

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Friday, 19 January 2007
TIME: 9.30 am
VENUE: Council Chamber, 189 Queen Street, Richmond

PRESENT: Cr E M O'Regan (Chair), Crs P K O'Shea and T B King

IN ATTENDANCE: Manager Consents (J Hodson), Consent Planner (M D Morris),
Consent Planner (M Durand), Development Engineer (D Ley),
Administration Officer (B D Moore)

1. HODDY DEVELOPMENT COMPANY LIMITED, HODDY ROAD, WAIMEA INLET – APPLICATIONS RM060538, RM060539, RM060542, RM060543, RM060544, RM060550, RM060551

1.1 Proposal

An amended six lot subdivision of an existing 7.689 hectare title was presented at the hearing.

1.2 Description of Amended Plan

Mr N A McFadden, Solicitor, tabled and amended plan on behalf of Hoddy Development Company Limited. The application sought the following allotments:

- Lot 1: 9080 m²;
- Lot 2: 2.25 hectare to be held in one title with Lot 6 of 1.73 hectare (an aggregate of 3.98 hectare);
- Lot 3: 102 hectare;
- Lot 4: 108 hectare;
- Lot 5: 6280 m² is to be esplanade reserve;
A right-of-way within Lot 3.

The applicant also confirmed the additional applications, as applied for, including the erection of dwellings on Lots 1, 2 and 4, the provision of a road crossing, effluent discharge and stormwater discharge consents and the potential for land disturbance consents to create building platforms.

The Committee proceeded to hear the application, presentation of submissions and staff reports as detailed in the following report and decision.

The Committee reserved its decision at 3.55 pm.

RESOLUTION TO EXCLUDE THE PUBLIC

Moved Crs O'Shea / King
EP07/01/01

THAT the public be excluded from the following parts of the proceedings of this meeting, namely:

Hoddy Development Company Limited

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for passing this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
Hoddy Development Company Limited	Consideration of a planning application	A right of appeal lies to the Environment Court against the final decision of Council.

Moved Crs O'Regan / King
EP07/01/02

THAT the open meeting be resumed and the business transacted during the time the public was excluded be adopted.
CARRIED

Moved Crs King / O'Shea
EP07/01/03

THAT pursuant to Section 104D of the Resource Management Act, the Committee GRANTS consent to Hoddy Development Company Limited as detailed in the following report and decision.
CARRIED

1. DESCRIPTION OF THE PROPOSED ACTIVITY

The proposal is to subdivide and develop land for rural residential purposes at 70 Hoddy Road, Waimea Inlet. Three additional houses are proposed. The legal description of the land is Lot 8 DP 954 Certificate of Title NL 46/172.

Proposed Lots as shown on the amended application plan are as follows:

- Lot 1: 9080 m²;
- Lot 2: 2.25 hectare (to be held in one title with Lot 6)
- Lot 3: 1.02 hectare with a right-of-way within Lot 3.
- Lot 4: 1.08 hectare;
- Lot 5: 6280 m² is to be esplanade reserve;
- Lot 6: 1.73 hectares (to be held on one title with Lot 2 to contain an aggregate of 3.98 hectare);

Consents are also sought for the construction of the three dwellings and the discharge of domestic wastewater and stormwater.

2. PROPOSED TASMAN RESOURCE MANAGEMENT PLAN (“PTRMP”) ZONING, AREAS AND RULE(S) AFFECTED

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

Zoning: Rural Residential (Waimea Inlet)

Area(s): Coastal Environment Area (CEA) and Wastewater Management Area. (WMA)

The proposed subdivision activity does not comply with Controlled Activity Rule 16.3.10 of the proposed Tasman Resource Management Plan and is deemed to be a restricted discretionary activity in accordance with Rule 16.3.11AA of the Plan.

The proposed dwellings on Lot 2 and 4 are within the CEA and therefore are a controlled activity under Rule 18.14.3.

The proposed dwelling on Lot 4 is a Restricted Discretionary activity under Rule 18.14.4 in that it is within 100 metres of Mean High Water Springs.

The proposed dwelling on Lot 2 is a restricted discretionary activity under Rule 18.14.4 in that it is 7.2 metres in height and is within the Coastal Environment Area which has a 6.5 metre height limit as a controlled activity.

The proposed discharge of domestic wastewater on Lot 2 is a Controlled Activity (Rule 36.1.13A) whereas on Lot 1 and Lot 4 it is a Restricted Discretionary Activity (Rule 36.1.14A) because the lot sizes are below 2 ha in area.

3. NOTIFICATION AND SUBMISSIONS RECEIVED

The application(s) was notified on 21 October 2006 pursuant to Section 93 of the Act. A total of nine submissions were received. The following is a summary of the written submissions received and the main issues raised:

E A Johnson: Opposed for the following reasons:

- creates a precedent for further subdivision of the larger lot 2 and other properties on Hoddy Road.
- sub-standard sight line requirements which create a hazardous situation for traffic.
- Existing water capacity is already under pressure

B W and KAR King Family Trust: Opposed for the following reasons:

- The lot sizes below the 2 ha minimum in the Plan thus creating one more lot than permitted.
- further subdivision of Lot 2 is possible and therefore more intense development.

- Hoddy Road is very narrow and winding and is often used by pedestrians. The sight lines to the south of the proposed entrance are very poor. Any increase in traffic volumes resulting from the subdivision will increase the potential for accidents.
- Any increase in effluent discharges has the potential to adversely affect the environment and especially the nearby estuary.
- The existing area has low density of housing and still retains a rural atmosphere. If the application is approved then it is likely that this will create a precedent for further smaller lots in area leading incremental adverse effect without any unique reasons.
- If the application was approved, they wanted special conditions imposed on stormwater, landscaping, underground power and telephone servicing and a prohibition of further subdivision of Lot 2

S J and E M Richards: Opposed for the following reasons:

- The allotments are smaller than what is allowed in a rural residential zone.
- It will create a precedent for further subdivision in the local area.
- It is likely that Lot 2 will be further subdivided in the future.
- More intense development will spoil the rural character of the area.
- Concerned about the potential effects on the estuary of effluent and stormwater discharges.

Tiakina te Taiao Ltd : Conditional support for the application.

Stated that the proposed development is in close proximity to number of taonga (Maori treasures) which could be adversely affected by the proposed development.

