

10 July 2019

Richmond West Development Company Ltd  
C/- Mark Lile  
Landmark Lile Limited  
PO Box 343  
Nelson 7040

Dear Richmond West Development Company Ltd

**Decision on Non-Notified Resource Consent Application SH180022 – Land use consent for a Special Housing Area qualifying development comprising:**

- **The construction of 96 residential dwellings in the Rural 1 zone.**
- **The construction of residential buildings and land use of Lots 1-7, 19-61, 67-69, 102-114, 119-172, 180-357, 370-376, 385-427, 434-440 and 452-482 in accordance with the Residential zone rules of Tasman Resource Management Plan.**
- **The construction of buildings and land use of Lots 600 and 601 in accordance with the Commercial Zone rules of the Tasman District Plan.**

Your application for resource consent has been granted under section 36 of Housing Accords and Special Housing Areas Act 2013 (HASHAA). A copy of the Council's decision is attached. Please carefully read the conditions that have been attached to the consent and feel free to contact me if you have any questions about your consent or its conditions. My contact details are listed at the top of this letter.

Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$300.00 (GST inclusive), and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your application has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

Yours sincerely



Angela Jones  
Consultant Planner

**Tasman District Council**  
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## RESOURCE CONSENT DECISION

**Resource consent number:** SH180022

Pursuant to Section 36 of the Housing Accords and Special Housing Areas Act (HASHAA) the Tasman District Council ("the Council") hereby grants resource consent to:

***Richmond West Development Company Ltd***

(hereinafter referred to as "the Consent Holder")

- Activity authorised:** Land use consent for a Special Housing Area qualifying development comprising:
- The construction of 96 residential dwellings in the Rural 1 Zone.
  - The construction of residential buildings and land use of Lots 1-7, 19-61, 67-69, 102-114, 119-172, 180-357, 370-376, 385-427, 434-440 and 452-482 in accordance with the Residential Zone rules of Tasman Resource Management Plan.
  - The construction of buildings and land use of Lots 600 and 601 in accordance with the Commercial Zone rules of the Tasman District Plan.

### **Location details:**

Address of property: 37 and 91 McShane Road, Richmond  
Legal description: Section 16 SO Plan 455144, Lot 2 DP 467493, Lot 1, 7 DP 520567 and Section 9, 12-13 SO Plan 455144  
Certificate of title: 636068 and 821356  
Valuation number: 1957015509  
Co-ordinates: Easting: 1613939 Northing: 5424296 (NZTM)

Pursuant to Section 37 of HASHAA, this consent is issued subject to the following conditions:

### **CONDITIONS**

#### **General**

1. The activity shall be undertaken in general accordance with the information submitted and the updated information and plans on 4 April 2019 and as shown on the approval plans detailed in Appendix A. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.
2. This consent commences at the date of the issue of a Record of Title for each allotment in the subdivision granted under SH180019. This land use consent lapses

3 years after that date if the consent is not given effect to. Giving effect to the consent will require the commencement of construction of residential dwellings on Lots 1-482. For Lots 600 and 601, this land use consent lapses 10 years after that date of the consent if not given effect to. Giving effect to the consent will require the commencement of construction of the commercial buildings on Lot 600 and 601.

**Advice Note:**

For the purposes of this condition, commencement of construction shall mean when the dwelling/unit is constructed to the point that foundations and building framing is complete.

## **Landscaping**

3. Prior to the commencement of construction of any residential dwelling on Lots 8 - 18, 62 - 66, 70 - 82, 441 - 451, 358 - 369, 173 - 179, 83 – 92, 428-433, 377-384, 93-101 and 115-118 the consent holder shall submit, to the Council's Team Leader, Compliance Monitoring, for approval a detailed Landscaping Plan for approval.

**Advice Note:**

The purpose of the landscaping is to visually soften the terraced housing as viewed from the streetscape and reserve areas, including Borck Creek. The landscaping will also assist to provide usable outdoor amenity spaces that are typically smaller in area than could be anticipated on sites that accommodate stand-alone dwellings.

