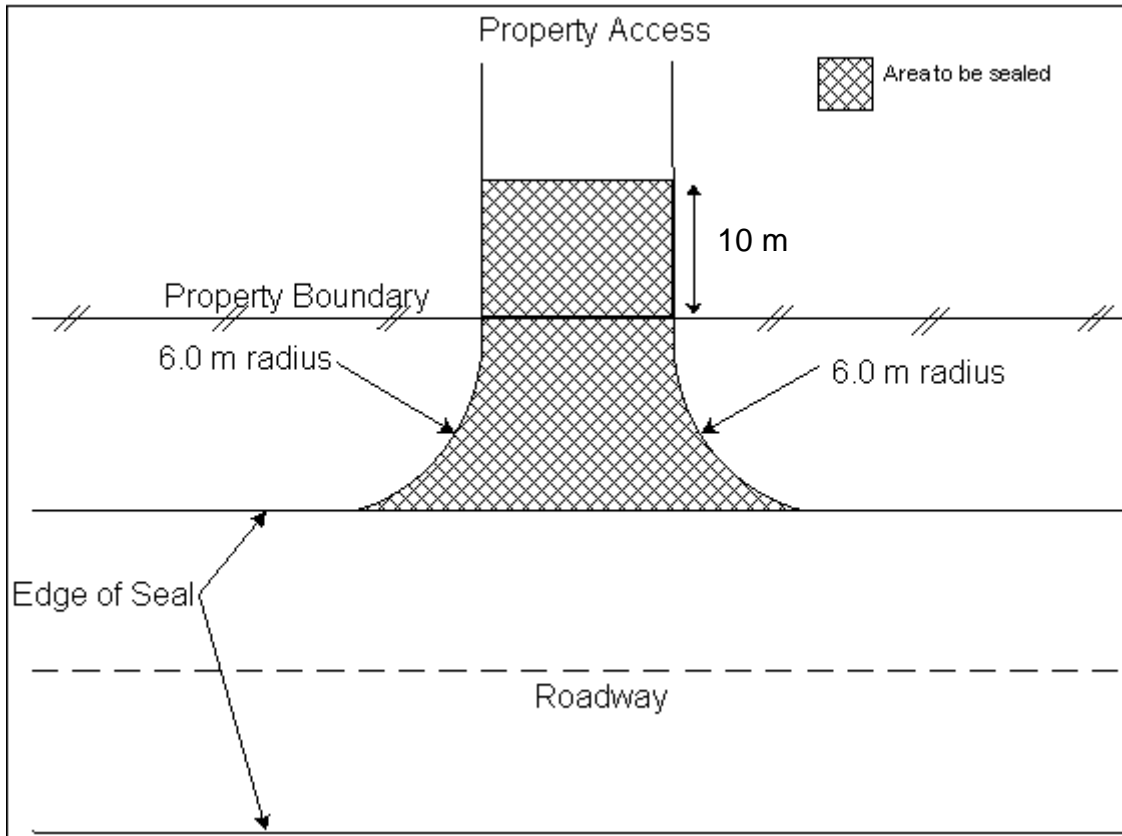
- 8.4 Live telephone and electric power connections shall be provided to Lot 1 and Lot 2 in accordance with Tasman District Engineering Standards & Policies.
- 8.5 Confirmation of the above from the supply authority and a copy of the supplier's Certificate of Compliance shall be provided to the Council.
- 8.6 The proposed electric power connection from the existing terminus on the Davey property (being Lot 5 DP 353151 and Lot 1 DP 312979) shall be laid underground across Lot 2 to the boundary between proposed Lots 1 and 2. A consent notice to this effect shall be issued with regard to Lot 2 pursuant to Section 221 of the Resource Management Act 1991.