G D Diemal :Opposed for the following reasons:

- The density of allotments is higher than what is allowed in the District plan.
- Most of the property is suitable for primary production.
- Hoddy Road is dangerous with many blind corners and narrow sections. Dwelling density should be kept to a minimum until the road is upgraded.
- The proposed access crossing does not give sufficient sight distance for pedestrians.
- There is not sufficient land or it is too steep to allow for adequate on-site effluent disposal.
- The subdivision will create the potential for further subdivision of the larger lot 2 in the future.

New Zealand Historic Places Trust: Opposed for the following reasons:

- No archaeological assessment has been carried out of the property.
- The site is in a coastal area that is particularly sensitive for archaeological resources.

Royal Forest and Bird Society (Tasman Branch): Neither supported nor opposed.

- The site is within the Coastal Environment Area that has high value to the community and special constraints need to be imposed on any proposed activities.
- The proposal has the potential to affect landscape, amenity and natural character values of the area and the ecological values of the Waimea Inlet.
- Supported the establishment of the proposed esplanade reserve which should be at least 20 metres in width.
- Supported the removal of weed species and the proposed indigenous vegetation planting programme and should be included as conditions of consent.
- Because of the ecological importance of the Waimea Inlet, covenants should be imposed on the proposed allotments prohibiting the keeping of dogs and cats as pets.
- Special maintenance conditions should be imposed on the wastewater discharge consents .
- Special conditions should be imposed on stormwater runoff to prevent any sediment getting into the estuary.
- Wanted the gullies and water courses planted out to mitigate the effects of stormwater run-off.

C Cotton: Opposed for the following reasons:

- The proposal is a clear contravention of the TDC Plans.
- The allotment sizes are considerably less than what is allowed in the Plan.
- It is likely that Lot 2 will be further subdivided in the future.
- The building site on Lot 4 is very close to the ridgeline and is likely that it will be highly visible from Hoddy Road.
- The increased density of housing will have an adverse detrimental effect on the character of the area and will set strong precedent for further subdivision in the area.

4. PROCEDURAL MATTERS

The Committee noted that the submission of C Cotton was received one day late. The applicant stated they had no opposition to the submission being accepted. The Committee resolved to accept the late submission.

5. EVIDENCE HEARD

The Committee heard evidence from the applicant, expert witnesses, submitters, and the Council's reporting officer. The following is a summary of the evidence heard at the hearing.

5.1 Applicant's Evidence

Mr McFadden explained that the proposal is within the rural-residential zone (Waimea Inlet) where the minimum controlled activity subdivision area is 2 hectare. The application site can be split into three lots as a controlled activity subdivision and this application seeks only one additional lot above that. Mr McFadden said that the application would meet the criteria as to allotment layout and design contained within the design guide which had been produced by Council as a draft proposed variation for consideration within the subject zone.

The submission listed the names of those immediate neighbours to the application site that had provided affected parties consents to the application. The concerns of those nine submissions received were addressed within Mr McFadden's introductory submission. The matters specifically addressed, as raised by submitters included the subjects of precedent, traffic hazards/sight lines, water supply, potential further subdivision and finally effluent disposal difficulties. Mr McFadden listed the proposed conditions of consent, indicating those which were accepted and opposed.

Engineering Consultant, Mr R B Gibson, read a statement of evidence about the road safety of Hoddy Road and the access issues for the right-of-way. He concluded that the roading effects of the subdivision are minor and the proposed right-of-way intersection sight distances are consistent with engineering standards. Mr Gibson provided his opinion that granting consent to the subdivision will not significantly change the Hoddy Road environment and reduce safety. Mr Gibson said that there was no actual need to impose the taking of corner snipes on the subdivision to the north-west and north-east, in order to attempt road safety improvements. He said that roading improvements could be done on the existing road reserve where the people have planted trees. He referred to a self regulating effect where people are required to travel slowly on this low trafficked rural road. Mr Gibson said it was not fair or reasonable for the applicant to have to upgrade Hoddy Road. He said that the hazard is principally the intersection of the right-of-way and that the applicant can meet Council requirement.

Mr McFadden suggested that Council could include Hoddy Road in its annual plan for future upgrading. Mr Gibson referred to Council traffic counts which had been conducted on Hoddy Road and said that the amount of traffic could be double on Hoddy Road, without causing a problem.

Mr P W Borne, Engineering Consultant, read evidence on the proposed wastewater and stormwater management for the subdivision. He had prepared reports and submitted these with the original application. Mr Borne said that the wastewater treatment and disposal would comply with the requirements and criteria of the wastewater management area identified in the Tasman Resource Management Plan for this location. He provided a copy of a plan to identify disposal areas for each of the proposed lots where sub-surface drip irrigation would occur for the required secondary treatment of the effluent. Mr Borne identified the areas of concern raised by submitters and described how mitigation measures will achieve the required level of wastewater treatment. Mr Borne agreed that a condition should be placed on their discharge consents, to provide for the contract maintenance by a suitably experienced wastewater treatment operator. Mr Borne described the proposed stormwater disposal system and agreed with the proposed conditions of consent recommended by Council staff.

5.2 Submitters Evidence

The Nelson Tasman Branch Rural Forest and Bird Protection Society Inc submission was addressed by Ms H Campbell. The Society supported the establishment of a 20 metre wide esplanade reserve along the coast. The submitter said that this area should also be part of an overall estuary management plan. The submitter sought that a covenant should be applied to the new lot titles to ensure that landowners do not possess cats and dogs as pets.

The submitter was concerned that there may be a danger from the development of smaller lots near the estuary and that these should be limited and that the development should not get out of hand. The submitter was concerned that the wastewater treatment and stormwater disposal system should be adequately designed and maintained.

The submission from B W and K King Family Trust said that the submitters preferred the retention of 2 hectare blocks and sought that the house on Lot 3 be built below the ridgeline on the west side of the ridge. The submitter tabled and read a further written submission to address the issues of the adverse detrimental effect on the character of the area, precedents and cumulative effects, a limitation on the further subdivision of Lot 2 and the traffic effects on Hoddy Road from the proposed subdivision development.