4. Landscaping shall be carried out in accordance with the detailed Landscaping Plan approved under Condition 3 above. All new planting shall be implemented by the first November following the issue of the Code of Compliance Certificate for each of the dwellings/units. Planting shall be maintained for a period of no less than 18 months and any dead, dying or diseased plants shall be replaced by the following November.
5. Fencing and planting adjoining a reserve boundary or adjoining Borck Creek must be maintained at a maximum height of 1.2m above ground level (including any retaining wall) to maintain passive surveillance over these adjoining reserve/recreation spaces. This restriction relates to Lots 5-19, 62-82, 115-118, 160, 161, 173-179, 358-385 and 428-458. Any fencing or planting on a side boundary (that does not front a reserve) and is immediately perpendicular to Borck Creek or any other reserve must taper from no more than 1.2m to a height not exceeding 1.8m, reaching that height no closer than 5 metres from the Borck Creek frontage or other reserve frontage.
6. A 2m high acoustic fence shall be constructed and maintained on the McShane Road boundary of Lots 235, 238, 239, 242, 243, 246, 247, 250, 251, 262, 283-296, 300, 301, 304-306, 482, 479, 478, 475, 474, along the common boundary of the adjoining Lot 1 DP 467493 of Lots 255-251, 257-261 and along the common boundary of the adjoining Lot 5 DP 20409 of Lots 472-474, 458 and 459, that consist of the following:
  - a) a surface mass of at least 10kg/m<sup>2</sup>;
  - b) be continuous with no gaps or cracks, at all times;
  - c) for timber fences this will require palings to be well overlapped (25mm minimum) of a "board and batten" system and a sleeper rail connecting the base of the palings to the ground;
  - d) Suitable fencing materials which will be accepted include 25m timber, 9mm fibre cement, 21mm plywood, masonry and concrete.

## Hours of Construction

7. Hours of operation for all construction shall be between 7.00 am -6.00 pm Monday to Saturday. There shall be no work on Sundays or public holidays.

## Construction Works

8. All buildings, vehicles, materials or debris associated with construction must be stored on the development site. For the avoidance of doubt, this means that no construction storage or works shall extend onto legal road or within the adjoining reserve areas along the Borck Creek frontage.
9. The consent holder must ensure that trucks are cleaned of mud and site deposits before exiting the site and onto the public road. Any debris/mud/spillage must be removed from the access and/or public road to ensure the integrity of the Council's stormwater system. Spillage of any kind onto the street or footpath must be cleared away immediately. This process may include washing down the roadway, stormwater inlet protection and draining nearby sumps, or repairing damage, as appropriate, to the satisfaction of the Council's Team Leader – Monitoring & Enforcement.

## Future Development – Residential

10. With the exception of the specific building design approved under this consent for the construction of dwellings on Lots 8 - 18, 62 - 66, 70 - 82, 441 - 451, 358 - 369, 173 - 179, 83 – 92, 428-433, 377-384, 93-101 and 115-118, the construction of buildings and land use all residential allotments created by SH180019 shall be in accordance with Chapter 17.1 (Residential Zone) of the Tasman Resource Management Plan.

### **Advice Note:**

For the avoidance of doubt, land use and building construction permitted under Chapter 17.5 (Rural 1 Zone) of the Tasman Resource Management Plan are not permitted.

11. Notwithstanding Condition 10 above, the residential use and development of Lots 1-482 need not comply with the following standards:
  - 17.1.3.1(b) – with regard to building within 10m of an indicative road or reserve
  - 17.1.3.1(u) – with regard to setbacks from Rural and Industrial boundaries
  - 17.1.3.1(x) – with regard to fencing – for Lots 82, 428, 83-92 only

## Future Development – Commercial

12. The construction of buildings and land use on Lots 600 and 601 (created by subdivision SH180019) shall be in accordance with Chapter 17.2 (Commercial Zone) of the Tasman Resource Management Plan.

## Noise Reverse Sensitivity

13. That the consent holder shall comply with the Noise Assessment Report dated 3 August 2018 prepared by Acoustic Engineering Services (ref: AC18211-02-R2), specifically the following shall be complied with (but not limited to):
  - a) Prior to, or at the time an application is made for building consent for residential dwelling/units (on Lots 1-482) the plans shall show where the ventilation unit is in the dwelling/unit ensuring that such dwelling/unit houses are capable of internal

ventilation at night, such that ventilation may take place without opening windows; and

- b) That all residential dwellings/units be orientated, screened sited or acoustically insulated, to minimise internal noise levels and meet a night (9.00 pm-7.00 am) noise levels of 30dBA LA<sub>eq</sub> (15min) and 45dBLAF<sub>max</sub> with the ventilation system required in Condition 13(a) above operating.
- c) Prior to, or at the time an application is made for building consent, the building consent applicant must provide a noise report to the Team Leader - Land Use Consents, from a suitably qualified acoustic expert that demonstrates the building consent design will meet the requirements of Conditions 13(a) and (b) above.