## **Vehicle Accessways**

- 8.7 Prior to any residential activity being established on Lot 1 or Lot 2, a vehicle access track to the site of the residential activity shall be upgraded or constructed with a minimum carriageway width of 3.5 metres and maximum gradient of 1:5 over their full length, and shall otherwise comply with the standards for on-site access set out in Figure 16.2A of the Tasman Resource Management Plan. At the completion of works, a suitably experienced chartered professional engineer or surveyor shall provide Council with written certification that the works have been constructed to the standards required. A consent notice to this effect shall be issued with regard to Lot 1 and Lot 2 pursuant to Section 221 of the Resource Management Act 1991.

## Vehicle Crossings

- 8.8 Sealed vehicle crossings shall be formed to service Lots 1 and 2 in the positions shown on the Plan of Subdivision. For the purposes of this condition “sealed” shall mean a surface that has, as a minimum, a Grade 4 chip first coat, overlain by a Grade 6 void fill second coat.
- 8.9 The vehicle crossings for each allotment shall be constructed in accordance with the design shown below:



and shall provide the following:

- (a) the access sealing shall extend 10 metres inside the property;
- (b) provision of culvert crossings and water tables where required. The road culvert shall be to the approval of the Tasman District Council Engineering Manager;
- (c) provision of an inward-swinging gate set back sufficiently to ensure that the largest class of vehicle likely to need access to the site on a regular, frequent or predictable basis can be stopped off the road carriageway while the gate is being opened or shut (per TRMP Rule 16.2.2(z));
- (d) the first six metres of the access between the road carriageway and the gate shall be more or less level.

## House Sites Certification

- 8.10 Foundation design and building site excavation for any dwelling to be erected on Lots 1 and 2 shall be subject to specific investigation and certification in accordance with TDC Engineering Standards Section 11 Appendix B by a chartered

professional engineer experienced in slope stability and geotechnical engineering. A consent notice to this effect shall be issued with regard to Lot 1 and Lot 2 pursuant to Section 221 of the Resource Management Act 1991.

## **ADVICE NOTES**

### **Proposed Tasman Resource Management Plan**

1. Any matters not referred to in this application for resource consent or are otherwise covered in the consent conditions must comply with the Tasman Resource Management Plan or subsequent planning document, or authorised by another resource consent.

### **Other Council Requirements**

2. The consent holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.
3. Council will not issue the Section 224(c) certificate in relation to this subdivision until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

The Development Contributions Policy is found in the Long Term Council Community Plan (LTCCP) and the amount to be paid will be in accordance with the requirements with the requirements that are current at the time the relevant development contribution is paid in full.

Currently this consent will attract a development contribution for one allotment in respect of roading in the District outside of the Coastal Tasman Area.