Submitters S J and E M Richards made a verbal statement further to their original written submission and spoke about the potential traffic safety problem on Hoddy Road as result of the subdivision consent and said that the speed should be limited to 50 kph on Hoddy Road and that it should not be widened. They said that approval of this subdivision may lead to further future subdivision on this site and the surrounding land. The submitter said that allowing the subdivision of 1 hectare areas to go ahead in the coastal rural area would lead to a loss of rural character and amenity.

The submitter said that no Council services are available in this location and that allowing more development is not a good idea. They said that there is a health risk from the use of roof water supply.

5.3 Council's Reporting Officer's Report and Evidence

Consent Planner, M Morris, spoke to the proposed conditions of consent contained within his report. Mr Morris acknowledged that a more detailed landscaping plan will be required. Mr Morris responded to questions of clarification from the hearing panel.

Development Engineer, D Ley, spoke to his report and recommended conditions of consent. These conditions included the requirement for corner snipe on the Hoddy Road boundary of Lots 1 and 6 and repositioning of existing fences onto their legal boundary but no closer to the existing carriageway from their present position.

Mr Ley also sought an additional portion of road reserve on the north-eastern corner of the subject area. He said the right-of-way should be constructed to a 4.5 metre seal with grass side drains and rock weirs.

Consent Planner, M Durand, tabled a further staff report dated 18 January 2006 which had been prepared in response to further information received on 11 January 2007 from the applicant's representatives in regard to land disturbance and the discharge of domestic effluent. Dr Durand said that a land disturbance consent was not required for Lot 1. He noted that the applicant proposed that the disposal field on the north-west corner of proposed Lot 1 would be further than 20 metres from the existing irrigation pond. Dr Durand referred the Committee to his reports contained within the agenda and associated proposed conditions of consent for the matters of discharge of domestic effluent, land disturbance and stormwater disposal.

6. PRINCIPAL ISSUES

The principal issues that were in contention were:

- a) What are the effects of the additional lot contained within the proposed subdivision (over and above the 3 which would be allowed by the Plan) in terms of landscape and rural amenity values, effects on the coastal values and traffic effects? Are the effects on any of these matters sufficient to decline the application or can the effects be managed by way of conditions?
- b) Can the disposal of wastewater on site be adequately managed by conditions of consent?

7. MAIN FINDINGS OF FACT

The Committee considers that the following are the main facts relating to this application:

- a) The Committee considered that the subdivision will be generally consistent with the existing character of the surrounding area and would have no significant adverse effect on coastal values.
- b) The Committee considered that wastewater disposal can be adequately managed on each site subject to the conditions imposed.
- c) The Committee considered the subdivision would not create significant adverse traffic safety effects subject to the conditions imposed.

8. RELEVANT STATUTORY PROVISIONS

8.1 Policy Statements and Plan Provisions

In considering this application, the Committee has had regard to the matters outlined in Section 104 of the Act. In particular, the Committee has had regard to the relevant provisions of the following planning documents:

- (i) the New Zealand Coastal Policy Statement
- (ii) Tasman Regional Policy Statement (TRPS);
- (iii) the proposed Tasman Resource Management Plan (TRMP);

8.2 Part II Matters

In considering this application, the Committee has taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act as well as the overall the purpose of the Act as presented in Section 5.

9. DECISION

Pursuant to Section 104C of the Act, the Committee **GRANTS** consent subject to conditions.

10. REASONS FOR THE DECISION

The land is zoned Rural Residential (Waimea Inlet) in the Proposed Tasman Resource Management Plan. The subdivision application was considered as a restricted discretionary activity as it contains lots less than the 2 hectare minimum size required to be considered as a controlled activity. The proposed building sites on Lots 2 and 4 are within the Coastal Environment Area and therefore fall to be considered as a controlled activity whereas the dwelling on Lot 4 is a restricted discretionary activity as it is to be closer than 100 metres to Mean High Water Springs.

The Committee noted that the size of the title would enable three lots to be created as a controlled activity. The proposal is for four titles (plus the esplanade reserve) thus creating three lots less than 2 hectares. However Lot 2 and Lot 6, which are to be held together in one title of just over 4 hectares contain the majority of the land with higher productive value. If this land had been zoned Rural 3 the "re-subdivision" of this title would be a non-complying activity, however in this zone such an attempt would fall to be a discretionary activity. The Committee noted the concern of submitters regarding the re-subdivision potential associated with the combined Lot 2 and Lot 6 arrangement. The Committee was satisfied that the case put forward by the applicant, which was based on a kind of "trade-off" whereby lots less than 2 hectares were sought while ensuring protection of the most productive land in a larger title. The Committee considered that any future attempt to re-subdivide the large title would be unlikely to be successful given the reasons for accepting the smaller lots depended on the existence of the larger lot to balance the density and to protect the better land. The Committee noted that the protection of land of productive value was not a requirement within the framework of assessments for Rural Residential proposals, but here it is accepted as good practice and is intrinsic to the acceptability of the creation of the smaller lots. The use of an design philosophy more akin to

Rural 3 is accepted by the Committee as appropriate as it can be seen to promote sustainable management.

The Committee was satisfied that the location of the building site on Lot 4 (approximately 66 metres from MHWS) would be better than requiring compliance with the 100 metre setback given that at 100 metres the building site would be far more prominent on the top of the ridge and would therefore have a greater visual effect and potentially would negatively impact the coastal values. The Committee was satisfied that there the taking of the Esplanade reserve (Lot 5) was appropriate and would assist with the protection of coastal values, public access and habitat protection and the planting intended would enhance these values.

The Committee was concerned about the proposed height of the building on Lot 2 which was proposed to contain a two storey element with a maximum ridge height of 7.2 metres above ground level. The height requirement from dwellings in the Coastal Environment Area is 6.5 metres as a controlled activity. The Committee considered the building site for the dwelling on Lot 2 to be highly prominent and therefore it was appropriate to limit the height of the dwelling to 6.5 metres. The Committee did not consider that the landscaping proposed would adequately mitigate the potential visual effect of the two storey part of the dwelling.

The Committee considered that the issue of the existing width of Hoddy Road and while it was acknowledged that the formation is substandard, the upgrade of the carriageway as recommended by Engineering staff was not considered to be fair and reasonable in terms of the scale of this subdivision. However, the Committee did agree with the requirement for the vesting of additional road reserve, the two "corner snipes", on the frontage of Lot 1 and Lot 6. The Committee considered that it was reasonable in this situation for the land vest at no cost to Council.