**Advice Notes:**

For the avoidance of doubt, the plans submitted with building consent need to provide specifications of the ventilation system and an installer's certificate. At time of Code of Compliance under the Building Act a PS3 or something similar will be required to confirm ventilation has been installed to the specifications and standards.

The consent holder may provide one report from a suitably qualified expert to collectively confirm compliance with Conditions 13(a) to (c) above. This report may also collectively demonstrate compliance for more than one proposed dwelling.

**ADVICE NOTES:**

**Council Regulations**

- 1. This is not a building consent and the Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

**Other Tasman Resource Management Plan Provisions**

- 2. This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
  - i) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP);
  - ii) be allowed by the Resource Management Act; or
  - iii) be authorised by a separate resource consent.

**Consent Holder**

- 3. This consent is granted to the abovementioned Consent Holder by section 134 of the Act states that such land use consents "attach to the land" and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "Consent Holder" in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent as there may be conditions that are required to be complied with on an ongoing basis.

## Monitoring

- Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.

## REASONS FOR THE DECISION

### Proposed Activity

A full and accurate description of the proposal is contained within Section 2.3 of the application and that should be read in conjunction with this report. A copy of the masterplan of the proposed Stage 3 development of the SHA is shown in Figure 1 below.



Figure 1: Masterplan of qualifying development (note North point rotated -90 degrees)

The overall proposal comprises the subdivision of the site to create 482 residential allotments, which will each accommodate one residential unit. Residential allotments range in size starting from around 220m<sup>2</sup> up to 837m<sup>2</sup>. Of the 482 residential allotments, 96 include a submitted house design approved under this decision.

The proposal also includes a commercial hub (comprising over two allotments), which is to sit alongside the proposed terraced housing units.

A range of different reserves are also proposed to be located throughout the development, with greenways, linkages and recreation reserves.

Earthworks are required as part of the development, to establish stormwater swales and to recontour the land accordingly to manage the risk of flooding. The works are to include,

minor grading, topsoil stripping, bulk cutting and bulk filling. Trenching for services will also be required.

The development is to be completed in 14 stages as outlined in paragraph 2.3.14 of the applicant's AEE.

The application has included a number of proposed building designs for the terraced and duplex housing. There are a range of typologies for both terraced and duplex designs, including two and three-bedroom options. The remaining allotments will be sold as vacant allotments available for future residential development.

The infrastructure works will include the establishment of reticulated water, wastewater, and stormwater (including secondary flows) services, as well as power and telecommunications.

Access to the site will be via one of three accesses from McShane Road, or via the bridge that is proposed to be constructed over Borck Creek, which will connect the western end of Berryfield Drive to the eastern end. The bridge across Borck Creek does not form part of the application. There will be a number of internal roads and rights of way to ensure each lot has physical and legal access. Each allotment is capable of accommodating at least two on-site car parking spaces, and there will be a number of on-street parking spaces.

The application also includes landscaping plans, which illustrate the layout and form of both the built and natural environment, and how the two are to interact and reflect the context of the surrounding environment, whilst serving the anticipated future user.

In addition, consent is sought to take groundwater in order to dewater excavated areas as necessary to ensure dry working conditions. The amount of water removed will depend on a number of variables such as length and depth of open trench, and subsurface geology.

Works will also be required in the roadside drain along McShane Road to resize the channel, and to install a diversion structure.

Resource consent (under the RMA) for land disturbance and water take for stages 1, 2 and 4 have been unbundled and granted resource consent under RM190225 and RM190334.

This consent specifically relates to the land use aspect to the proposal.

Section 51(a)(iii) of HASHAA states that the default lapse period of resource consents is 1 year. The application proposes that the land use consent will commence upon issue of the Record of Title for each allotment and will lapse 3 years from that date.