Phil Doole  
**Senior Planner**  
**MWH New Zealand Ltd**

Mark Morris  
**Senior Consent Planner**  
**(Subdivisions)**

**ATTACHMENT 1:**

**Photos of Proposed Subdivision Site  
(Site Visit 20 March 2007)**

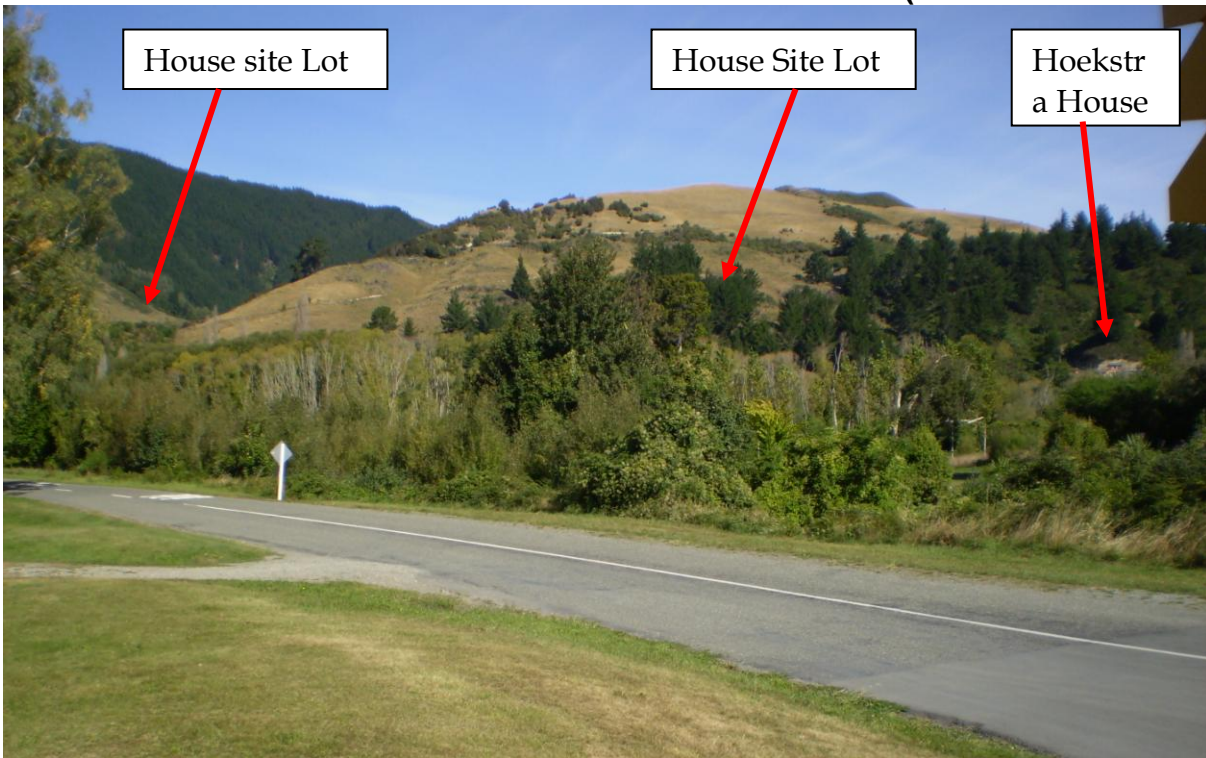
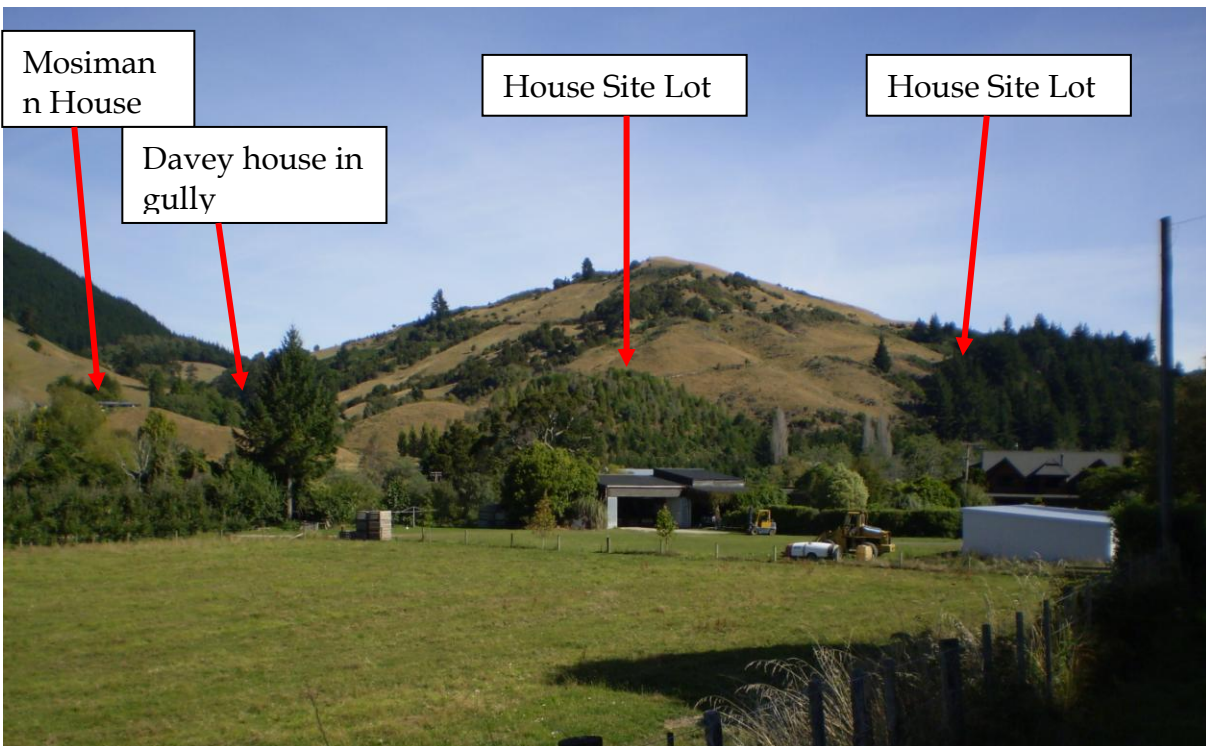
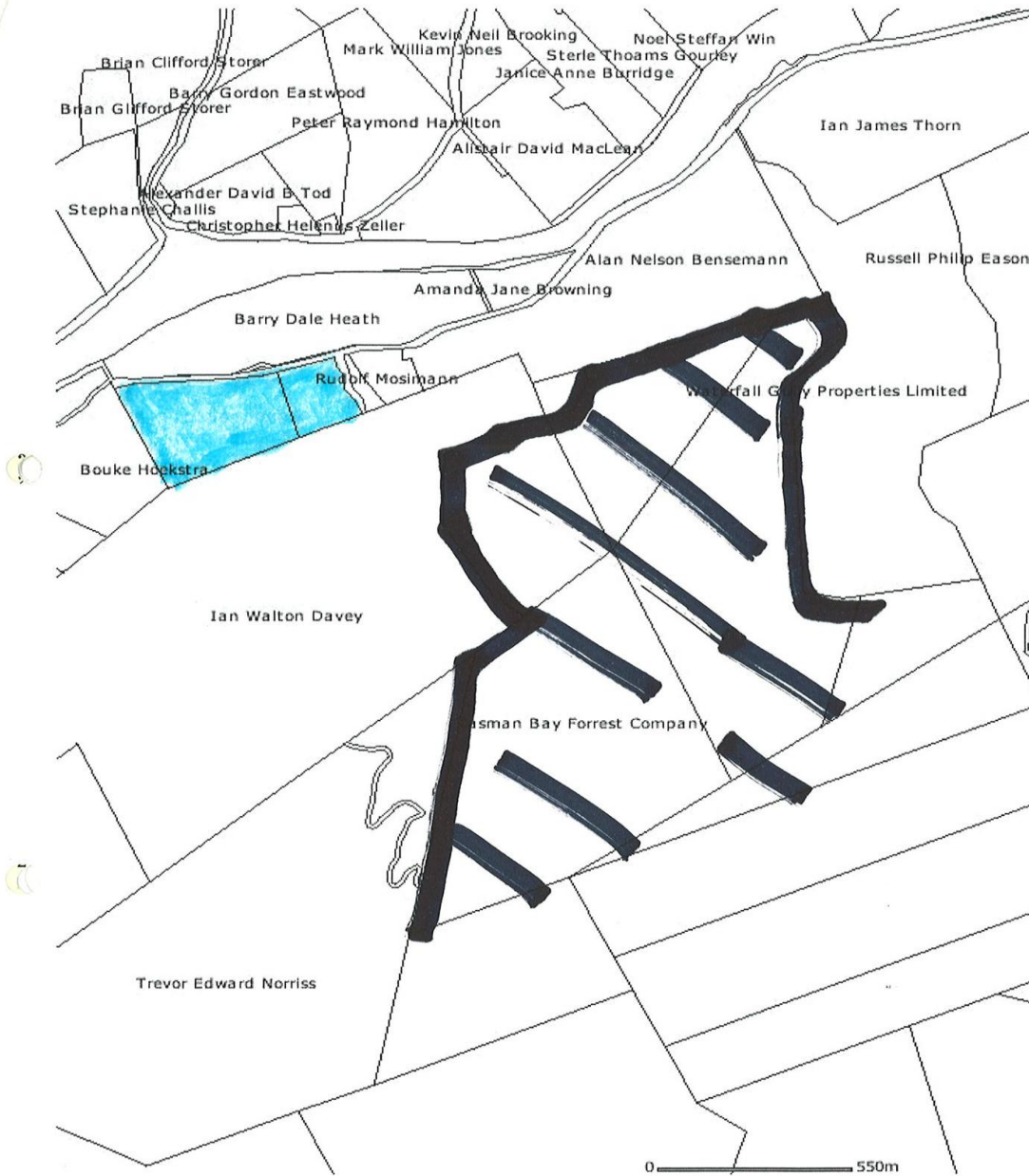