The Committee was satisfied that the appropriate measures would be put in place to manage the effects of on-site domestic wastewater disposal and that there would be no adverse effect on the environment including the sensitive estuary habitat. The amendment to the location of the disposal area on proposed Lot 1 was accepted. The same conclusion was reached in relation to the management of stormwater from the proposed dwellings and the driveway areas and it was noted that the land disturbance consent was not required provided all excavations met the permitted activity standards in the Plan. The Committee was pleased to see that the applicant had volunteered a condition requiring 45,000 litres of water storage on each site, the additional water storage is a practical and sustainable measure for managing stormwater and providing an adequate supply of household water.

While the Committee agrees in principle with the concern expressed in the submission from the Royal Forest and Bird Protection Society regarding the need to protect fauna from the impact of predation and disturbance associated with domestic pets, the Committee did not consider that a covenant on the titles was a practical method to achieve this. The issue of enforcement and the resources required to ensure covenants were complied with was unlikely to be able to be achieved within the Council's resources.

11. COMMENTARY ON CONDITIONS OF CONSENT

The Committee was concerned about protecting sight distances to the west of the shared accessway and thus the landscaping plan must address this issue and the height of vegetation in that area needs to be managed on an on-going matter and therefore is to become part of a consent notice.

Issued this 15th day of February 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060538

Pursuant to Section 104C of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

HODDY DEVELOPMENTS COMPANY LIMITED
(hereinafter referred to as "the Consent Holder")

ACTIVITY AUTHORISED BY THIS CONSENT: Subdivision and land Use (Access)

LOCATION DETAILS:

Address of property:	70 Hoddy Road, Waimea Inlet.
Legal description:	Lot 8 DP 954
Certificate of title :	Title NL 46/172
Valuation number :	1938075100

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

CONDITIONS

1. Subdivision Plan

The subdivision shall conform with the amended application Plan RM060538 prepared by Nikkel Surveying and attached to this consent.

Where specific conditions of this consent conflict with these plans, the conditions shall prevail.

The Lot 5 esplanade reserve shall be at least 20 metres in width along the entire coastal frontage of the site.

2. Existing Wastewater disposal system on Lot 3 to be upgraded

The existing wastewater disposal system on Lot 3 shall be upgraded to comply with the requirements for the Wastewater Management Area rules prior to the granting of the Section 224 (c) certificate.

(Note that a Building Consent for this upgrade is required.) **Check**

3. Road to Vest – Corner Snipes

Two corner snipes, on the corners of proposed Lot 1 and Lot 6, as shown on the attached plan, shall vest as road at no cost to Council. The road reserve boundary will be approximately 6.0 metres from the existing carriageway.

4. Road side Fences

Existing road side fences shall be repositioned back onto the legal boundary in the location of the corner snipes to vest as road.

5. Right-of-Way and Access onto Hoddy Road

The right-of-way shall be constructed to a 4.5 metre sealed width plus two 0.5m wide shoulders together with grassed side drains and rock weirs, as per the Engineering Standards. (The side drains shall also be formed as part of the storm water detention system to keep flows to their pre development state)

The two existing culverts shall have their inlets and outlets cleaned and opened up together with the installation of rock rip rap at each end for a length of 2.0 metres.

All access to the proposed lots shall be from the right-of-way A, i.e. no direct access to Hoddy Road.

6. Engineering Plans

Prior to the commencement of works, engineering plans shall be submitted for approval by the Council's Engineering Manager, detailing the access and right-of-way works. All plan details shall be in accordance with Tasman District Engineering Standards.

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 and in accordance with the approved engineering plans.

7. Services

Underground power and telephone servicing are to be provided to each of the building sites on Lots 1, 2 and 4 in accordance with TDC Engineering Standards.

8. Building Site Certification

Certification of the building sites for residential development on Lots 1, 2 and 4 shall be provided by a Chartered Professional Engineer in accordance with TDC Engineering standards Section 11 Appendix B and certification that all engineering works have been completed in accordance with TDC Engineering Standards or to the satisfaction of the Council's Engineering Manager. The certification for Lot 1 shall also include certification of the fill of the filled portion of the pond in accordance with NZS 4431.

9. Landscape Planting

The consent holder shall provide to Council for approval, a detailed Landscaping Plan generally in accordance with the Tasman Carter Landscape concept plan Annexure A – Sheet 4 dated 1 June 2006.

The Plan shall identify species of plantings, plant spacing and the maintenance plan for the first two years of growth.

The planting plan shall ensure that visibility for road users along the Hoddy Road frontage is not adversely affected. The planting on Lot 1 shall be designed to protect sight distances from the right-of-way entrance for 100 metres to the west along Hoddy Road.

The plan shall included landscaping of the Lot 5 esplanade reserve with locally occurring indigenous coastal species and shall be submitted to Council for approval by Council's Community Services Manager prior to commencement of any works.

The planting shall be fully completed prior to the signing of the Section 224 (c) certificate for the subdivision.

10. Consent Notices

Lot 1: Consent notices on the proposed Lot 1 including the following:

- a) Residential buildings on Lot 1 shall be restricted to the Building site area marked "C" on the Title Plan
- b) The landscape plantings as set out in the Approved Landscape Plan shall be maintained in perpetuity by the landowner

Lot 2: Consent notices on the proposed Lot 2 including the following:

- a) Restriction that no building shall be erected within 100 metres of the line of Mean High Water Springs.
- b) Residential buildings on Lot 2 shall be restricted to the Building site area marked "D" on the Title Plan
- c) The landscape plantings as set out in the Approved Landscape Plan shall be maintained in perpetuity by the landowner.

Lot 4: Consent notices on the proposed Lot 4 including the following:

- a) Residential buildings on Lot 4 shall be restricted to the Building site area marked "E" on the Title Plan
- b) The landscape plantings as set out in the Approved Landscape Plan shall be maintained in perpetuity by the landowner

11. Easements

Easements are to be created for all services including rights of way which are located outside the allotments that they serve.

Easements shall be shown on the Land Transfer title plan and any documents shall be prepared by a Solicitor at the consent holder's expense.

12. Financial Contributions

Financial contributions are required on three allotments (Lots 1, 2 and 4).