### **Tasman Resource Management Plan ("TRMP") Zoning, Area, and Rules Affected**

According to the TRMP the following apply to the subject property:

Zoning:	Rural 1 deferred Mixed Business and deferred Light Industrial
Areas:	Land Disturbance Area 1



The activity authorised by this resource consent does not comply with the following Permitted Activity Rules:

#### *Residential Activity*

Residential, commercial and community activities within the Rural 1 Zone, also require resource consent, as the proposal does not comply with the number of residential activities permitted per site, being one. As such, consent is required as a Discretionary Activity pursuant to Rule 17.5.2.9.

#### *Residential Buildings*

The proposed development is unable to comply with the following standards of Section 17.5, which require consent as a Discretionary Activity pursuant to Rule 17.5.3.3B.

- Building within 10m of an indicative road – 17.5.3.1(a);
- Building within 10m of road boundaries - 17.5.3.1(h)(i);
- Building within 5m of internal boundaries – 17.5.3.1(h)(i);
- Building habitable buildings within 30m of an internal boundary – 17.5.3.1(kb)(i);
- Building coverage exceeding 2000m<sup>2</sup>, being 20,624m<sup>2</sup> - 17.5.3.1(l);
- Buildings exceeding 7.5m in height.

The overall the land use activity status is therefore a Discretionary Activity.

#### **Relevant Statutory Provisions**

Sections 34 and 35 of HASHAA provide the statutory framework for consideration of any application for resource consent for a qualifying development within a SHA. Section 34(1) details the matters the council must have regard to when considering applications for resource consent under HASHAA and requires weighting to be given to those matters (greater to lesser) in the order listed below:

- (a) *The purpose of HASHAA;*
- (b) *Part 2 of the RMA;*
- (c) *Any relevant proposed plan;*
- (d) *Any relevant consideration arising under sections 104 to 104F RMA (were the application being considered under that Act);*
- (e) *Any other relevant enactment;*
- (f) *The key qualities set out in the Ministry for the Environment's "Urban Design Protocol" 2005 and any subsequent editions of that document.*

Independent to those matters identified in section 34(1) of the HASHAA there is a bar to granting a consent (under section 36 of the HASHAA) that is dependent on the Council being satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development (section 34(2) HASHAA). In being satisfied of this the Council must take into account section 34(3) of the HASHAA.

For the purposes of this decision, the above matters are addressed in turn below with the weighting exercise of the relevant findings being undertaken in accordance with the weighting hierarchy required under HASHAA.

### **Section 34(1)(a) The Purpose of HASHAA**

The purpose of HASHAA is to enhance and facilitate an increase in land and housing supply - in this case within the Tasman region. This criterion has the greatest weight in any consideration of an application under HASHAA.

The development is for the construction of 96 residential dwellings and to allow the construction of residential dwellings on the other vacant allotments of the subdivision approved under SH180019. The development therefore allows for the construction of 482 residential dwellings in total. The development will therefore increase the housing supply in the Tasman region meeting the purpose of HASHAA.

### **Section 34(1)(b) Part 2 of the RMA**

The purpose of the RMA under section 5(2), Part 2, is to promote the sustainable management of natural and physical resources. Sustainable management involves managing the use, development and protection of these resources in order to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations;*
- (b) safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In achieving the purpose of the RMA, section 6 specifies the matters of national importance that shall be recognised and provided for in respect of any proposal, and in terms of this proposal the relevant matters are:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, site, waahi tapu, and other taonga.*

In terms of section 7 of the RMA, the following matters are relevant:

- (b) the efficient use and development of natural and physical resources;*
- (c) the maintenance and enhancement of amenity values; and*
- (f) maintenance and enhancement of the quality of the environment.*

The proposal provides for the social and economic well-being of persons by delivering a variety of housing types while maintaining and enhancing the amenity values of the surrounding area. The proposal therefore represents the future efficient use of an otherwise largely vacant piece of land. The site is also well located in terms of its proximity to the Richmond town centre.

The proposal maintains the quality of the environment and represents an efficient use of a land and sustaining the potential of physical resources to meet the reasonably foreseeable needs of future generations which are particularly relevant to sections 7(b) and (f) and 5(2)(a) within Part 2 of the RMA.

With a holistic consideration of the proposal, I consider the development to be consistent with sections 5, 6 and 7 of Part 2 of the RMA. The proposal will not conflict with any of the protection and preservation requirements of national importance as detailed in section 6 of Part 2 of the RMA and the proposal is not considered inconsistent with the principles of the Treaty of Waitangi.

***Section 34(1)(c) Any relevant proposed plan***

There are no relevant proposed plans.