Photo 1: View of proposed subdivision site from Pokororo Hall

Photo 2: View of proposed subdivision site from Motueka River West Bank Road



Land Owned by Tasman Bay Forests Ltd





## Copy of Acceptable Solution C/AS1 Part 8: Fire Fighting (8.1 Fire Service Vehicular Access)

Acceptable Solution C/AS1

PART 8: FIRE FIGHTING

# Acceptable Solution C/AS1 Part 8: Fire Fighting

## 8.1 Fire Service Vehicular Access

**8.1.1** Where *buildings* are located remote from the street boundaries of a property, pavements situated on the property and likely to be used for vehicular access by *fire* appliances shall:

- a) Be able to withstand a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or, have a load bearing capacity of no less than the public roadway serving the *property*, whichever is the lower, and
- b) Be trafficable in all weathers, and
- c) Have a minimum width of 4.0 m, and
- d) Provide a clear passageway of no less than 3.5 m in width and 4.0 m in height at site entrances, internal entrances and between *buildings*, and
- e) Provide access to within 18 m of at least one side of each *building*, except that when a *building* is sprinklered and has a *fire* riser main installed, access need only be to within 18 m of the inlets to these systems.

### COMMENT:

Access to *buildings* for *fire* appliances will be generally via public streets, but provision is needed on large, multi-*building* sites to enable appliances to reach any *building*.

### Special provisions for SC and SD purpose groups

**8.1.2** Paragraph 8.1.1 gives the minimum requirements for Fire Service vehicular access. Where *buildings* contain *purpose groups* SC or SD the following additional requirements shall be met:

- a) Roadway pavements shall withstand a vehicle of multiple axles spaced at no less than 2.5 m centres, and each carrying 8.2 tonnes.

- b) Where a property includes two or more *buildings*, any one of which has a *building height* greater than 7.0 m, roadway widths shall be no less than 6.5 m and corners and turning areas shall accommodate a 99 percentile *fire* appliance.
- c) Hardstandings shall be provided adjacent to any *building* having a *building height* greater than 7.0 m. The location and extent of hardstandings shall be determined in consultation with the Fire Service.

## 8.2 Fire Fighting Facilities

### Fire hydrant system

**8.2.1** Where required by Table 4.1, a *fire* hydrant system shall be installed. Refer to Appendix A, Paragraph A2.1.1, Type 18 for *fire* hydrant system requirements.

### Fire hose reels

**8.2.2** Where required by Table 4.1, *fire* hose reels shall be installed on all levels. Refer to Appendix A, Paragraph A2.1.1, Type 14 for *fire* hose reel system requirements.

### COMMENT:

Where *fire* hose reels are required by Table 4.1 but are inappropriate due to lack of water pressure or because of special hazards, suitable portable *fire* extinguishing equipment may be substituted.

### Fire systems centre

**8.2.3** A *fire* systems centre shall be provided in any *building* where required by Table 4.1. Refer to Appendix A, Paragraph A2.1.1, Type 20 for *fire* systems centre requirements including location, access, protection and *fire* safety system controls.