The following will apply:

Reserves and Community Services

Payment of a reserves and community services levy assessed at 5.5% of the total market value of a 2,500 square metre notional building site contained within each of Lots 1, 2 and 4

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 Environment and Planning Manager 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.

Advice Note :

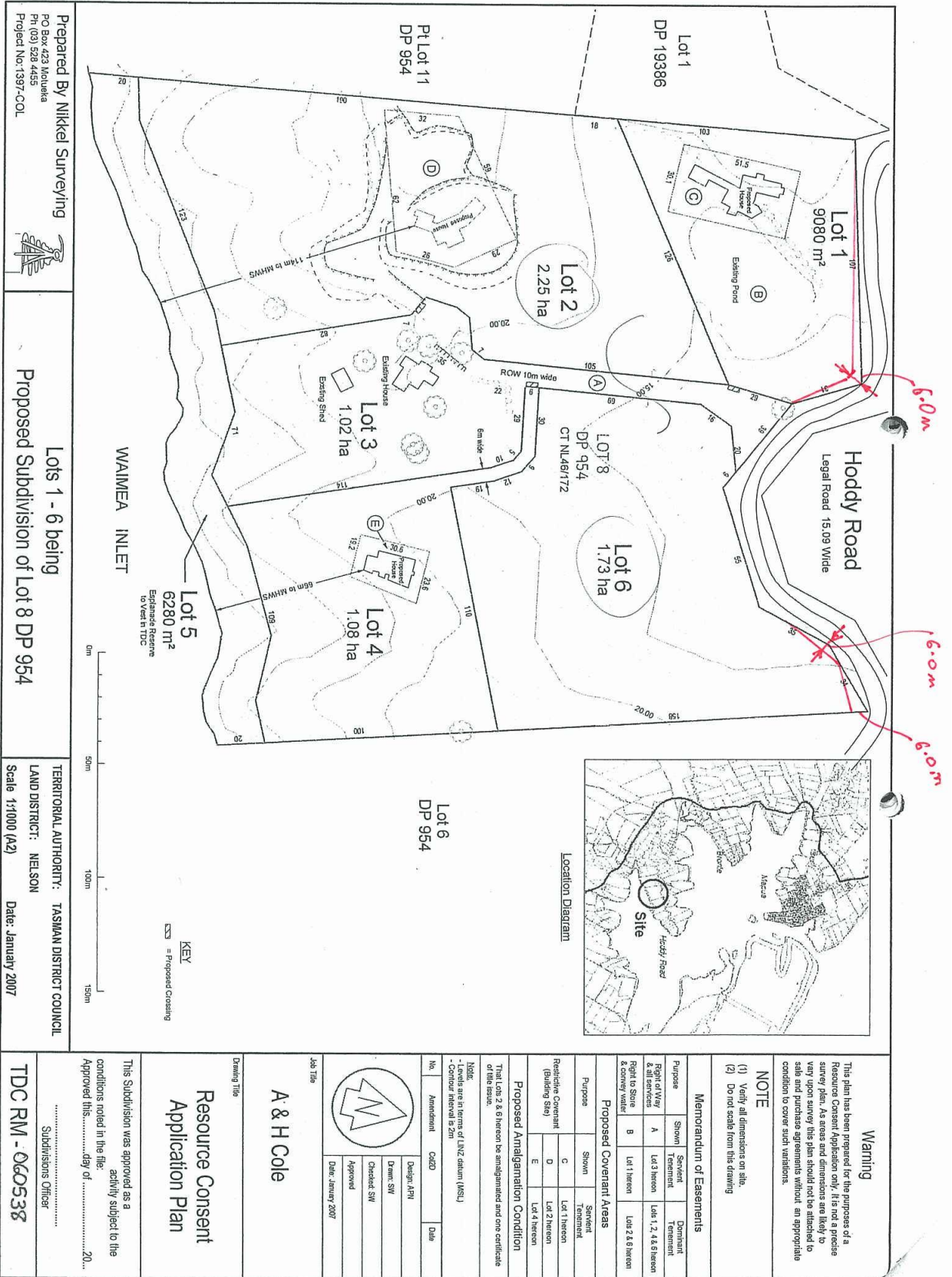
Council will not issue the Section 224(c) certificate in relation to this subdivision until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

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 which are current at the time the relevant development contribution is paid in full.

This consent will attract a development contribution on three allotments in respect roading and water.

Issued this 15th day of February 2007

Councillor O'Regan
Chair of Hearings Committee



Prepared By Nikkel Surveying
 PO Box 423 Motueka
 Ph (03) 528 4455
 Project No: 1397-COL

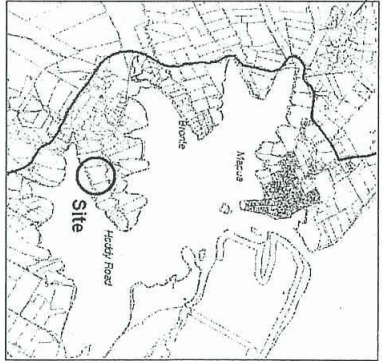


Lots 1 - 6 being
 Proposed Subdivision of Lot 8 DP 954

TERRITORIAL AUTHORITY: TASMAN DISTRICT COUNCIL
 LAND DISTRICT: NELSON
 Scale 1:1000 (A2) Date: January 2007



KEY
 [Symbol] = Proposed Crossing



Warning
 This plan has been prepared for the purposes of a Resource Consent Application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey this plan should not be attached to sale and purchase agreements without an appropriate condition to cover such variations.

NOTE

- (1) Verify all dimensions on site.
- (2) Do not scale from this drawing.

Memoandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way & Easements	A	Lot 3 hereon	Lot 1, 2, 4 & 6 hereon
Right to Store & Carry Stock	B	Lot 1 hereon	Lot 2 & 6 hereon

Proposed Covenant Areas

Purpose	Shown	Servient Tenement
Restrictive Covenant (Building Size)	C	Lot 1 hereon
	D	Lot 2 hereon
	E	Lot 4 hereon

Proposed Amalgamation Condition

That Lots 2 & 6 hereon be amalgamated and one certificate of title issue.