***Section 34(1)(d) Other matters that arise for consideration under Sections 104 to 104F of the RMA***

***Section 104(1)(a) of the RMA – Actual and potential effects of the activity***

Section 104(1)(a) of the RMA requires the Council to have regard to any actual and potential effects on the environment of allowing the activity. This includes both the positive and the adverse effects.

A full assessment of the actual and potential effects has been undertaken in the Officer's report under s29 HASHAA. The relevant effects considered were:

- Transportation effects;
- Landscape effects;
- Servicing infrastructure effects;
- Construction effects;
- Cultural heritage and archaeology effects;
- Rural productive values;
- Loss of mixed business land;
- Cross boundary effects;
- Effects on the adjoining reserve;
- Earthworks effects;
- Water take effects;
- Discharge effects;
- Works in a watercourse;
- Diversion of water, stormwater and floodwater;
- Land contamination; and
- Reverse sensitivity effects.

Some of these matters relate to the subdivision, land disturbance, water take and works in a watercourse aspects of the proposal (ie, SH180003 and SH180005) and are not relevant to SH180022, such as servicing infrastructure effects, transport effects, earthworks effects, water take effects, discharge effects, works in a watercourse, diversion of water, stormwater and floodwater.

In addition to the matters raised in the s29 report regarding reverse sensitivity it is important to note that reverse sensitivity effects may be relevant to surrounding activities other than the 'adjacent' properties considered in the s29 report.

The applicant has offered conditions of consent to mitigate the effect any potential issues with respect to reverse sensitivity. In particular, the applicant has offered conditions requiring internal ventilation at night, that all dwellings be acoustically designed or fitted with noise attenuation measures and that all properties will have no complaints covenants in favour of NPI registered against the titles. The no complaints covenant has been included in the

subdivision granted under SH180019. These offered conditions are considered appropriate to mitigate any potential for reverse sensitivity noise effects.

For the reasons outlined in both the s29 report, and those additional matters raised above, the actual and potential adverse effects of the proposal are acceptable.

*Section 104(1)(b) of the RMA – Relevant planning provisions*

I have had regard to the relevant provisions of the following planning documents:

- National Environmental Standards;
- National Policy Statements;
- the New Zealand Coastal Policy Statement;
- the Tasman Resource Management Plan.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) is relevant to this proposal as the site has previously been associated with the following activities on the Hazardous Activities and Industries List (HAIL). This matter is relevant to this consent where consent is required for changing the use of the land as a Controlled Activity under the NES. The application has been assessed by the Council's Resource Scientist (Contaminants), who has raised no concerns with respect to the change of use of the land to accommodate residential activities. Any necessary conditions with respect to soil disturbance are dealt with through the consent SH180020.

There are no National Policy Statements relevant to this application nor is The New Zealand Coastal Policy Statement relevant.

The TRMP is relevant to this proposal and I concur with the assessment contained in the AEE. The associated degree of consistency / inconsistency with the objectives and policies is considered to be acceptable particularly as the development gives effect to the purpose of HASHAA which must be given greater weighting than its degree of consistency with the statutory planning provisions.

*Section 104(1)(c) – Other Matters*

There are no other matters that the Council needs to consider when assessing the application.

***Section 34(1)(e) – The key urban design qualities expressed in the New Zealand Urban Design Protocol (2005)***

The New Zealand Urban Design Protocol (2005) (Urban Design Protocol) identifies seven essential design qualities that together create quality urban design, being:

- *Context – Seeing buildings, places, and spaces as part of whole towns and cities;*
- *Character – Reflecting and enhancing the distinctive character, heritage and identity of our urban environment;*
- *Choice – Ensuring diversity and choice for people;*
- *Connections – Enhancing how different networks link together for people;*
- *Creativity – Encouraging innovative and imaginative solutions;*
- *Custodianship – Ensuring design is environmentally sustainable, safe and healthy;*

- *Collaboration – Communications and sharing knowledge across sectors, professions and with communities.*

The development will enhance the character of the local environment and provide a choice in housing type in a location that is in close proximity to the Richmond town centre.

### **Section 34(2) – Provision of sufficient and appropriate infrastructure**

Resource consent for the proposal cannot be granted under HASHAA unless the Council is satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development.

In assessing this matter, the Council is required to consider:

- (a) *Compatibility of infrastructure proposed as part of the qualifying development with existing infrastructure; and*
- (b) *Compliance of the proposed infrastructure with relevant standards for infrastructure published by relevant local authorities and infrastructure companies; and*
- (c) *The capacity for the infrastructure proposed as part of the qualifying development and any existing infrastructure to support the development.*

The applicant has demonstrated that the development will be adequately serviced and provided confirmation from infrastructure providers that electricity, telephone and data is available.

Tasman District Council engineers have provided feedback into this application as part of the assessment and decision-making process and have raised no concerns with the development subject to engineering design.

It is however noted that the Council can currently only supply enough water to service 186 dwellings. The staging of the development has therefore being proposed to reflect to the anticipation of future water supply.

I am therefore satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development and the requirements of section 34(2) are met.

### **Section 35 - Sections 105 to 107 of the RMA**

Sections 105 and 107 of the RMA relate to discharge permits and coastal permits and are therefore not relevant to this consent. Any relevant discharge matters are assessed as part of SH180023.

Section 106 of the RMA is not relevant as this proposal is not for a subdivision.

### **Financial and Development Contributions**

This land use consent will not commence until a Computer Freehold Register for each allotment in the subdivision granted under SH180019 is issued. Therefore financial and development contributions will be paid for the subdivision (prior to the commencement date of this land use consent) and are therefore not necessary for this land use consent.

## Lapse Period

Section 51 of HASHAA sets a default lapse period of 1 year. The Council has the discretion to apply a longer lapse period if requested by the applicant. The applicant has requested a lapse period of 3 years commencing at the date of issue a Record of Title for each allotment in the subdivision granted under SH180019.

Given the scale of the development and the infrastructure requirements to enable the development to occur, these lapse periods are reasonable.

## Conclusions and Recommendations

The approval for his consent is recommended for the reasons provided above and subject to the conditions in the resource consent to which this report is attached.



Angela Jones  
Consultant Planner

This recommendation is accepted and the consent approved on 10 July 2019 under delegated authority from Tasman District Council by:



Katrina Lee  
Team Leader - Land Use Consents

## **Appendix A SH180022 - Approved Plans**

### ***Borck Creek Townhouses***

Borck Creek Townhouses constructed on Lots 428 - 433

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Borck Creek Townhouses, The Meadows, Richmond*", Job No. 19140, all dated 5/4/2019, including:

- Ground Floor Plan, Sheet No. C01
- First Floor Plan, Sheet No. C02
- Elevations, Sheet No. C03
- Elevations, Sheet No. C04

### ***Meadows Duplex Townhouses***

Meadows Duplex Townhouses constructed on Lots 377 - 384

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Meadows Duplex Townhouses, The Meadows, Richmond*", Job No. 19140, all dated 5/4/2019, including:

- Ground Floor Plan, Sheet No. C01
- First Floor Plan, Sheet No. C02
- Elevations, Sheet No. C03
- Elevations, Sheet No. C04

### ***The Architectural Terrace***

The Architectural Terrace constructed on Lots 8 - 18, 62 - 66, 70 - 82, 441 - 451, 358 - 369, 173 - 179, 116 and 83 - 92.

Plans prepared by Redbox Architects, entitled "*The Architectural Terrace – 200m<sup>2</sup> The Meadows at Lower Queen Street, Richmond*", Project ID #18-24, including:

- Floor Plans, Drawing No. RC05.2A;
- Elevations, Drawing No. RC06.2A.

Plan prepared by Redbox Architects, entitled "*Meadows Park and Avenue The Meadows at Lower Queen Street, Richmond*", Project ID #18-24, Drawing RC21.2A.

Plan prepared by Redbox Architects, entitled "*North and South Frames The Meadows at Lower Queen Street, Richmond*", Project ID #18-24, Drawing RC22.2A.

### ***Entry Level Terrace***

The Entry Level Terrace constructed on Lots 93 - 101 and 115 - 117.

Plans prepared by Redbox Architects, entitled "*The Entry Level Terrace – 190m<sup>2</sup> The Meadows at Lower Queen Street, Richmond*", Project ID #18-24, including:

- Floor Plans, Drawing No. RC05.2A
- Elevations, Drawing No. RC06.2A

Plan prepared by Redbox Architects, entitled "*North and South Frames The Meadows at Lower Queen Street, Richmond*", Project ID #18-24, Drawing RC22.2A.