Notes:
 - Levels are in terms of LINZ datum (MSL)
 - Contour interval is 2m

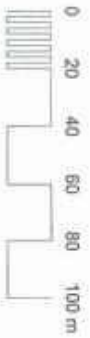
No.	Amendment	CO/DO	Date
	Design AP/PI		
	Drawn: SW		
	Checked: SW		
	Approved		
	Date: January 2007		

A & H Cole

Resource Consent Application Plan

This Subdivision was approved as a conditions noted in the file:
 Approved this: day of 20.....

Subdivisions Officer
 TDCM - 060538



- EXISTING BUILDINGS
 - PROPOSED BUILDINGS
 - EXISTING VEGETATION
 - PROPOSED PLANTING
 - BOUNDARY LINE
 - FENCE LINE
- NOTES:**
 ALL SUBDIVISION INFORMATION IS TAKEN FROM SURVEYORS PLANS
 ALL DWELLING INFORMATION IS TAKEN FROM ARCHITECTS PLANS
 PLANS INDICATIVE ONLY

LANDSCAPE ARCHITECTS
tasmancarter
 200 High Street, Hobart, Tasmania 7000

Project: Colts subdivision
Site: Hody Road Margue
Sheet title: Landscape concept
Annexure A - Sheet 4

Scale: 1:500 (A3)
Date: 1 June 2005
Landscape Architect: Tim Drew

Note: Features represent only
Sheet: 4 of 4

RESOURCE CONSENT NUMBER: RM060539

Pursuant to Section 104C of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby grants resource consent to:

HODDY DEVELOPMENTS COMPANY LIMITED
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To erect dwellings on Proposed Lots 1,2 and 4 of RM 060538.

LOCATION DETAILS:

Address of property:	70 Hoddy Road, Waimea Inlet.
Legal description:	Lot 8 DP 954
Certificate of title :	Title NL 46/172
Valuation number :	1938075100

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

CONDITIONS

1. The commencement date for this consent is the date of titles issuing of titles for the proposed Lots 1, 2 and 4. The consent period shall last for a period of five years from the date of titles issuing.
2. The dwelling shall be located within the Building site C for lot 1, Building site D for lot 2 and building site E for Lot 4.
3. The maximum height of the dwellings shall be 6.5 metres.
4. The dwellings shall be constructed in generally accordance with the plans submitted with the application except that the dwellings shall be no higher than 6.5 metres.
5. The exterior colours of the dwellings shall be in accordance with the colour scheme set out in Annexure 10 provided with the subdivision application RM060538, EXCEPT that the colour referred to as “Resene Froth Green” is not permitted.
6. Each dwelling shall be provided with at least 45,000 litres of potable water storage together with 50mm Camlock coupling for a fire fighting connection.

Note: The 45,000 litres of water storage condition has been volunteered by the applicant.

Advice Notes:

Any stormwater drainage works shall be in accordance with RM06060543.

On-site effluent disposal shall be in accordance with the discharge consents RM060544 for Lot 1, RM060551 for Lot 2 and RM060552 for Lot 4.

Issued this 15th day of February 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060543

Pursuant to Section 104C of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

HODDY DEVELOPMENTS COMPANY LIMITED
(hereinafter referred to as "the Consent Holder")

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge stormwater from the proposed dwellings on Lots 1, 2 and 4, the construction sites and access associated with the subdivision RM 060538.

LOCATION DETAILS:

Address of property:	70 Hoddy Road, Waimea Inlet.
Legal description:	Lot 8 DP 954
Certificate of title :	Title NL 46/172
Valuation number :	1938075100

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

CONDITIONS

General conditions

1. A complete stormwater system design for each of the proposed lots shall be submitted to Council and approved prior to the exercise of this consent.
2. The points of discharge shall be to land and water within the boundaries of the proposed Lots 1, 2, 3 and 4.
3. The discharge of stormwater shall not cause in the receiving water any of the following:
 - a) the production of any visible oil or grease films, scums or foams, or conspicuous floatable or suspended material;
 - b) any emission of objectionable odour;
 - c) the rendering of freshwater unsuitable for bathing;

- d) the rendering of freshwater unsuitable for consumption by farm animals; and
 - e) any adverse effect on aquatic life.
4. The stormwater disposal system shall not cause any damming or diversion of floodwaters that may adversely affect adjoining properties.
 5. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
 6. The discharge of stormwater shall not cause or contribute to any damage caused by flooding.
 7. The stormwater disposal system will be designed in accordance with Tasman District Council's Engineering Standards 2004 and shall have sufficient capacity to pass flows with an annual exceedance probability (AEP) of 20% (1-in-5-year storm event). Secondary flow path(s) shall be identified and protected such that overland flows, produced by rainfall events of an AEP of $\leq 20\%$, are able to be disposed of without contravening the conditions of this consent.
 8. The stormwater disposal points shall be located not less than 1.5 metres from any property boundary.
 9. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:
 - a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
 10. All systems and structures associated with the discharge (such as the interceptors and connecting drains) shall be maintained in effective, operational order at all times.
 11. The Consent Holder shall ensure that the all stormwater flow paths on the property are maintained on a regular basis to ensure that water is allowed to flow freely at all times.
 12. The Council may, in the month of January each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) reviewing the contaminant limits, design specifications, discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) reviewing the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.

Expiry

14. This resource consent is granted for a period of 35 years and will expire on 31 January 2042.

ADVICE NOTES

1. The Consent Holder is reminded that land disturbance activities must meet permitted activity standards unless a resource consent is granted for disturbances which exceed those standards.
2. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
3. Any matters not referred to in this application for resource consent or otherwise covered in the consent conditions must comply with the proposed Tasman Resource Management Plan and/or the Resource Management Act 1991 and/or be authorised by a resource consent held by the Consent Holder.
4. All associated excavation work must comply with the permitted activity requirements of the Tasman Resource Management Plan unless otherwise authorised by a resource consent.
5. All reporting required by this consent shall be made in the first instance to the Tasman District Council's Co-ordinator Compliance Monitoring.
6. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering or disturbing an archaeological find (eg, shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust shall be notified within 24 hours. Works may recommence with the written approval of the Council's Environment and Planning Manager, and the New Zealand Historic Places Trust.

Issued this 15th day of February 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060544

Pursuant to Section 104C of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

HODDY DEVELOPMENTS COMPANY LIMITED
(hereinafter referred to as "the Consent Holder")

**ACTIVITY AUTHORISED BY THIS
CONSENT:**

To discharge domestic wastewater on
Proposed Lot 1

LOCATION DETAILS:

Address of property:	70 Hoddy Road, Waimea Inlet.
Legal description:	Proposed Lot 1, being a subdivision of Lot 8 DP 954
Certificate of title :	Title NL 46/172
Valuation number :	1938075100
Easting and Northing:	2517677.4757, 5991783.8175

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

CONDITIONS

General Conditions

1. The rate of discharge shall not exceed 900 litres per day.
2. The discharge shall consist only of domestic wastewater that has been treated to secondary standards.

Treatment and Disposal System

3. A detailed design for the on-site domestic wastewater treatment and disposal system shall be submitted to Council for approval prior to the exercise of this consent.

Advice Note:

This design should be based upon findings from a complete site and soil assessment carried out by a suitably qualified or experienced wastewater engineer.

4. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The disposal area shall be no less than 450 square metres in area and incorporate at least 450 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each dripper shall emit wastewater at a rate of not exceeding 1.6 litres per hour. Lateral lines shall be laid at no more than 1 metre spacings.
5. The treated wastewater entering the disposal field, as measured at the sampling point required to be installed in accordance with Condition 10, shall comply at all times with the following limits:
 - a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.

7. The construction and installation of the wastewater treatment plant and disposal system shall be carried out under the supervision of a person who is suitably qualified and experienced in wastewater treatment and disposal systems.

The person supervising the construction and installation of the system shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or statement shall include sufficient information to enable the Council to determine compliance with Condition 4 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the disposal area) have been inspected and installed in accordance with standard engineering practice and the manufacturers' specifications; and
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the Council's Co-ordinator Compliance Monitoring that shows the location of all components of the wastewater treatment and disposal system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, with particular regard to the sampling point (required to be installed in accordance with Condition 10).
 9. No large grazing stock (such as sheep, cattle or horses) shall be allowed access to the disposal field at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the disposal area to prevent access by such animals.
 10. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the disposal area.

Maintenance and Monitoring

11. The TSS and BOD₅ of the treated wastewater shall be determined by an accredited environmental testing laboratory at 6, 12 and 24 months following the exercise of this consent. Results of these tests shall be forwarded to Council's Co-ordinator Compliance Monitoring within 20 working days of each measurement.
12. The Consent Holder shall enter into, and maintain in force at all times, a written maintenance and monitoring contract with an experienced wastewater treatment plant operator, or a person trained in the wastewater treatment operation by the system designer, for the ongoing maintenance of the treatment and disposal systems.

The contract shall specify the frequency of treatment plant inspections and maintenance during the term of this resource consent and shall include an inspection and maintenance schedule that is in accordance with the conditions of this consent.

A signed copy of this contract shall be forwarded to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this consent.

13. Notwithstanding Condition 12, the wastewater treatment and disposal system shall be inspected and serviced not less than every six months and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
- a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and disposal systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system during the inspection; and
 - f) a description of the appearance of the disposal area (ponding, vegetation growth etc).

Reserve area

14. A reserve area equivalent to 100% of the disposal field should be kept free from development on the site and be made available for wastewater disposal in the event that the first disposal field fails.

Review of Consent Conditions

15. The Council may, during the month of January each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
- a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
 - e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Expiry

16. This resource consent expires on 31 January 2022.

ADVICE NOTES

1. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council's Technical Publication 58.
3. Any matters not referred to in this application for resource consent or otherwise covered in the consent conditions must comply with the proposed Tasman Resource Management Plan and/or the Resource Management Act 1991.
4. All associated excavation work must comply with the permitted activity requirements of the Tasman Resource Management Plan unless either are otherwise authorised by a resource consent.
5. The Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
6. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
7. All reporting required by this consent shall be made in the first instance to the Tasman District Council's Co-ordinator, Compliance Monitoring.
8. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (eg, shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust shall be notified within 24 hours. Works may recommence with the written approval of the Council's Environment and Planning Manager, and the New Zealand Historic Places Trust.

Issued this 15th day of February 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060550

Pursuant to Section 104C of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby grants resource consent to:

HODDY DEVELOPMENTS COMPANY LIMITED
(hereinafter referred to as “the Consent Holder”)

**ACTIVITY AUTHORISED BY THIS
CONSENT:**

To discharge domestic wastewater on
Proposed Lot 2

LOCATION DETAILS:

Address of property:	70 Hoddy Road, Waimea Inlet.
Legal description:	Proposed Lot 2, being a subdivision of Lot 8 DP 954
Certificate of title :	Title NL 46/172
Valuation number :	1938075100
Easting and Northing:	2517696.4373, 5991668.2422

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

CONDITIONS

General Conditions

1. The rate of discharge shall not exceed 1080 litres per day.
2. The discharge shall consist only of domestic wastewater that has been treated to secondary standards.

Treatment and Disposal System

3. A detailed design for the on-site domestic wastewater treatment and disposal system shall be submitted to Council for approval prior to the exercise of this consent.

Advise note:

This design should be based upon findings from a complete site and soil assessment carried out by a suitably qualified or experienced wastewater engineer.

4. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The disposal area shall be no less than 540 square metres in area and incorporate at least 540 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each dripper shall emit wastewater at a rate of not exceeding 1.6 litres per hour. Lateral lines shall be laid at no more than 1 metre spacings.
5. The treated wastewater entering the disposal field, as measured at the sampling point required to be installed in accordance with Condition 10, shall comply at all times with the following limits:

- a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
 7. The construction and installation of the wastewater treatment plant and disposal system shall be carried out under the supervision of a person who is suitably qualified and experienced in wastewater treatment and disposal systems.

The person supervising the construction and installation of the system shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or statement shall include sufficient information to enable the Council to determine compliance with Condition 4 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the disposal area) have been inspected and installed in accordance with standard engineering practice and the manufacturers' specifications; and
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the Council's Co-ordinator Compliance Monitoring that shows the location of all components of the wastewater treatment and disposal system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, with particular regard to the sampling point (required to be installed in accordance with Condition 10).
 9. No large grazing stock (such as sheep, cattle or horses) shall be allowed access to the disposal field at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the disposal area to prevent access by such animals.
 10. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the disposal area.

Maintenance and Monitoring

11. The TSS and BOD₅ of the treated wastewater shall be determined by an accredited environmental testing laboratory at 6, 12 and 24 months following the exercise of this consent. Results of these tests shall be forwarded to Council's Co-ordinator Compliance Monitoring within 20 working days of each measurement.
12. The Consent Holder shall enter into, and maintain in force at all times, a written maintenance and monitoring contract with an experienced wastewater treatment

plant operator, or a person trained in the wastewater treatment operation by the system designer, for the ongoing maintenance of the treatment and disposal systems.

The contract shall specify the frequency of treatment plant inspections and maintenance during the term of this resource consent and shall include an inspection and maintenance schedule that is in accordance with the conditions of this consent.

A signed copy of this contract shall be forwarded to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this consent.

13. Notwithstanding Condition 12, the wastewater treatment and disposal system shall be inspected and serviced not less than every six months and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
 - a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and disposal systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system during the inspection; and
 - f) a description of the appearance of the disposal area (ponding, vegetation growth etc).

Reserve area

14. A reserve area equivalent to 100% of the disposal field should be kept free from development on the site and be made available for wastewater disposal in the event that the first disposal field fails.

Review of Consent Conditions

15. The Council may, during the month of January each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or

- c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
- d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
- e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Expiry

16. This resource consent expires on 31 January 2022.

ADVICE NOTES

1. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council's Technical Publication 58.
3. Any matters not referred to in this application for resource consent or otherwise covered in the consent conditions must comply with the proposed Tasman Resource Management Plan and/or the Resource Management Act 1991.
4. All associated excavation work must comply with the permitted activity requirements of the Tasman Resource Management Plan unless either are otherwise authorised by a resource consent.
5. The Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
6. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
7. All reporting required by this consent shall be made in the first instance to the Tasman District Council's Co-ordinator, Compliance Monitoring.
8. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (eg, shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust shall be notified within 24 hours. Works may recommence with the written approval of the Council's Environment and Planning Manager, and the New Zealand Historic Places Trust.

Issued this 15th day of February 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060551

Pursuant to Section 104C of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby grants resource consent to:

HODDY DEVELOPMENTS COMPANY LIMITED
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge domestic wastewater on Proposed Lot 4

LOCATION DETAILS:

Address of property:	70 Hoddy Road, Waimea Inlet.
Legal description:	Proposed Lot 4, being a subdivision of Lot 8 DP 954
Certificate of title :	Title NL 46/172
Valuation number :	1938075100
Easting and Northing :	2517887.8589, 5991619.4838

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

CONDITIONS

General Conditions

1. The rate of discharge shall not exceed 720 litres per day.
2. The discharge shall consist only of domestic wastewater that has been treated to secondary standards.

Treatment and Disposal System

3. A detailed design for the on-site domestic wastewater treatment and disposal system shall be submitted to Council for approval prior to the exercise of this consent.

Advise note:

This design should be based upon findings from a complete site and soil assessment carried out by a suitably qualified or experienced wastewater engineer.

4. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The disposal area shall be no less than 360 square metres in area and incorporate at least 360 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each dripper shall emit wastewater at a rate of not exceeding 1.6 litres per hour. Lateral lines shall be laid at no more than 1 metre spacings.

5. The treated wastewater entering the disposal field, as measured at the sampling point required to be installed in accordance with Condition 10, shall comply at all times with the following limits:
 - a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The construction and installation of the wastewater treatment plant and disposal system shall be carried out under the supervision of a person who is suitably qualified and experienced in wastewater treatment and disposal systems.

The person supervising the construction and installation of the system shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or statement shall include sufficient information to enable the Council to determine compliance with Condition 4 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the disposal area) have been inspected and installed in accordance with standard engineering practice and the manufacturers' specifications; and
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the Council's Co-ordinator Compliance Monitoring that shows the location of all components of the wastewater treatment and disposal system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, with particular regard to the sampling point (required to be installed in accordance with Condition 10).
 9. No large grazing stock (such as sheep, cattle or horses) shall be allowed access to the disposal field at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the disposal area to prevent access by such animals.
 10. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the disposal area.

Maintenance and Monitoring

11. The TSS and BOD₅ of the treated wastewater shall be determined by an accredited environmental testing laboratory at 6, 12 and 24 months following the exercise of this consent. Results of these tests shall be forwarded to Council's Co-ordinator Compliance Monitoring within 20 working days of each measurement.

12. The Consent Holder shall enter into, and maintain in force at all times, a written maintenance and monitoring contract with an experienced wastewater treatment plant operator, or a person trained in the wastewater treatment operation by the system designer, for the ongoing maintenance of the treatment and disposal systems.

The contract shall specify the frequency of treatment plant inspections and maintenance during the term of this resource consent and shall include an inspection and maintenance schedule that is in accordance with the conditions of this consent.

A signed copy of this contract shall be forwarded to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this consent.

13. Notwithstanding Condition 12, the wastewater treatment and disposal system shall be inspected and serviced not less than every six months and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
 - a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and disposal systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system during the inspection; and
 - f) a description of the appearance of the disposal area (ponding, vegetation growth etc).

Reserve Area

14. A reserve area equivalent to 100% of the disposal field should be kept free from development on the site and be made available for wastewater disposal in the event that the first disposal field fails.

Review of Consent Conditions

15. The Council may, during the month of January each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or

- b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
- c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
- d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
- e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Expiry

16. This resource consent expires on 31 January 2022.

ADVICE NOTES

1. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council's Technical Publication 58.
3. Any matters not referred to in this application for resource consent or otherwise covered in the consent conditions must comply with the proposed Tasman Resource Management Plan and/or the Resource Management Act 1991.
4. All associated excavation work must comply with the permitted activity requirements of the Tasman Resource Management Plan unless either are otherwise authorised by a resource consent.
5. The Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
6. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
7. All reporting required by this consent shall be made in the first instance to the Tasman District Council's Co-ordinator, Compliance Monitoring.

8. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (eg, shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust shall be notified within 24 hours. Works may recommence with the written approval of the Council's Environment and Planning Manager, and the New Zealand Historic Places Trust.

Issued this 15th day of February 2007

Councillor O'Regan
Chair of Hearings Committee

Date Confirmed:

Chair: