

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Monday, 23 and Tuesday, 24 April 2007
TIME: 9.30 am
VENUE: Council Chamber, 189 Queen Street, Richmond.

PRESENT: Cr E M O'Regan (Chair), Crs M J Higgins and T B King

IN ATTENDANCE: Manager, Consents (J A Hodson), Consent Planner, Land Use & Subdivision (P J Gibson), Co-ordinator, Resource Consents (R E Lieffering), Development Engineer (D Ley), Senior Consent Planner, Natural Resources (J Z Butler), Resource Scientist, Land (A S Burton), Community Services Planner (R D Squire), Administration Officer (B D Moore)

1. RM060737, RM060738, RM060739, RM060741, RM060742, RM060743, RM061007, RM061008, RM061009 - TASMAN LIMITED, STRINGER ROAD, STRINGER VALLEY

1.1 Proposal

Land Use Consent RM060737

To subdivide five titles (CTs 81148, 174441, 174442, NL11B/790, and 81147) into the following:

- One allotment of 0.82 hectares for the commercial and community activities (Lot 121);
- Three allotments ranging between 820 and 1,600 square metres in area for tourist accommodation (Lots 123-125). These three allotments would be made up of 15 unit titles.
- 41 semi-intensive residential allotments ranging between 400 and 1,130 square metres in area (Lots 80-120);
- 80 larger residential allotments ranging between 2,030 and 9,140 square metres in area (Lots 1-79); and
- 11 allotments for open space.

A land use consent is also sought to construct and vest roads and construct accesses that do not meet specified standards.

To construct 81 dwellings (one on each of the larger residential allotments and a manager's residence on Lot 121), 41 dwellings (one on each of the semi-intensive residential allotments, 15 tourist accommodation units as part of the subdivision outlined above (Application RM060737).

Land Use Consent RM060738

To construct 81 dwellings (one on each of the larger residential allotments and a manager's residence on Lot 121), 41 dwellings (one on each of the semi-intensive residential allotments, 15 tourist accommodation units as part of the subdivision outlined above (Application RM060737).

Land Use Consent RM060739

To undertake the following activities associated with the subdivision outlined above (Application RM060737):

- Establish and operate commercial activities (café, bar, shop, and office) on Lot 121;
- Undertake the sale of liquor from a bar on Lot 121;
- Establish and operate a community activity, being a community centre on Lot 121; and
- To establish and operate tourist accommodation units on Lots 123-125.

Land Use Consent RM060743

To undertake up to 50,000 cubic metres of earthworks for the construction of roads and stormwater swales associated with the subdivision outlined above (Application RM060737). Some of the earthworks will be on slopes which have angles that are greater than 35 degrees.

Discharge Permit RM060741

To discharge collected stormwater from buildings, roads, and other hardstand areas to surface waterbodies associated with the subdivision outlined above (Application RM060737). The stormwater flows will be treated and attenuated through the use of on-lot stormwater detention ponds, small check dams, wetlands and channel dams.

Land Use Consent RM061008

To disturb the beds of ephemeral and flowing waterbodies and to place culverts and dam structures in the beds of the watercourse associated with the subdivision outlined above (Application RM060737). The structures are to allow roads to pass over waterbodies and to allow attenuation of stormwater flows.

Water Permit RM061009

To dam water to create several ponds and wetlands in existing waterbodies associated with the subdivision outlined above (Application RM060737). The ponds are for the purpose of creating habitat diversity, enhancing wetlands and to allow attenuation and treatment of stormwater flows.

Discharge Permit RM060742

To discharge up to 121.7 cubic metres of treated wastewater per day to land by way of pressure compensating dripper irrigation. The wastewater to be treated and disposed would be from 81 residential dwellings, 41 apartments, 15 studios, and a commercial building which would include a café/restaurant, meeting room, and bar associated with the subdivision outlined above (Application RM060737).

Discharge Permit RM061007

To discharge contaminants, primarily odorous compounds, to air from the operation of a wastewater treatment plant and from wastewater disposal areas.

The property is zoned Rural 3 under the Proposed Tasman Resource Management Plan.

The application site is located at Stringer Road, Stringer Valley, being legally described as Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445.

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 4.05 pm.

RESOLUTION TO EXCLUDE THE PUBLIC

**Moved Crs O'Regan / Higgins
EP07/04/10**

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

Tasman Ltd

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
Tasman Ltd	Consideration of a planning application	A right of appeal lies to the Environment Court against the final decision of Council.

**Moved Crs King / Higgins
EP07/04/11**

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

CARRIED

2. RM060737, RM060738, RM060739, RM060741, RM060742, RM060743, RM061007, RM061008, RM061009 - TASMAN LIMITED, STRINGER ROAD, STRINGER VALLEY

Moved Crs O'Regan / King
EP07/04/12

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

Report and Decision of the Tasman District Council through its Hearings Committee

Meeting held in the Tasman Room, Richmond

on 23 and 24 April 2007, commencing at 9.30am

A Hearings Committee ("the Committee") of the Tasman District Council was convened to hear the application lodged by **Tasman Ltd** relating to a comprehensive, staged Rural 3 subdivision and land use development at Stringer Road, Mapua. The applications, made in accordance with the Resource Management Act 1991 ("the Act"), were lodged with the Tasman District Council and referenced as RM060737, RM060738, RM060739, RM060741, RM060742, RM060743, RM061007, RM061008, RM061009.

(Note that an amended plan was tabled at the hearing which showed proposed Right-of-Ways AD, N and O are now proposed to be Access Places and other minor roading adjustments and a change to Lot 67 next to the Deck property.)

PRESENT:

Hearings Committee

Cr T O'Regan, Chairperson
Cr T King
Cr M Higgins

APPLICANT:

Mrs C Owen - Legal Counsel
Mr T Milne - Landscape Architect
Mr M Lile - Planning Consultant
Mr C Edmonds - Applicant Representative
Mr R Potts - Consultant Engineer-Wastewater
Mr T Kroos - Freshwater Fishery Scientist
Mr I Jack - Registered Architect

CONSENT AUTHORITY:

Tasman District Council

Mr P Gibson - Consent Planner
Ms R Squires - Planner- Community Services
Mr A Burton -Resource Scientist (Land)
Mr D Ley - Development Engineer
Dr R Lieffering - Co-ordinator Resource Consents
Mr J Butler - Senior Consent Planner, Natural Resources

SUBMITTERS: Mr M Taylor- Opus Consultants on behalf of Transit NZ
Mr I Stringer
Mr B Mosely
Mr M Molloy - Nelson Marlborough Health Board
Ms J Deck and on behalf of Mr R Deck
Mr B Jermyn
Ms E Collier
Mr K King

IN ATTENDANCE: Ms J Hodson - Manager Consents- Assisting the Committee
Mr B Moore - Committee Secretary

1. DESCRIPTION OF THE PROPOSED ACTIVITY

Land Use Consent – Subdivision RM060737

To subdivide five titles (CTs 81148, 174441, 174442, NL11B/790, and 81147) into the following:

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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 3

Area(s): Land Disturbance Area 1 and Wastewater Management Area

PTRMP subdivision criteria not met by the proposal:

- Controlled criteria 16.3.9C(b) minimum Lot size 50 hectares
- Controlled criteria 16.3.9C(e) minimum frontage for front lots of 100 metres
- Controlled criteria 16.3.9C(i) compliance with Schedule 16.3B, transport

The allotment sizes and frontages do not meet the controlled activity criteria. Neither is all transport criteria met. Consequently the subdivision is a **restricted discretionary activity** under Rule 16.3.9D.

As a result of the relevant provisions of the Transitional District Plan, this subdivision is classified as a **non-complying activity**.

PTRMP roading and access criteria not met by the proposal:

- Permitted criteria 16.2.2(f) compliance with Figure 16.2A – maximum of six users on a Rural 3 zone right-of-way.
- Permitted criteria 18.10.3(b) All roads constructed and vested in Council in accordance with Figure 18.10A and 18.10AA.

Some of the rights-of-way are proposed to serve more than six users (allotments) and the proposed seal width of the upgraded Stringer Road will not meet the minimum seal width (Collector roads are proposed at 6.0 m seal width (permitted criteria is 7.2 metres minimum seal width). As these permitted criteria will not be met the construction of roads and accesses is a **restricted discretionary activity**.

3. NOTIFICATION AND SUBMISSIONS RECEIVED

The application(s) was notified on 16 December 2006 pursuant to Section 93 of the Act. A total of 19 submissions were received. The following is a summary of the written submissions received and the main issues raised:

No.	Submitter	Support/ Oppose	Wish to be heard
1.	Department of Conservation	Neutral overall, supports some aspects	No
2.	Ian Stringer	Support	Yes

3.	Bruce Jermyn and Judi Deck	Oppose	Yes
4.	R Deck	Oppose	Yes
5.	Trustees King Family Trust	Oppose	Yes
6.	David Mitchell	Oppose	Unspecified
7.	Bruce Moseley	Oppose	Yes
8.	Mapua Districts Cycle & Walkways Group	Unspecified	Unspecified
9.	The Nelson/Tasman Branch of Forest & Bird Society	Neutral	Yes
10.	Mapua & Districts Business Association	Unspecified	May wish to be heard
11.	New Zealand Fire Service Commission	Withdrawn submission	Withdrawn
12.	Jonty Barraud	Oppose	Unspecified
13.	Robin and Gillian Collier	Oppose	Unspecified
14.	Guye Henterson	Oppose	Yes
15.	Elspeth Collier and Others	Oppose	Unspecified
16.	Nelson Marlborough District Health Board	Support in part, oppose in part	Yes
17.	Christine Boswick	Oppose	Unspecified
18.	Trustees King Family Trust (subsequent to their original submission (No. 5))	Conditional support	Yes
19.	Transit New Zealand	Seeks a condition of consent, if approved	Yes

The matters raised in these submissions that relate to the subdivision and land use application components of this proposal are presented below.

Matters
Traffic
Road stopping
Water
Right of ways
Commercial activity
Land Productivity
Ecological benefits
Ecological effects - Cats and dogs
Reserves & Walkways
Statutory considerations
Land values
Amenity values
Landscape values

4. PROCEDURAL MATTERS

A letter was received on behalf of the King Family Trust advising of the withdrawal of their submission, however, Mr King made a verbal submission at the Hearing. Subsequently the Chairperson advised that due to the receipt of the letter dated 20 April 2007 advising Council of the withdrawal of the submission, that status would stand and the submission was not able to be considered.

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

The applicant's solicitor, Ms C Owen, led the applicant's presentation. She advised that a letter had been received from the King Family Trust advising that its submission had been withdrawn.

The applicant tabled a booklet containing the written evidence of its presenters. Copies of plans of the proposed subdivision, including Stages 1 to 6, were also provided at the hearing.

Landscape architect, Mr T D Milne, read landscape assessment and tabled a booklet of 13 pages of photographs and plans to illustrate his evidence. Part A of Mr Milne's evidence included an explanation of the design approach, underlying guiding principles and the rationale behind the design of the development. Part B of his evidence included a description of the landscape concept for the proposal and how it relates to the existing landscape character and values of the site and its surrounds; this included the use and protection of the natural resources, the areas of first priority and the secondary development areas. This included work required to mitigate adverse environmental effects that would be undertaken at the first stage, prior to the issue of the Section 224 certificates. Mr Milne described the result of the landscape design proposal as a mixed use, low impact development, set within a parkland and forest development. Mr Milne said that some maintenance of the common land areas would be provided by the Residents' Association. He said that 92% of the site area is open space, with each cluster of residential dwellings separated by land contours and ridges.

Mr M A Lile, resource management consultant, read Part A of his evidence. He said that this concept has distinguishing features from other Rural 3 subdivisions, including additional activities to encourage the development of a strong sense or feeling of community. He said it includes greater land use variety, such as commercial uses for a café and tourist accommodation and recreational reserve areas.

Development manager for Tasman Ltd, Mr C Edmonds, read a statement of evidence and spoke about the development of the concept for this subdivision proposal and how this is a restoration and conservation project that will provide an enriched environment for the residents within and the wider community. The proposal includes some areas of denser development, which will encourage variation in pricing and living environment. He explained that he would pursue a water take for a water

supply from an existing bore on site. Mr Edmonds referred to the consultation that had occurred with Transit New Zealand and Opus over the intersection of State Highway 60 and Stringer Road. He also spoke about the need for the applicants to work with Council to ensure that Stringer Road is extended and improved. Tasman Ltd will liaise with Council in an effort to have the upgrading work on Stringer Road brought forward ahead of Council's present adopted timetable. Mr Edmonds said that he did not believe it was necessary for the applicants to obtain a licence to occupy public road where private services occupy the public roadway as a condition of consent.

Mr R J Potts, chartered professional engineer, spoke to the wastewater engineering issues outlined in his written evidence. He spoke about how the applicant had dug test pits to determine soil suitability for wastewater disposal. This evidence provided a brief site description relevant to the discharges and the stormwater concept and effect of stormwater discharge. The wastewater concept and effects of the wastewater discharge was described, together with comments on proposed conditions of consent. Mr Potts described the proposed wastewater treatment system and land treatment system as the best available practice. He said that the proposed stormwater retention treatment system for this subdivision appropriately mitigates any of the likely adverse effects of the development and restores lost habitat and amenity to site waterways and wetlands.

Mr T B Kroos, a wildlife and freshwater fisheries ecologist, referred to his assessment of aquatic fauna values for forest park subdivision, dated August 2006, which was attached to the application. He also referred to the biodiversity assessment prepared by Mr M North, dated July 2006, which was also contained within the application. He spoke about how the subdivision development would protect the existing wetlands and restore and enhance other valuable areas. The applicant had volunteered a landscape planting plan and wetland management plan. Mr Kroos spoke of the benefits of the proposed restoration work and that the applicant supported the protection, restoration and enhancement of the forest park vulnerable and outstanding wetlands.

Architect, Mr I M Jack, described the architectural designs for the proposed buildings and copies of the elevations and floor plans had been included with the application and contained within the agenda. These buildings are at the entrance to the subdivision in Stage 1. The buildings had been designed to provide a focus at the entry, with a sense of identity. Mr Jack suggested some alternative colours for roofing material of a slightly lighter colour, providing 25% reflectance value.

Mr M Lile then read Part B of his evidence and addressed the actual or potential effects of the activity on the environment. A set of volunteered conditions for each application was attached to the evidence.

The Chair allowed discussion about proposed Conditions 9 and 10 for the upgrade of Stringer Road and the intersection of Stringer Road and State Highway 60. An opportunity for staff input was provided and Mr Ley said that the Council did not intend to undertake upgrading work in this vicinity until the year 2012/2013. Ms Owen said she would provide amended suggested conditions of consent on roading and intersection matters prior to completion of the applicant's presentation.

The applicant's solicitor, Ms C Owen tabled an amended attachment to a document of amended volunteered conditions of consent. Ms Owen said that the applicant rejected options 1, 2 and 4 of page 109 of Report EP07/04/04, being Attachment 7 of that report from Development Engineer, D Ley. Mr Edmonds sought that the required roading improvements are to be arranged as agreed between the applicant and Transit New Zealand. Ms Owen then addressed the other changes to Attachment 2 of the volunteered conditions of consent, as suggested by the applicant. She tabled and read closing submissions on behalf of Tasman Ltd. She said that a key component is the retention of large areas of open space and the protection and enhancement of existing significant wetlands in order to maintain the rural character and amenity. Ms Owen explained the reasons why the proposal is in harmony with the wider landscape setting and actively provides for the maintenance of rural character and amenity.

The applicant's presentation concluded at 10.45 am.

In the right of reply, Ms Owen responded for the applicant and drew the Committee's attention to proposed Condition 9, where the applicant had reached a level of agreement with Transit New Zealand and the Council's Development Engineer. She said that the applicant saw no need for a licence to occupy regarding services in legal road and the applicant was not aware of a Council policy on this subject. She said that the applicant accepted the proposed right of way width of 4.5 metres for three users. In regard to wastewater monitoring, Ms Owen said that applicant suggested the monitoring point be at the location of one culverts crossing Stringer Road and that the exact location be chosen by the Council's Co-ordinator, Compliance Monitoring and that alternatives be deleted. She also suggested the inclusion of an advice note about the two culverts.

5.2 Submitters Evidence

A submission from Transit New Zealand was provided by Mr M D Taylor, senior engineer of Opus International Consultants Ltd. Attached to the evidence was a proposed intersection layout, preliminary drawing for Stringer Road and State Highway 60. This was as agreed to with the applicant and Transit New Zealand required an uninterrupted sight distance of 330 metres. The submission sought that completion of the intersection upgrade should be triggered when 20 additional lots are granted Section 224 approval, or the equivalent traffic generation has been reached. The proposal also required street lighting to be installed at the intersection. Mr Taylor acknowledged that the applicant intended to provide the Hearing Panel with a further suggested condition of consent.

Mr I L Stringer spoke in support of the overall application, saying that the proposal was good use of land of low fertility, where there is adverse weather for horticulture. He said that the subject site is not visible from the Coastal Highway and there is only limited visibility from the inland road. Mr Stringer said that much of the land is of a low classification than Class B.

Mr B W Mosely sought in his written submission that no further subdivision be allowed on adjoining land owned by the people involved in this project. He also sought that there be no subdivision of adjoining land owned by others. He said that the proposed plan shows intensive housing and the subdivision has no provision for farming activity. Mr Mosely said there are already too many subdivisions in this particular area of the Rural 3 Zone close to Richmond.

A submission from Mr M Molloy on behalf of Nelson-Marlborough Public Health Service was read by Manager, Consents, Ms J Hodson. This e-mail had been received at the Council at 6.00 pm on Monday 23 April 2007 and advised that the Nelson-Marlborough Public Health Service withdrew its opposition based on the acceptability of the volunteered condition requiring that there be a water supply producer statement for each proposed dwelling.

Transit New Zealand representative, Mr M Taylor, was requested to respond to the amended roading conditions suggested by the applicant. Mr Taylor said that Transit New Zealand would be looking for a binding condition regarding the intersection upgrade and the timing of that work will need to be incorporated into the proposed conditions of consent.

A submission on behalf of Mr R H Deck was read by Ms J Deck and expressed concern about the lack of consultation and information provided by the applicant. The submission opposed the application, suggesting that the roading route to access the subdivision should be from the Moutere Highway and was concerned that property values and rates will increase. The submission was concerned about the potential for water run-off and the increase in land value.

Mr B E Jermyn said he farms in the vicinity and leases land from Mr R Deck and occupies Maori lease land. He said water is drawn from a stock water dam and that the two additional dams in Stringer Road proposed by the applicant may stop stormwater flow, especially in the latter stages of the development. The submitter was concerned about the potential for realigning Stringer Road and what provision would be made for replacement and renewal of fencing and gateways. The submitter asked what action would be taken regarding pest control, as possums, hares and rabbits cannot be controlled by shooting once houses are established within the site. Ms J Deck expressed concern about potential cross-boundary problems and the possibility of rubbish affecting stock. She was concerned about the prospect of traffic noise and café music noise, which may interrupt the quietness of this valley. She said that if access was obtained through the Moutere Highway, this would have less effect.

Ms E Collier said the proposed area is larger than Mapua village and the water supply issue is important and should be used for productive purposes rather than a potential dormitory suburb for Richmond. She claimed that the scale and design for the subdivision is not within the Rural 3 Zone guidelines and there are no buffers to neighbouring lands. She was concerned about the future development and landscaping and rural character. She said there should be areas of arable land and the commonly owned land areas should be larger, otherwise it is not going to be rural and rural amenity will not be preserved. She said 121 houses are proposed on 107 hectares. She said that the Council cannot rely on people to create parkland in their own gardens. She suggested that gentle north-facing slopes should be something like a vineyard. She said that the applicant is trying to use buffers on neighbouring land, which will eventually be subdivided.

Mr K P King made a statement that he said was in support of that from the King Family Trust. He said he owns 1.8 kilometres of Stringer Valley and sought that the road be upgraded. He said that heavy rainwater run-off can be quite extreme in the valley. He was concerned about the cross-boundary effects and use of rural land for subdivision and development. The Chair said that the submission received from

Mr K P King has no standing, as the submitter was the King Family Trust and that submission had been withdrawn.

5.3 Council's Reporting Officer's Report and Evidence

Consent Planner, Mr P Gibson, introduced the staff report.

Community Services Planner, Ms R Squire, spoke to her report of 8 April 2007 contained as Attachment 5 to the staff report and sought that the gradient of walkways not exceed 1:7.

Resource Scientist, Land, Mr A Burton, spoke to the matter of soil and land productivity as in his report of 28 January 2007 in Attachment 5 to the staff report and advised that he was in agreement with the report from J Bealing of AgFirst Consultants.

Mr P Gibson spoke to and discussed the amended proposed conditions of consent tabled by the applicant titled Attachment 2. He said that other developments had been taken into account during the assessment of effects and that the proposed subdivision development is consistent with the Rural 3 Zone criteria and Design Guide. He said that although the open space land is not proposed to be productive, there would be some potential for farming in the future. He said that the proposed siting and restricted height of buildings, plus landscaping will help mitigate adverse effects.

Development Engineer, Mr D Ley, said a Council meeting of 3 May 2007 will consider the LTCCP roading programme and Stringer Road upgrade issue. He said that some sight distance work is required on State Highway 60 and may cost about \$53,000. He said that the proposed intersection plan could be acceptable as a concept plan because amended design may be necessary. He indicated he was generally in agreement with the applicant's proposed Conditions 9 and 10 of Attachment 2.

Co-ordinator, Resource Consents, Dr R Lieffering, tabled and read some suggested amendments to proposed conditions to discharge treated wastewater to land. He noted that there were very few submissions on the wastewater issue. He said that the wastewater treatment and disposal system proposed will have no measurable effect on the stock water dam. The locations of proposed monitoring sites were described to the Committee.

Senior Consent Planner, Natural Resources, Mr J Butler, spoke to the applications to divert and discharge stormwater, undertake earthworks, dam water and disturb and place structures in the bed of water bodies or wetlands. Mr Butler suggested the following amended condition of consent:

"In the event that forestry plantation trees are removed within the site, the Consent Holder shall construct, use and maintain sediment control structures and/or dams to the satisfaction of the Council's Co-ordinator, Compliance Monitoring."

The applicant's representative, Mr C Edmonds, said that the applicant volunteered that condition.

In regard to the matter of there being potentially less water downstream and this affecting the water take for stock, Mr Butler said he did not think that this would occur. He said that the flows will be more regular and that the removal of forest may increase the run-off but that there could be more evapotranspiration.

Dr Lieffering referred to page 36 of the applicant's attachment to volunteered conditions of consent and said that proposed Condition 31 could be deleted at this stage and Council should reserve its right under Section 128 of the Resource Management Act 1991 to review the conditions to provide for monitoring of water quality.

6. PRINCIPAL ISSUES

The principal issues that were in contention were:

- a) Is the proposed development consistent with the Rural 3 zone guidelines and is the scale of the development appropriate?
- b) Will the proposal result in traffic safety issues which cannot be dealt with by way of conditions? In particular, can the application be approved in regard to the timing of the upgrade of Stringer Road and the intersection with the State Highway 60?
- c) Can the subdivision be adequately serviced in terms of domestic wastewater disposal such that the effects on the environment will be no more than minor?
- d) Will the development result in adverse effects on adjacent land associated with the expected stormwater run-off ?

7. MAIN FINDINGS OF FACT

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

- a) The Committee found that the development proposed had been very well designed and that it was consistent with the Rural 3 design guide. The Committee was satisfied that the scale of the development was appropriate, that it was likely to be developed in stages and that the kinds of effects which will result were anticipated when the land was zoned Rural 3.
- b) The Committee recognised that there would be significant traffic effects but that the necessary road and intersection upgrades would be done in conjunction with the development. The upgrade of the road and intersection would have to be completed to an acceptable standard and the timing of the development would hinge on the upgrades being done.
- c) The Committee was satisfied that a high standard of domestic wastewater treatment and disposal was proposed for the subdivision and they were confident that the outcomes in terms of environmental effects would be no more than minor and that in some aspects, the proposed land use may result in improved water quality compared to that associated with farming land uses.

- d) The Committee was satisfied that the effects of stormwater run-off could be adequately managed both on an on-going manner and during the construction and preparation stage.

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) Tasman Regional Policy Statement (TRPS);
- (ii) the Transitional Regional Plan (TRP);
- (iii) the proposed Tasman Resource Management Plan (TRMP);

The proposed discharge activity contravenes Section 15 of the Act, and therefore the Council has also had regard to the matters outlined in Sections 105 and 107 of the Act.

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 and D of the Act, the Committee **GRANTS** consent for all the consent applications subject to conditions contained in the attached documents.

10. REASONS FOR THE DECISION

The land is zoned Rural 3 in the Proposed Tasman Resource Management Plan and the overall application was considered as a non-complying activity due to the status of the application under the Transitional Plan. However, all the weight for the assessment was given to the policies and objectives of the Proposed Plan Rural 3 zoning due to the progress towards those rules becoming operative.

The Committee was clear that careful site analysis and assessment has been undertaken and it is considered that the design recognises the limitations and values inherent to this particular site. The Committee was satisfied that the design process undertaken by the applicant had involved in depth consideration of the Rural 3 design guide and related resource management principles. The Committee was satisfied that the values associated with rural amenity, productive land and protection of the ecosystems had been carefully considered and appropriately protected and indeed enhanced through existing and proposed plantings. The Rural 3 policies do not dictate that every aspect of the existing rural amenity in every area of the Rural 3 zone would remain intact; this would effectively prevent any development, which is clearly not the intention of the Rural 3 zone. While the "Forest Park" theme does not include a productive land use aspect, it was considered to be appropriate in terms of protecting visual effects, open space values and ecosystems values.

The Committee noted that the inputs required to manage pest plants would be considerable and that the Residents Association would need to be robust and effective.

The Committee is satisfied that the proposed staged subdivision and subsequent comprehensive development (including the commercial “heart”) will contribute to appropriate development within the Rural 3 zone. It was noted that this catchment area was originally assessed as being capable of absorbing a “rural village” concept as proposed by this application. The Committee noted the change to Lot 67 in response to concerns from the adjoining property owner, this flexibility is appreciated.

In particular the Committee noted that the majority of the site was not highly visible from State Highway 60 and that much of the development would be hidden by the contours of the land. The development areas were also proposed at an appropriate contour elevation and would not be perceived as ridgeline development. The offer of a height limit for the dwellings and tourist units suggested by the applicant was considered to be appropriate in terms of visual mitigation, as well as the controls on the use of colours.

The Committee accepted the advice regarding the appropriateness of the 25% reflectance value for roofs. The Committee noted the concerns of some submitters in terms of the scale and density of this development, but overall the proposal and its careful architectural design controls are considered to be appropriate and will lead to a well integrated community development.

The Committee was satisfied that the servicing of the new lots in relation to wastewater and stormwater disposal can be adequately provided for. Indeed the Committee was pleased at the very high standard of the wastewater treatment (membrane bioreactor –MRB) and disposal system proposed by the applicant, which is appropriate to deal with the scale of the proposed development and location and constraints of the site in this sensitive location. The Committee noted the concerns from the adjoining land owner regarding the possible effects on the pond/storage dam. The Committee was satisfied that the sediment control measures imposed would ensure that the water quality would be maintained but noted that the effects of logging on water quality would be part of the permitted baseline to some extent. It was anticipated that the flows may even be enhanced.

The need to provide a potable water supply for the development would be adequately addressed by the use of individual rain water collection and storage tanks until a reticulated supply is available, either from Council’s proposed Coastal pipeline or from a private groundwater source. The Committee notes the volunteered condition to supply a “Water Supply Producer Statement” covering fire fighting requirements. A condition has been offered for such a statement to be provided regarding potable water supplies under the land use consent for the built development.

The Committee was satisfied that the existing waterways and wetlands would be protected and enhanced through the careful planting plans and stormwater management systems to be put into place. Also the integrated walkways and cycleway development would enhance public recreational opportunities which are a benefit to the wider community as well as future residents and visitors. The vesting of land for a public reserve is also considered to be a benefit to the wider public and the support of the Department of Conservation is noted in relation to reserves and public walkway development. The Committee noted that the exclusion of cats and dogs within the subdivision would be managed (among other things) by the Residents

Association. The Committee considered this would be appropriate given the need to protect wildlife within the wetland and other natural areas.

The Committee noted the amendments made to the roading layout with regard to the creation of access places instead of rights of way with more users than would normally be permitted. The Committee was satisfied that the issues around timing and funding for the upgrading of Stringer Road and the intersection with the State Highway could be adequately addressed through a combination of consent conditions and advice notes which highlight the interplay of the work to be funded and undertaken by Council and the developer. The Committee agreed with the concerns of Transit NZ that a minimum sight distance should be achieved from the intersection before any development took place, but that the intersection itself was adequate to cater for a limited amount of development before the major upgrade was required. The Committee also noted the modification of the proposal in relation to the route of Stringer Road as it could have affected the land owner on the other side of the paper road. The modifications are a sensible outcome.

The Committee noted the concerns of some submitters in relation to cross-boundary effects which were seen to be able to be alleviated by the subdivision having access from the Moutere Highway as opposed to the Coastal Highway via Stringer Road. The Committee noted that the Rural 3 design guide indicates that access should be from State Highway 60 and therefore the subdivision had been designed to be consistent with this guideline and is considered to be appropriate. The upgrading of Stringer Road and the intersection with State Highway 60 has been programmed into the LTCCP and would be dealt with through that process of programmed work, albeit that the Council may decide to alter the timing as currently scheduled. The Committee noted that the matter of a Licence to Occupy (for private services located within road to vest or existing road reserve) would be dealt with outside of the resource consent process.

With regards to Development Contributions, the Committee noted that the charges will be imposed as per the LTCCP policies. The 15 "unit titles" for the proposed tourist units will each attract a financial contribution for reserves and community services, however the lots which contain the tourist units (Lot 123, 124 and 125) will not attract a contribution.

In summary the Committee is satisfied that the proposed development is consistent with the Rural 3 policies and objectives and the principles of sustainable management are achieved through careful design and integrated planning.

12. DURATION OF CONSENT (Wastewater)

A period of 35 years was requested by the applicant, however the consent has been granted for a period of 15 years. The period was reduced because 15 years was agreed to provide sufficient security for the applicant and also allows the Council to fully scrutinise the consent in light of changes in technology and community aspirations.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060737

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

TASMAN LIMITED

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT: To subdivide land, construct and vest roads and accesses that do not meet specified standards.

LOCATION DETAILS:

Address of property: Stringer Road
Legal description: Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445
Certificate of title: (CTs 81148, 174441, 174442, NL11B/790, and 81147)

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

CONDITIONS

Subdivision Consent and Land Use Consent RM060737

1. Subdivision Plan

- a) The subdivision and development shall be carried out generally in accordance with the application plans RM060737 prepared by Aubrey Survey and Land Consultancy Ltd - Job No. R759 Sheets 1 to 7, and attached to this consent as **Plans A – I RM060737** dated 23 April 2007.

Staging

- b) The subdivision shall be completed in the stages and sub-stages as proposed within the application as follows:

STAGE 1			
Lot	Area	Use	Sub-stage
121	8200	Café & Residential - Villa	A
91	550	Residential - Villa	A
92	560	Residential - Villa	A
93	430	Residential - Villa	A
94	400	Residential - Villa	A
123 (7 unit titles)	1600	Tourist Accommodation	A
124 (4 unit titles)	820	Tourist Accommodation	A
125 (4 unit titles)	1500	Tourist	A

		Accommodation	
Pt 202	32000	Common	A
Pt 200	4100	Common	A
85	860	Residential - Villa	B
86	790	Residential - Villa	B
87	1030	Residential - Villa	B
88	980	Residential - Villa	B
89	950	Residential - Villa	B
90	850	Residential - Villa	B
Pt 200	4100	Common	B
80	700	Residential - Villa	C
81	720	Residential - Villa	C
82	730	Residential - Villa	C
83	780	Residential - Villa	C
84	900	Residential - Villa	C
Pt 200	4100	Common	C
Pt 201	8800	Common	C
95	470	Residential - Villa	D
96	470	Residential - Villa	D
97	500	Residential - Villa	D
98	470	Residential - Villa	D
99	540	Residential - Villa	D
100	470	Residential - Villa	D
101	500	Residential - Villa	D
Pt 202	32000	Common	D
102	490	Residential - Villa	E
103	490	Residential - Villa	E
104	500	Residential - Villa	E
105	520	Residential - Villa	E

STAGE 2			
Lot	Area	Use	Sub-stage
24	2090	Residential	A
25	2730	Residential	A
26	2980	Residential	A
27	2915	Residential	A
203	4520	Common	A
1	2300	Residential	B
7	3240	Residential	B
8	4190	Residential	B
9	4760	Residential	B
10	3800	Residential	B
Pt 204	66,000	Common	B
2	3180	Residential	C
3	3130	Residential	C
4	2030	Residential	C
5	3220	Residential	C
6	2670	Residential	C
11	4065	Residential	D
12	3965	Residential	D
13	4270	Residential	D

14	3600	Residential	D
15	4090	Residential	D
16	4030	Residential	D
Pt 204	66,000	Common	D
17	4940	Residential	E
18	6060	Residential	E
19	3730	Residential	E
20	4150	Residential	E
21	4880	Residential	E
22	5545	Residential	E
23	4600	Residential	E
106	6000	Residential	E
126	2200	Reserve to Vest	E
212	15,000	Common	E
111	540	Residential - Villa	E
112	550	Residential - Villa	E
113	570	Residential - Villa	E

STAGE 3			
Lot	Area	Use	Sub-stage
28	4680	Residential	A
29	4810	Residential	A
30	4080	Residential	A
31	3530	Residential	A
32	2200	Residential	A
122	1710	Future Development	A
Pt 205	68000	Common	A
36	4080	Residential	B
37	5345	Residential	B
38	6870	Residential	B
39	5445	Residential	B
40	4210	Residential	B
41	3260	Residential	B
42	5180	Residential	B
43	3240	Residential	B
44	5290	Residential	B
Pt 205	68000	Common	B
33	2540	Residential	C
34	2200	Residential	C
35	4465	Residential	C
118	1040	Residential - Villa	C
119	920	Residential - Villa	C
120	1130	Residential - Villa	C
Pt 205	68000	Common	C
114	870	Residential - Villa	D
115	700	Residential - Villa	D
116	950	Residential - Villa	D
117	890	Residential - Villa	D
Pt 205	68000	Common	D

STAGE 4			
Lot	Area	Use	Sub-stage
45	4210	Residential	A
46	5910	Residential	A
51	4270	Residential	A
52	5740	Residential	A
53	3670	Residential	A
Pt 206	16000	Common	A
Pt 207	20000	Common	A
47	5930	Residential	B
48	8180	Residential	B
49	4890	Residential	B
50	8010	Residential	B
Pt 206	16000	Common	B
Pt 207	20000	Common	B

STAGE 5			
Lot	Area	Use	Sub-stage
106	690	Residential - Villa	A
107	510	Residential - Villa	A
108	580	Residential - Villa	A
109	560	Residential - Villa	A
110	540	Residential - Villa	A
208	40000	Common	A
Pt 209	82000	Common	A
54	6230	Residential	B
55	7170	Residential	B
56	6880	Residential	B
57	4450	Residential	B
58	5690	Residential	B
59	5240	Residential	B
60	3370	Residential	B
Pt 209	82000	Common	B
61	6830	Residential	C
62	2710	Residential	C
63	4760	Residential	C
64	6870	Residential	C
69	3270	Residential	C
70	2790	Residential	C
Pt 209	82000	Common	C
65	5540	Residential	D
66	7050	Residential	D
67	9140	Residential	D
68	3165	Residential	D
Pt 209	82000	Common	D

STAGE 6			
Lot	Area	Use	Sub-stage
71	4950	Residential	A
77	4645	Residential	A
78	1.0ha	Residential	A

79	6860	Residential	A
Pt 210	15000	Common	A
Pt 211	70000	Common	A
72	5705	Residential	B
73	7025	Residential	B
74	6740	Residential	B
75	3115	Residential	B
76	3550	Residential	B
Pt 210	15000	Common	B
Pt 211	70000	Common	B

The proposed stages are identified on the application plans RM060737 prepared by Aubrey Survey and Land Consultancy Ltd - Job No. R759 Sheets 1 to 7 dated 23 April 2007, and attached to this consent as **Plans A – G RM060737**.

2. Building Location Plan

- a) A Building Location Plan for each of the 121 residential allotments, 15 tourist accommodation allotments, and commercial activities within Lots 121 and 122 inclusive, shall be prepared by a registered professional surveyor and shall be submitted to the Environment and Planning Manager for approval as part of the section 223 title plan for each stage of the subdivision.
- b) The Building Location Area's (BLA) shall be in the location shown on the application plans RM060737 prepared by Aubrey Survey and Land Consultancy Ltd - Job No. R759 Sheets 1 to 7 dated 23 April 2007, and attached to this consent as **Plans A – G RM060737**.

3. Amalgamation Conditions- Pursuant to Section 220 (1) (b) (iii)

- a) Amalgamation shall be undertaken at each stage of the subdivision, as shown on the application plans RM060737 prepared by Aubrey Survey and Land Consultancy Ltd - Job No. R759 Sheets 1 to 7 dated 23 April 2007, and attached to this consent as **Plans A – G RM060737**. The outcome shall be that at the completion of all stages of the subdivision that all the open space allotments (Lots 200 – 212 inclusive) shall be held together in one certificate of title.

Lots 200-212 hereon shall be amalgamated with Pt Lot 2 DP 767 (CT174441) and one certificate of title shall be issued to include all the parcels.

Stage 1

" Lots 200-202 and the balance title be amalgamated together and one certificate of title issued to include all parcels"

Stage 2

" Lots 200-204 and 212 and the balance title be amalgamated together and one certificate of title issued to include all parcels"

Stage 3

" Lots 200-205 and 212 and the balance title be amalgamated together and one certificate of title issued to include all parcels"

Stage 4

" Lots 200-207 and 212 and the balance title be amalgamated together with Pt Lot 2 DP767 CT 174441 and one certificate of title issued to include all parcels"

Stage 5

" Lots 200-209 and 212 and the balance title be amalgamated together with Pt Lot 2 DP767 CT 174441 and one certificate of title issued to include all parcels"

Stage 6

" Lots 200-212 be amalgamated together with Pt Lot 2 DP767 CT 174441 and one certificate of title issued to include all parcels"

LINZ reference number is 654308.

Note that individual LINZ consultations for each stage will be required.

- b) The amalgamation conditions shall be shown on the survey plan prior to section 223 approvals.

Advice Note:

A number of requirements apply to the issuing of amalgamated titles. These include requirements that the land is in the same ownership and that any existing joint family settlements are cancelled or extended to include all the land being amalgamated.

4. Landscape Planting Plan

- a) A Landscape Planting Plan shall be prepared by a qualified Landscape Architect at the cost of the consent holder for the approval of the Council's Environment and Planning Manager and shall be submitted at the same time as engineering approval is sought. This Landscape Planting Plan shall be prepared only for those areas within Stage 1 and 2 of the subdivision, identified on **Plan A RM060737** dated 23 April 2007 and attached to this consent. The Landscape Planting Plan shall detail the following information:
 - i) Planting plan specifying the type, number, and size of the plants.
 - ii) Establishment works required to implement the Planting plan.
 - iii) Staging of planting in accordance with the subdivision staging (Stage 1 and 2).
 - iv) The plantings shall be in accordance with the Landscape Report dated July 2006 and the species listed in that report.
 - v) Pest plant and animal controls and ongoing maintenance schedules.
 - vi) Replacement planting
 - vii) Ongoing maintenance of planted areas (developer and future owners)

- viii) Landscaping areas to be subject to land covenants to ensure their ongoing existence.
- b) The planting required by the Landscape Planting Plan shall be completed for stages 1 and 2 prior to the approval of the Section 224(c) certificate. A written statement shall be provided from a suitably qualified landscaping professional that the plantings have been fully completed in accordance with the above Landscape Planting Plan.
- c) A Wetland Management Plan shall be prepared and submitted to Council's Environment and Planning Manager prior to section 224 approval for stage 1, for the areas shown as "*wetland management*" identified on Sheet 6b entitled *The Forest Park – Landscape Delivery Plan* prepared by Peter Rough Landscape Architects Ltd, dated July 2006, and attached to this consent as **Plan H RM070737**. The Wetland Management Plan shall:
- (i) detail how and when all the "key issues" recommendations in the Ecological Reports prepared by Michael North will be completed.
 - (ii) detail the long term wetland enhancement works identified as "future possibilities" in the Ecological Report by Michael North. These "future possibilities" works shall be implemented by the Residents Association at their discretion and timing.
- d) The consent holder shall be responsible for maintenance, pest control, replacement and management of the planting required by the Landscape Planting Plan within the development for a minimum of three (3) years following the completion of this planting. The responsibilities thereafter shall devolve to the Residents Association, or in the case of Lot 121, the owner of this allotment.

5. Residents Association (Management Company) and Management Plan

- a) The consent holder shall form a Residents Association to which the transferee or its successors shall be members. The purpose of the Residents Association is to:
- manage and maintain communal assets and utilities (wastewater reticulation including any reserve disposal area, water supply, treatment and reticulation, and stormwater detention areas including dams),
 - manage plant and animal pests on land under the control of the Residents Association,
 - manage and maintain all plantings shown on the Landscape Planting Plan,
 - prohibit the keeping of domestic cats and dogs on any of the residential or commercial allotments (Lots 1 – 125 inclusive),
 - ensure all the relevant consent conditions and the Management Plan are complied with,
 - ensure a copy of the Management Plan is provided with every sale and purchase agreement for each of the allotments.

- b) Prior to the issue of the Section 223 certificate, a Management Plan setting out the purpose, responsibilities, accountabilities and procedural policies of the Residents Association shall be submitted for the approval of the Environment and Planning Manager.
- c) The Management Plan shall also make provision for the Consent Authority to require work to be undertaken by or on behalf of the Resident's Association in the event that the Management Company/Residents Association fails to meet its obligations to the standards identified as appropriate for such purposes, such that a breach of the conditions has occurred or seems likely to occur, and should the work not be undertaken the Consent Authority has the power to undertake the work itself and recover the full cost of the work from the Resident's Association and its members.

6. Consent Notices

The following consent notices shall be registered on the certificate of title for the relevant allotments pursuant to Section 221 of the Resource Management Act.

The consent notices shall be prepared by the applicant's solicitor and submitted to Council for approval and signing. All costs associated with approval and registration of the consent notices shall be paid by the consent holder.

Consent notices in accordance with conditions of this consent shall be placed on the allotments as they are created, not on balance areas yet to be developed.

A. Building Location Restrictions

That the construction of buildings on Lots 1 - 125 inclusive shall be restricted to the Building Location Area shown on the Building Location Plan and all buildings shall be fully contained within each Building Location Area, except that this condition does not apply to any buildings solely associated with utilities and recreational activities within the subdivision which will need to meet the relevant zone building setbacks or be authorised by separate resource consent.

B. No dwellings on certain Lots

No dwellings shall be constructed on or relocated to Lots 200 – 212 inclusive.

This is to ensure that these allotments remain used for the purpose intended, that of open space and recreation.

C. Maximum building heights overriding the permitted activity criteria of the Proposed Tasman Resource Management Plan.

Buildings shall not exceed the following building height above natural ground level:

- Dwellings on larger lots – 6.5m maximum height (on Lots 1 – 79)
- Semi Intensive dwellings – 6.5m maximum height (on Lots 80 - 120)

- Manager's Dwelling - 6.5m maximum height (on Lot 121)
- Commercial/Community Complex (Café/Restaurant/Bar/Shop/Meeting Room) – 8.0m maximum height (Lot 121)
- Future Development – 7.5m maximum height (on Lot 122)
- Tourist Accommodation – 4.5m maximum height (on Lots 123 - 125)

Advice Note:

All buildings on all other allotments need to comply with the 7.5 metre maximum permitted height in the PTRMP, or a separate resource consent will need to be obtained.

This is to alert potential purchasers to the building heights authorised by the resource consents for this development.

D. Building Site Stability

Recording the soil condition and foundation recommendations on the certificates of title.

E. Future Subdivision

No further subdivision of any of the allotments in the subdivision will be allowed, except that this consent notice does not apply to subdivision constituting a boundary adjustment where it does not result in the creation of additional Certificates of Title or is for the provision of a utility site. Boundary adjustments and new allotments for utilities will be assessed under the provisions of the applicable Resource Management Plan.

F. Residents Association (Management Company) and Management Plan

All owners of Lots 1 to Lot 125 inclusive shall be members of the Residents Association and shall comply with the Management Plan on an on-going basis.

This is to ensure that all landowners are responsible for complying with the provisions of the Management Plan.

G. Building Colour

The exterior of all buildings (including water tanks) in this development shall be finished in colours that are recessive and which blend in with the immediate environment.

Buildings shall be finished in colours that meet the following standards:

Colour Group*	Walls	Roofs
Group A	A05 to A14 and reflectance value ≤50%	That the roof colour is complementary with the

Group B	B19 to B29 and reflectance value $\leq 50\%$	rest of the building/s and is no greater a percentage than 25 per cent reflectance value.
Group C	C35 to C40, reflectance value $\leq 50\%$, and hue range 06-16	
Group D	D43 to D45, reflectance value $\leq 50\%$, and hue range 06-12.	
Group E	Excluded	
Finish	Matt or Low-gloss	Matt or Low-gloss

* Based on BS5252:1976 (British Standard Framework for Colour Co-ordination for Building Purposes). Where a BS5252 descriptor code is not available, a sample colour chip equivalent to acceptable BS5252 colours is satisfactory.

The consent holder shall engage the services of a professional to ensure the exterior cladding and colour selection are compatible with the long term durability of the building material in the subject environment and in accordance with the requirements under the Building Act 2004.

- a) Exterior surfaces of all buildings shall be non-reflective.
- b) Water tanks are to be incorporated into the structure of the buildings or partially buried and/or screened sufficiently within each lot so as not to be visible from beyond the site.

H. Wastewater

Each residential and commercial allotment in this subdivision shall be provided with wastewater treatment and disposal in accordance with the associated wastewater consent RM060742 prior to section 224 approval.

I. Stormwater

The management of stormwater shall be carried out in accordance with the associated stormwater consent RM060741.

J. Building Height

Buildings shall not exceed the following building height above natural ground level:

- Dwellings on larger lots – 6.5m maximum height (on Lots 1 – 79)
- Semi Intensive dwellings – 6.5m maximum height (on Lots 80 - 120)
- Manager's Dwelling - 6.5m maximum height (on Lot 121)
- Commercial/Community Complex (Café/Restaurant/Bar/Shop/Meeting Room) – 8.0m maximum height (Lot 121)
- Future Development – 7.5m maximum height (on Lot 122)
- Tourist Accommodation – 4.5m maximum height (on Lots 123 - 125)

Advice Note:

All buildings on all other allotments need to comply with the 7.5 metre maximum permitted height in the PTRMP, or a separate resource consent will need to be obtained.

K. Compliance with the Landscape Planting Plan

All allotments in stages 1 and 2 of the subdivision shall comply on an ongoing basis with the approved Landscape Planting Plan.

L. Water Storage for Domestic use

- a) That prior to the issue of a building consent for any dwelling, the consent holder shall provide plans of a Specifically Designed water supply and Producer Statement from a suitably qualified Chartered Professional Engineer identifying the location of the water supply and the type of treatment to achieve a potable standard (as defined in the NZ Drinking Water Standard).
- b) Each dwelling shall be provided with an on-site water storage tank(s) that has a capacity of not less than 23,000 litres.

7. Easements if required by Council

- a) Easements are to be created over any services located outside the boundaries of the lots that they serve as easements-in-gross to the Tasman District Council for Council reticulated services or appurtenant to the appropriate allotment.
- b) Easements are required over any right-of-way, public and communal services (including the water reticulation network, the wastewater reticulation network, collection, treatment and disposal systems and all associated devices such as pump stations, electricity and power cables and substations) where these pass through the lots in the subdivision, as shown on the Schedule of Proposed easements on **Plans A – G** dated 23 April 2007, and attached to this consent. 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.
- c) Reference to easements is to be included in the Council resolution on the title plan at the section 223 stage.

Advice Note:

It is most likely that a separate agreement will also be required from Transit New Zealand for services within Transit New Zealand managed road reserve.

- d) Rights-of-Way Easement

A memorandum of easements showing the right of ways in Table 1 and the servient and dominant tenements shall be provided on the title plan at the section 223 stage.

Advice Note:

A licence to occupy road reserve for any private services will be required.

8. Services

8.1 Power and Telephone

- a) Full servicing for live power and telephone cables shall be provided underground to the boundary of Lots 1 - 125 inclusive. The consent holder shall provide written confirmation from the relevant utility provider(s) to the Tasman District Council Engineering Manager that live power and telephone connections have been made to the boundaries of the abovementioned allotments.
- b) Confirmation that these requirements have been met shall be provided in a written statement from the supply authority. A copy of the supplier's certificate of compliance shall be provided to the Tasman District Council Engineering Manager prior to a completion certificate being issued pursuant to Section 224(c) of the Resource Management Act 1991.
- c) All servicing shall be accordance with Tasman District Engineering Standards and Policies 2004.
- d) Electricity sub-stations, where required, shall be shown as road to vest on the land transfer survey plan if they are located adjacent to a road or road to vest. These shall be shown on the survey plan prior to section 223 approval.

8.2 Fire fighting Water Supply

- a) Lots 1 – 125 inclusive shall be provided with a water supply for fire fighting purposes, to comply with SNZ PAS 4509:2003 – NZFS Fire Fighting Water Supplies Code of Practice.
- b) As Built Plans and a Water Supply Producer Statement from a Chartered Professional Engineer confirming that the allotments in each stage/sub stage comply with SNZ PAS 4509:2003 – NZFS Fire Fighting Water Supplies Code of Practice shall be provided to the Council's Environment and Planning Manager prior to section 224 approval for each stage/sub stage.

Advice Note:

This condition was requested by the NZ Fire Service and volunteered by the applicant.

8.3 Wastewater

Each residential and commercial allotment in this subdivision shall be provided with wastewater treatment and disposal in accordance with the associated wastewater consent RM060742 prior to section 224 approval.

8.4 Stormwater

The management of stormwater shall be carried out in accordance with the associated stormwater consent RM060741.

9. Stringer Road/State Highway 60 Intersection

- a) Sight distances are to be improved to a minimum of 330 metres (measured in accordance with Austroads Guide to Traffic Engineering Practice Part 5 Intersections at Grade) in each direction prior to Section 224 approval for the first stage.
- b) The consent holder shall arrange for the Stringer Road/State Highway 60 intersection to be upgraded to a standard agreed between Transit New Zealand and the Tasman District Council Engineering Manager.

The intersection upgrading shall be completed prior to Section 224 approval for the 20st allotment.

Advice Note:

The requirement for the consent holder to “arrange” the upgrade of Stringer Road/State Highway 60 intersection does not require the consent holder to itself undertake the upgrade.

Advice Note:

The applicant has acknowledged that vehicle access to this subdivision relies upon vehicle access to and from the Coastal Highway (SH60) via Stringer Road. The applicant has also acknowledged that the Tasman District Council has scheduled to upgrade Stringer Road in 2013. The Consent Holder intends to submit on the draft 2007/2008 Annual Plan for the purpose of bringing these works forward in the forthcoming review of the LTCCP. The parties also continue to explore alternative ways to fund/undertake these works prior to 2013.

Advice Note:

Council accepts that the present intersection has the capacity for a further 20 allotments plus existing use before any upgrades are required. This does not include the upgrade to improve sight distances to 330 m as required by condition 9a).

Advice Note:

The intersection of Stringer Road with State Highway 60 upgrade cannot proceed until Transit New Zealand have given their approval and agreement has been reached with Tasman District Council.

Advice Note:

Intersection street lighting is likely to be a requirement in accordance with Transit New Zealand Standards.

10. Stringer Road Upgrade

The consent holder shall arrange for Stringer Road to be upgraded from the State Highway Intersection to where stage 4 “new road to vest” deviates off the existing legal road to a standard agreed by the Tasman District Council Engineering Manager.

The abovementioned upgrade shall be completed prior to section 224 approval on a stage by stage basis as per subdivision plan dated 23 April 2007.

Advice Note:

The requirement for the consent holder to “arrange” the upgrade of Stringer Road does not require the consent holder to itself undertake the upgrade.

11. Walkway/Cycleways

a) Public dual walkway/cycleway linkages in the locations shown on the Walkway Plan prepared by Peter Rough Landscape Architects Ltd, dated April 2007 and attached to this consent as **Plan I RM060737** shall be provided and maintained for a period of time approved by Council’s Reserves Manager, linking the site to Bronte Road via Pt Lot 2 DP 767 and also providing for a linkage to the south via proposed Lot 211.

b) The abovementioned walkway/cycleways shall include:

i) A walkway/cycleway adjoining the north eastern boundary of proposed Lot 75 to provide a walkway link from the adjoining property owned by CHH (and ultimately to the Galeo subdivision to the south east) to Right-of-Way AC;

ii) A walkway/cycleway off Right-of-Way L through the subdivision to ROAD 3;

Advice Note:

This will provide an off road option for cyclists and walkers through the subdivision.

iii) A walkway/cycleway from ROAD 3 to Bronte Road West.

Advice Note:

This will provide a walkway off ROAD 3, across the valley floor at the toe of the spur up through the gully along its western flank linking to Bronte Road West. The issue of the protection of the regenerating native vegetation in the gully was raised and it is noted that the application states that the site will be protected and ultimately returned to a mature native forest.

c) All walkway/cycleways shall have formation widths of 1.5 metres within 5 metre wide public access easements. The formation of the walkway/ cycleways shall be undertaken in accordance with the TDC Engineering Standards and the walkway standard SNZ HB 8630:2004 as part of the development works and completed prior to the application for the Section 224(c) certificate for each stage/sub stage.

Advice Note:

The costs of formation may be credited against the reserve fund contributions (subject to a quote acceptable to Council).

d) Right of way AB and AC shall provide for public access in addition to rights of way for road users;

e) Roads 1, 2, 3, 4, 5 and 6 shall contain walkway/cycleways within the road reserve with a formation width of 1.5 metres.

- f) The gradient of each walkway shall not exceed 1 in 5.5 unless approved by Council's Community Services Manager.

Advice Note:

The costs of formation will be credited against the reserve fund contributions (subject to a quote acceptable to Council).

12. Roads and Rights-of-Way

- a) Roads 1 to 6 inclusive and Rights-of-Way A to A-D inclusive shall be formed to at least the specifications below.

Road Name	Class of Road	Min. Road Reserve width (m)	Min. Footpath (m)
Stringer Road	Access Road	20	1 x 1.4
Road 1 (up to intersection with Road 2)	Collector	20	1 x 1.4
Road 1 (beyond intersection with Road 2)	Access Road	20	1 x 1.4
Road 2	Access Road	20	1 x 1.4
Road 3	Access Road	20	1 x 1.4
Road 4	Access Road	20	1 x 1.4
Road 5	Access Road	20	1 x 1.4
Road 6	Access Road	20	1 x 1.4
Right-of-way Type 1	Right-of-way	18	N/A
Right-of-way Type 2	Right-of-way	10	N/A
Right-of-way Type 3	Right-of-way	10	N/A

Road Name	Min. Seal Width (m)	Min. Shoulder width (m)	Maximum Gradient
Stringer Road	6.0	2 x 0.6	1 in 7
Road 1 (up to intersection with Road 2)	6.0	2 x 0.6	1 in 7
Road 1 (beyond intersection with Road 2)	6.0	2 x 0.6	1 in 10
Road 2	6.0	2 x 0.6	1 in 7
Road 3	6.0	2 x 0.6	1 in 7
Road 4	6.0	2 x 0.6	1 in 7
Road 5	6.0	2 x 0.6	1 in 7
Road 6	6.0	2 x 0.6	1 in 7
Right-of-way Type 1	5.0	2 x 0.6	1 in 7
Right-of-way Type 2	4.5	2 x 0.5	1 in 6
Right-of-way Type 3	3.0 (or 4.5m)	2 x 0.5	1 in 6

	if serving more than 3 users)		
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Road Name	Class of Road	Min. Street lights required
Stringer Road (West)	Access Road	Intersection flag light plus P3 type lighting as per NZS1158
Road 1 (up to intersection with Road 2)	Collector	Intersection Flag lights plus P3 type lighting as per NZS1158
Road 1 (beyond intersection with Road 2)	Access Road	Intersection flag light plus P3 type lighting as per NZS1158
Road 2	Access Road	Intersection flag light plus P3 type lighting as per NZS1158
Road 3	Access Road	Intersection flag light plus P3 type lighting as per NZS1158
Road 4	Access Road	Intersection flag light plus P3 type lighting as per NZS1158
Road 5	Access Road	Intersection flag light plus P3 type lighting as per NZS1158
Road 6	Access Road	Intersection flag light plus P3 type lighting as per NZS1158
Right-of-way Type 1	Right of Way	none
Right-of-way Type 2	Right of way	none
Right-of-way Type 3	Right of way	none

- b) Roads 1 to 6 inclusive and Rights-of-Way A to A-D inclusive shall be permanently surfaced with a minimum requirement of a Grade 4 chip first coat, followed by a Grade 6 void fill second coat.
- c) The right-of-way seal formation on all rights-of-way shall extend to the back of the edge of the road seal.

13. Vehicle Crossings and On- Site Access

- a) Where a site has frontage to both an access road and an access place (as defined in the Proposed Tasman Resource Management Plan roading hierarchy), the vehicle crossing shall be located on the access place, ensuring that the crossing is located as far from the intersection as possible.

14. Street Numbers

Where street numbers are allocated, they shall be shown on the Engineering Plans.

Advice Note:

The street numbers allocated are based on the rural numbering system and are yet to be allocated to this area.

15. Street Names

- a) Street names for all roads and right-of-ways shall be submitted to Council and approved prior to the approval of the Section 223 certificate for each stage.
- b) The cost of name plates shall be met by the consent holder.

16. Engineering Plans

- a) Engineering Plans detailing the Roads and Rights-of-Way design and formation, the footpath design and formation, the vehicle access crossing designs, stormwater attenuation and treatment system, and all public services shall be submitted to the Tasman District Council Engineering Manager and approved prior to the commencement of any works at each stage of the subdivision. All engineering details are to be in accordance with the Tasman District Council Engineering Standards and Policies 2004. All necessary fees for engineering plan approval shall be payable.
- b) As-built plans detailing Roads, Rights-of-Way, and vehicle crossing accesses out to the existing road carriageway, and public services, power and telephone, shall be provided to the Tasman District Council Engineering Manager.
- c) The Section 223 title plan shall not be submitted until the engineering plans have been approved by the Tasman District Council Engineering Manager, so that easement areas can be accurately determined.

17. Commencement of Works and Inspection

- a) The Tasman District Council Engineering Department shall be contacted as per the Engineering standards prior to the commencement of any engineering works. In addition, five working days' notice shall be given to the Engineering Department Inspectors when soil density testing, pressure testing, beam testing or any other major testing is undertaken.
- b) No works shall commence on-site until the Engineering Plans have been approved by the Tasman District Council Engineering Manager.

18. Engineering Works

- a) All public works and Rights of Way shall be constructed in strict accordance with the Tasman District Council Engineering Standards and Policies 2004 or to the Tasman District Council Engineering Manager's satisfaction.

Advice Note:

Works within the Council's road reserve associated with the extension and upgrade of Stringer Road will require a Road Opening Permit and Traffic Management Plan approval from the Council's Engineering Department.

19. Engineering Certification

- a) At the completion of works, a suitably experienced chartered professional engineer or registered professional surveyor shall provide the Tasman District Council Engineering Manager with written certification that the works have been constructed in accordance with the approved engineering plans, drawings and specifications and any Council approved amendments.
- b) Certification that the nominated building site on Lots 1 - 125 inclusive are suitable for the construction of a residential building shall be submitted from a chartered professional engineer or geotechnical engineer experienced in the field of soils engineering (and more particularly land slope and foundation stability). The certificate shall define on Lots 1 - 125 within the building location area, the area suitable for the erection of residential buildings and shall be in accordance with Appendix B Section 11 of the Tasman District Engineering Standards and Policies 2004.
- c) Where fill material has been placed on any part of Lots 1 - 125, a suitably experienced chartered professional engineer shall provide Certification that the filling has been placed and compacted in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. The Certification statement of suitability of earth fill for residential development shall be made in accordance with Appendix A Section 11 of the Tasman District Engineering Standards and Policies 2004 and shall be provided to the Tasman District Council Engineering Manager.
- d) The Engineering Report shall also cover stormwater run-off from each building site, with any recommended conditions to ensure that the run-off does not adversely affect stability or cause adverse effects off-site.

Council will issue a **consent notice** pursuant to section 221 of the Resource Management Act 1991 recording the soil condition and foundation recommendations on the certificates of title for Lots 1 – 125 inclusive.

20. Reserve to Vest in Tasman District Council

- a) That Lot 126 vest in the Tasman District Council as Local Purpose Reserve.
- b) The consent holder shall provide and form 4 parking spaces a within the road reserve adjoining this reserve with formation costs being credited against reserve fund contributions (subject to a quote acceptable to Council).
- c) The survey plan submitted under Section 223 shall show the area of reserve land to be set aside.

Advice Note:

This proposed reserve will adjoin a principle cycle/walkway route through the site and is located in an attractive elevated situation.

21. Maintenance Performance Bond

- a) The consent holder shall provide Council with a Bond to cover maintenance of any roads or services that will vest in Council. The amount of the Bond shall be

\$1,000 per residential allotment at each stage, to a maximum of \$30,000 for the total development, or a lesser figure agreed by the Engineering Manager and shall run for a period of two years from the date of issue of the section 224(c) certificate of each stage.

- b) The Bond shall cover maintenance attributable to defects and the remedy of defects arising from defective workmanship or materials.

22. Financial Contributions

Payment of financial contributions assessed as follows:

Reserves and Community Services

5.5% of the assessed market value of the area of each allotment and each unit title or a notional 2,500 square metre building site, whichever is the lesser within Lots 1 – 125 (the commercial, tourist accommodation, and residential allotments).

Note that there will be no contribution payable on Lots 123, 124 and 125 other than that required for the unit titles they contain.

If payment is not made within two years of the granting of this resource consent, a revised valuation must be provided and the contribution recalculated. The cost of any valuation shall be paid by the consent holder.

Advice Note – Development Contributions

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 the amount to be paid and will be in accordance with the requirements that are current at the time the relevant development contribution is paid in full.

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

23. Hours of Earthworks

- a) Earthworks shall only be undertaken between 7.00 am and 6.00 pm Monday to Saturday.

24. Duration of Subdivision Consent

- a) A five year extension is given to stages 1-6 of the consent, meaning that the Section 223 certificate for each of these stages will need to be submitted for approval within 10 years of the issue of subdivision consent.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060738

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

TASMAN LIMITED

(hereinafter referred to as "the Consent Holder")

ACTIVITY AUTHORISED BY THIS CONSENT: To construct 81 dwellings (one on each of the larger residential allotments and a manager's residence on Lot 121), 41 dwellings (one on each of the semi-intensive residential allotments, 15 tourist accommodation units as part of the subdivision outlined above (RM060737).

LOCATION DETAILS:

Address of property: Stringer Road

Legal description:

Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445

Certificate of title:

(CTs 81148, 174441, 174442, NL11B/790, and 81147

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

CONDITIONS

1. Development

All buildings shall be constructed in general accordance with the documentation submitted with the application and with **Plans A – O RM060738** dated 26 July 2006 attached to this consent. Notwithstanding the above, if there is any apparent conflict between the information submitted with the application and any conditions of this consent, the conditions shall prevail.

2. Commencement Date and Lapsing of Consent

- a) The commencement date for the land use consent shall be the issue date of the certificate of title for the respective allotments.
- b) This consent will lapse five years after the issue of the certificate of title for the respective allotments unless given effect to.

3. Building Location Restrictions

That the construction of buildings on Lots 1 - 125 inclusive shall be restricted to the Building Location Area shown on **Plan A RM060738** attached to this consent, and all buildings shall be fully contained within each Building Location Area, except that this condition does not apply to any buildings solely associated with utilities and recreational facilities within the subdivision.

4. Building Height

Buildings shall not exceed the following building height above natural ground level:

- Dwellings on larger lots – 6.5m maximum height (on Lots 1 – 79)
- Semi Intensive dwellings – 6.5m maximum height (on Lots 80 - 120)
- Manager's Dwelling - 6.5m maximum height (on Lot 121)
- Commercial/Community Complex (Café/Restaurant/Bar/Shop/Meeting Room) – 8.0m maximum height (Lot 121)
- Future Development – 7.5m maximum height (on Lot 122)
- Tourist Accommodation – 4.5m maximum height (on Lots 123 - 125)

Advice Note:

All buildings on all other allotments need to comply with the 7.5 metre maximum permitted height in the PTRMP, or a separate resource consent will need to be obtained.

5. Building Setbacks

All buildings shall be setback in compliance with the permitted activity criteria for the Rural 3 zone or otherwise authorised by separate resource consent, with the exception of the tourist accommodation units on Lots 123 – 125 include which may be constructed up to the internal (side and rear) boundaries.

Advice Note:

Buildings are also subject to the provisions of the Building Act 2004, including fire rating requirements.

6. Building Colour

The exterior of all buildings (including water tanks) in this development shall be finished in colours that are recessive and which blend in with the immediate environment.

The building shall be finished in colours that meet the following standards:

Colour Group*	Is	bfs
Group A	to A14 and reflectance value $\leq 50\%$	That the roof colour is complementary with the rest of the building/s and is no greater a percentage than 25 per cent reflectance value.
Group B	to B29 and reflectance value $\leq 50\%$	
Group C	to C40, reflectance value $\leq 50\%$, and hue range 06-16	
Group D	to D45, reflectance value $\leq 50\%$, and hue range 06-12.	
Group E	Excluded	
Finish	Matt or Low-gloss	Matt or Low-gloss

* Based on BS5252:1976 (British Standard Framework for Colour Co-ordination for Building Purposes). Where a BS5252 descriptor code is not available, a sample colour chip equivalent to acceptable BS5252 colours is satisfactory.

The consent holder shall engage the services of a professional to ensure the exterior cladding and colour selection are compatible with the long term durability of the building material in the subject environment and in accordance with the requirements under the Building Act 2004.

- a) Exterior surfaces of all buildings shall be non-reflective.
- b) Water tanks are to be incorporated into the structure of the buildings or partially buried and/or screened sufficiently within each lot so as not to be visible from beyond the site.

7. Water Storage for Domestic use and Fire Fighting

- a) That prior to the issue of a building consent for any dwelling, the consent holder shall provide plans of a Specifically Designed water supply and Producer Statement from a suitably qualified Chartered Professional Engineer identifying the location of the water supply and the type of treatment to achieve a potable standard (as defined in the NZ Drinking Water Standard).
- b) Each dwelling shall be provided with an on-site water storage tank(s) that has a capacity of not less than 23,000 litres.
- c) Each dwelling shall be provided with a domestic water sprinkler system which complies with Fire Systems for Houses NZS 4517:2002 or with SNZ PAS 4509:2003 – NZFS Fire Fighting Water Supplies Code of Practice.

8. Domestic Wastewater

Each dwelling shall be connected a wastewater treatment and disposal system in accordance with Wastewater consent RM060742.

ADVICE NOTES

Council Regulations

- 1. The applicant shall meet the requirements of Council with respect to all Building Bylaws, Regulations and Acts.

Other Proposed 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: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

Consent Holder

3. This consent is granted to the abovementioned consent holder but 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 which are required to be complied with on an ongoing basis.

Development Contributions

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

Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

Cultural heritage

5. Council draws your attention to the provisions of the Historic Places Act 1993. In the event of discovering an archaeological find during the earthworks (e.g. shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) you are required under the Historic Places Act, 1993 to cease the works immediately until, or unless, authority is obtained from the New Zealand Historic Places Trust under Section 14 of the Historic Places Act 1993.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060739

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

TASMAN LIMITED

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

- Establish and operate commercial activities (café, bar, restaurant, shop, and office) on Lot 121;
- Undertake the sale of liquor from a bar and restaurant on Lot 121;
- Establish and operate a community activity, being a community centre on Lot 121; and
- To establish and operate tourist accommodation units on Lots 123-125.

LOCATION DETAILS:

Address of property: Stringer Road

Legal description:

Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445

Certificate of title:

(CTs 81148, 174441, 174442, NL11B/790, and 81147

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

CONDITIONS

1. Development

All land use activities shall be undertaken in general accordance with the documentation submitted with the application. Notwithstanding the above, if there is any apparent conflict between the information submitted with the application and any conditions of this consent, the conditions shall prevail.

2. Commencement Date and Lapsing of Consent

- a) The commencement date for this land use consent shall be the issue date of the certificate of title for the respective allotments.
- b) This consent will lapse five years after the issue of the certificate of title for the respective allotments unless given effect to.

3. Floor Area of the Commercial/Community Activity Building

The total gross floor area of the commercial and community activity complex on Lot 121 shall not exceed:

Activity	Area (m²)
Café / Restaurant	68.5
Kitchen	40.7
Shop	12.6
Meeting Room	22.3
Mail	3.4
Forest Park Administration and Reception	14.3
Atrium	54.1
Bar	14.3
Other space (Toilets, Circulation, Store)	50.4
SUB TOTAL	280.6
Outdoor Decking and Paving	177
TOTAL	457.6

4. Hours of Operation

The café/restaurant/bar/shop/administration office/meeting room shall operate within the hours of 7.00 am to 11.00 pm Monday to Sunday inclusive.

5. Parking and Loading

- a) A minimum number of on-site parking spaces on proposed Lot 121 shall be provided as follows:

Activity	Area (m²) and Carparks
Café / Restaurant + Café/Restaurant Kitchen @ one space per 30m ² GFA (restaurant/café rate) Outdoor decking and paving @ one space per four persons' design capacity for outdoor eating areas (restaurant/café rate)	68.5 + 40.7 = 109.2 = four parks 177.0 = nine parks
Shop and other space @ one space per 35m ² GFA (retail rate)	12.6 + 50.4 = 63.0 = two parks
Meeting Room and Atrium @ one space per four persons design capacity (place of assembly rate)	22.3 + 54.1 = 76.4 = nine parks
Mail area and Forest Park Administration and Reception @ one space per 35m ² GFA (office rate)	3.4 + 14.3 = 17.7 = one park
Bar @ one space per three persons design capacity (tavern rate)	14.3 = three parks
Total commercial/community activity car parks required on Lot 121	28 parking spaces

- b) In addition to the 28 parking spaces for the commercial/community activities on Lot 121, the manager's dwelling shall have a minimum of 2 parking spaces on Lot 121.
- c) One loading space on Lot 121 shall be provided.
- d) All car parking spaces (with the exception of spaces for residential dwellings), all loading areas, and associated access and manoeuvring areas, shall be formed to an all-weather standard.

6. Sale of Liquor

- a) The sale of liquor for consumption on the premises (on-licence) shall only take place in the Bar or Restaurant on Lot 121.
- b) The sale of liquor under an off-licence shall only take place from the Shop on Lot 121.

7. Noise

Noise generated by any activity, when measured at or within the notional boundary of any dwelling in a Rural Zone (other than any dwelling on the site from which the noise is being generated), does not exceed:

	Day	Night
L ₁₀	55 dBA	40 dBA
L _{max}		70 dBA

Except that this condition does not apply to all noise from any intermittent or temporary rural activity, including noise from:

- (i) mobile horticultural and agricultural equipment;
- (ii) forest and tree harvesting activities;
- (iii) animals, except when associated with intensive livestock farming and animal boarding activities;
- (iv) bird scarers and hail cannons.

Note:

Day = 7.00 am to 9.00 pm Monday to Friday inclusive and 7.00 am to 6.00 pm Saturday (but excluding public holidays).

Night = all other times plus public holidays.
The measurement and assessment of noise at the notional boundary of a dwelling applies whether the measurement location is within Tasman District or in an adjacent district.

Noise must be measured and assessed in accordance with the provisions of NZS 6801:1991, 'Measurement of Sound' and NZS 6802:1991, 'Assessment of Environmental Sound'.

ADVICE NOTES

Council Regulations

1. The applicant shall meet the requirements of Council with respect to all Building Bylaws, Regulations and Acts.

Other Proposed 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: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

Consent Holder

3. This consent is granted to the abovementioned consent holder but 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 which are required to be complied with on an ongoing basis.

Development Contributions

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

Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

Liquor Licences

5. No liquor sales shall take place until an Off-Licence for the shop liquor sales, and an On-Licence for the bar and restaurant liquor sales is issued under the Sale of Liquor Act 1989.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060741

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

TASMAN LIMITED

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT: To discharge collected stormwater from buildings, roads, and other hardstand areas to surface waterbodies associated with the subdivision outlined above (Application RM060737). The stormwater flows will be treated and attenuated through the use of on-lot stormwater detention ponds, small check dams, wetlands and channel dams.

LOCATION DETAILS:

Address of property: Stringer Road

Legal description:

Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445

Certificates of title:

(CTs 81148, 174441, 174442, NL11B/790, and 81147)

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

CONDITIONS

1. The discharge of stormwater shall be carried out in general accordance with the details contained in the consent application and Plan A dated January 2006, Plan B dated June 2006 and Plan C dated July 2006 (all attached). In particular, these details include:
 - (a) At least one 23,000 litre rainwater tanks on each residential allotment to be used for potable and general domestic supply.
 - (b) On-site retention ponds on each residential allotment with choked and armoured outfall. The ponds are to be constructed before any building work is undertaken on each allotment and are to be used as part of the sediment control system.
 - (c) Check dams shall be constructed to service on average every 100 metres of the road network and at the confluence of each drainage channel and wetland.
 - (d) Flow channels to and from the check dams shall be protected against erosion through the use of rock and vegetation armouring. The check dams are to be constructed early in the construction process and used as components in an overall sediment control system.
 - (e) In-line retention dams and an additional wetland shall be constructed as specified.

Where there are any apparent conflicts or inconsistencies between the information provided and the conditions of this consent, the conditions shall prevail.

2. Engineering specification plans shall be provided to the Manager, Engineering and approved prior to the commencement of works on each stage. The specifications shall be in general accordance with the requirements of Condition 1.
3. The Consent Holder shall submit to the Council's Coordinator Compliance Monitoring a Forest Park Stormwater Management Plan (FPSMP) before any land excavation or construction works begin. The FPSMP shall, as a minimum, include:
 - (a) Design plans for the components of the stormwater system.
 - (b) A construction-phase sediment management plan which identifies how sediment shall be controlled so that the wetlands and other downstream aquatic ecosystems are protected from the deposition of sediment in accordance with the objectives and policies of the Proposed Tasman Resource Management Plan (TRMP). This plan should include structures and maintenance procedures for ensuring the ongoing effectiveness of sediment control measures.
 - (c) A spill management plan that addresses responses to incidences of spills or discharges of substances that may be hazardous to aquatic or wetland ecosystems into the stormwater system.
 - (d) A maintenance plan which describes the long-term maintenance of the stormwater system including ensuring on-going effectiveness of stormwater treatment and solids settlement structures, weed management, erosion protection, pest fish monitoring and pest fish eradication.

The stormwater system shall be managed in general accordance with the FPSMP.

Advice Note:

The use of debris fences, straw bales, cut-off drains or other such methods should be used to ensure that any run-off from logging activities on the site is limited.

4. A certificate signed by the person responsible for designing the stormwater management system or a similarly qualified or experienced person shall be submitted to the Council within one month of the development of each lot within the subdivision to certify that the system is constructed and installed in accordance with the details of the application and the conditions of this consent.
5. Pursuant to Section 128 of the Resource Management Act 1991, the Consent Authority may review the conditions of these consents by serving notice during the month of April each year each year, and for any of the following purposes:
 - (a) to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which it is appropriate to deal with at a later stage;
 - (b) to require the Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment;
 - (c) to allow, in the event of concerns about the quality or quantity of stormwater discharged, the imposition of compliance standards, monitoring regimes and monitoring frequencies and to alter these accordingly; or

- (d) to change the compliance standards imposed by conditions of this consent to standards that are consistent with any relevant Regional Plan, District Plan, National Environmental Standard, or Act of Parliament.

6. This consent shall expire 35 years from the date of issue.

ADVICE NOTE(S)

1. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
2. The Consent Holder's attention is drawn to permitted rule 36.2.4 which permits the discharge of sediment or debris to water. No consent to breach the conditions of this rule has been applied for and therefore the Consent Holder must meet the conditions of this consent during land disturbance activities or else a separate resource consent must be obtained.
3. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., 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 & Planning Manager, and the New Zealand Historic Places Trust.
4. This resource consent only authorises the activities described above. Any matters or activities not referred to in these consents or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
5. Monitoring of this resource consent may be required under Section 35 and 36 of the Resource Management Act 1991, and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, the Council will recover the additional amount from the Consent Holder. Monitoring costs are able to be minimised by consistently complying with the resource consent conditions.
6. Pursuant to Section 127 of the Resource Management Act 1991, the Consent Holder may apply to the Consent Authority for the change or cancellation of any condition of this consent.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060743

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

TASMAN LIMITED

(hereinafter referred to as "the Consent Holder")

ACTIVITY AUTHORISED BY THIS CONSENT: To undertake up to 50,000 cubic metres of earthworks for the construction of roads and stormwater swales associated with the subdivision outlined above (Application RM060737). Some of the earthworks will be on slopes which have angles that are greater than 35 degrees.

LOCATION DETAILS:

Address of property: Stringer Road

Legal description:

Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445

Certificates of title:

(CTs 81148, 174441, 174442, NL11B/790, and 81147)

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

CONDITIONS

1. Prior to construction, the Consent Holder shall provide to the Council's Manager of Engineering a copy of the engineering specification for the road cuttings identified on Plan F dated 4 April 2007 (attached). The structures shall be constructed in accordance with the engineering specifications.
2. The Consent Holder shall contact Council's Co-ordinator Compliance Monitoring at least 24 hours prior to commencing works for monitoring purposes.
3. The Consent Holder shall take all practicable measures to limit the discharge of sediment with stormwater run-off to water or land where it may enter water during and after the construction period. In particular, the earthworks should be carried out during fine weather periods when the likelihood of erosion and sedimentation will be least.

Advice Note:

The use of debris fences, straw bales, cut-off drains or other such methods should be used to ensure that any run-off from logging activities on the site is limited.

4. All bare areas shall be revegetated as soon as is practicable and no later than three months after the completion of the works to limit erosion and downhill movement of exposed material.
5. The Consent Holder shall ensure that the site is left in a neat and tidy condition following the completion of the works.

6. Pursuant to Section 128 of the Resource Management Act 1991, the Consent Authority may review the conditions of these consents by serving notice during the month of April each year each year, and for any of the following purposes:
 - (a) to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which it is appropriate to deal with at a later stage;
 - (b) to require the Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment;
 - (c) to change the compliance standards imposed by conditions of this consent to standards that are consistent with any relevant Regional Plan, District Plan, National Environmental Standard, or Act of Parliament.
7. Pursuant to Section 125 of the Act this consent shall lapse five years after the date of this consent unless the consent is either: a) given effect to; or b) the Council has granted an extension pursuant to Section 125(1)(b) of the Act.

Advice Note:

The consent is given effect to once the on-site excavation first commences.

ADVICE NOTE(S)

1. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
2. The Consent Holder's attention is drawn to permitted rule 36.2.4 which permits the discharge of sediment or debris to water. No consent to breach the conditions of this rule has been applied for and therefore the Consent Holder must meet the conditions of this consent during land disturbance activities or else a separate resource consent must be obtained.
3. 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 & Planning Manager, and the New Zealand Historic Places Trust.
4. This resource consent only authorises the activities described above. Any matters or activities not referred to in these consents or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
5. Monitoring of this resource consent may be required under Section 35 and 36 of the Resource Management Act 1991, and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, the Council will recover the additional amount from the Consent Holder. Monitoring costs are able to be minimised by consistently complying with the resource consent conditions.

6. Pursuant to Section 127 of the Resource Management Act 1991, the Consent Holder may apply to the Consent Authority for the change or cancellation of any condition of this consent.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM061008

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

TASMAN LIMITED

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT: To disturb the beds of ephemeral and flowing waterbodies and to place culverts and dam structures in the beds of the watercourse associated with the subdivision outlined above (Application RM060737). The structures are to allow roads to pass over waterbodies and to allow attenuation of stormwater flows.

LOCATION DETAILS:

Address of property: Stringer Road

Legal description:

Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445

Certificates of title:

(CTs 81148, 174441, 174442, NL11B/790, and 81147

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

CONDITIONS

1. Prior to construction, the Consent Holder shall provide to the Council’s Consent Planner, Water a copy of the engineering specification for the in-line retention dams, the culverts and any other structure to be constructed in the bed of a waterbody. The specifications shall be in general accordance with Plans D and E both dated January 2006 (both attached). The structures shall be constructed in accordance with the engineering specifications.

Advice Note:

Particular attention is recommended to specifying the quality of the fill to be used in the dam and to the depth of the core trench. It may be that appropriate dam fill is unavailable on-site.

2. Any structures that are not part of the stormwater management system as authorised by RM060741 (such as road culverts) shall be designed so that they do not cause significant impedance of flood flows to the extent where flooding may occur or may be significantly exacerbated due to the presence of the structures.
3. A copy of this consent and all relevant regional consents shall remain on-site at all times during construction of the in-line retention dams and other structures and the Consent Holder shall provide a copy of the application and this consent and any other relevant consents to the contractor and the supervising engineer.

4. The Consent Holder shall employ an appropriately qualified and experienced chartered civil engineer to supervise dam construction and producer statements shall be provided by both the contractor for the dam and from the engineer supervising dam construction as soon as possible following completion of the dam. These statements shall confirm that all inspections specified in the dam engineering specifications have been completed.
5. The Consent Holder or their agent shall advise the Council's Consent Planner, Water 24 hours prior to when works involving the stream are about to commence and shall keep a photographic record of dam construction progress, particularly of the core trench for the dam, and supply a copy of these photographic images to Council at the completion of the dams.

Advice Note:

Digital images are preferable and can be progressively e-mailed to the applicable Council staff person.

6. All areas of bare ground created by the disturbance are to be protected from soil erosion, by revegetation or any other method of protection, as soon as practicable and in no case later than 12 months from the date of disturbance.
7. The Consent Holder shall not plant or allow to grow any trees or shrubs on the dam embankments or within 3 metres of the toes of the dams and shall ensure that the dam embankments and any unplanted land are grassed down or revegetated as soon as practical after completion of the dams.
8. The Consent Holder shall regularly inspect the dams and maintain the embankment, rock protection, low flow system and spillway in good condition. In particular, the fish passage shall not be obstructed and any damage shall be repaired promptly.
9. Should any slumping or significant seepage from the dam embankments be observed, the Consent Holder shall immediately inform the Tasman District Council's Environment & Planning Manager or his agent and shall employ a suitably experienced chartered civil engineer to advise on appropriate remediation measures.
10. Appropriate sediment traps and such other practical measures shall be undertaken so as to avoid introducing silt and other contaminants to the stream below the dam provided that the discharge of silt is authorised to the extent that it does not decrease the visual clarity of any stream by more than 40% as measured by the black disc method 50 metres downstream of the discharge point.
11. Pursuant to Section 128 of the Resource Management Act 1991, the Consent Authority may review the conditions of these consents by serving notice during the month of April each year each year, and for any of the following purposes:
 - (a) to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which it is appropriate to deal with at a later stage;
 - (b) to require the Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment;
 - (c) to provide for enhanced fish passage if it is considered by an appropriately qualified or experienced person that the fish passage provided for is inadequate.

- (d) to change the compliance standards imposed by conditions of this consent to standards that are consistent with any relevant Regional Plan, District Plan, National Environmental Standard, or Act of Parliament.

12. This consent shall expire 35 years from the date of issue.

ADVICE NOTE(S)

1. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
2. The Consent Holder's attention is drawn to permitted rule 36.2.4 which permits the discharge of sediment or debris to water. No consent to breach the conditions of this rule has been applied for and therefore the Consent Holder must meet the conditions of this consent during land disturbance activities or else a separate resource consent must be obtained.
3. 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 & Planning Manager, and the New Zealand Historic Places Trust.
4. This resource consent only authorises the activities described above. Any matters or activities not referred to in these consents or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
5. Monitoring of this resource consent may be required under Section 35 and 36 of the Resource Management Act 1991, and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, the Council will recover the additional amount from the Consent Holder. Monitoring costs are able to be minimised by consistently complying with the resource consent conditions.
6. Pursuant to Section 127 of the Resource Management Act 1991, the Consent Holder may apply to the Consent Authority for the change or cancellation of any condition of this consent.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM061009

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

TASMAN LIMITED

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT: To dam water to create several ponds and wetlands in existing waterbodies associated with the subdivision outlined above (Application RM060737). The ponds are for the purpose of creating habitat diversity, enhancing wetlands and to allow attenuation and treatment of stormwater flows.

LOCATION DETAILS:

Address of property: Stringer Road

Legal description:

Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445

Certificates of title:

(CTs 81148, 174441, 174442, NL11B/790, and 81147)

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

CONDITIONS

1. There shall be no take of water from the dammed water to the extent that there are any significant adverse effects on resident eels within the dams. Any takes from the dams that may be permitted by the Proposed TRMP shall include screened pump intakes to avoid the entrainment of fish or eels.
2. As far as is possible without adversely affecting the effective operation of the dammed water, the Consent Holder shall plant shading vegetation in and around the ponds to maintain a low water temperature.
3. The Consent Holder shall ensure that any infestations of pest fish are eradicated promptly.
4. Pursuant to Section 128 of the Resource Management Act 1991, the Consent Authority may review the conditions of these consents by serving notice during the month of April each year each year, and for any of the following purposes:
 - (a) to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which it is appropriate to deal with at a later stage;
 - (b) to require the Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment;

- (c) to allow, in the event of concerns about the quality of the dam water, the imposition of compliance standards, monitoring regimes and monitoring frequencies and to alter these accordingly; or
- (d) to change the compliance standards imposed by conditions of this consent to standards that are consistent with any relevant Regional Plan, District Plan, National Environmental Standard, or Act of Parliament.

5. This consent shall expire 35 years from the date of issue.

ADVICE NOTE(S)

1. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
2. No water permit to take water from the dammed water has been applied for and therefore any takes of water must be in accordance with the permitted rules of the Proposed TRMP or else a resource consent must be obtained.
3. The Consent Holder's attention is drawn to permitted rule 36.2.4 which permits the discharge of sediment or debris to water. No consent to breach the conditions of this rule has been applied for and therefore the Consent Holder must meet the conditions of this consent during land disturbance activities or else a separate resource consent must be obtained.
4. 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 & Planning Manager, and the New Zealand Historic Places Trust.
5. This resource consent only authorises the activities described above. Any matters or activities not referred to in these consents or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
6. Monitoring of this resource consent may be required under Section 35 and 36 of the Resource Management Act 1991, and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, the Council will recover the additional amount from the Consent Holder. Monitoring costs are able to be minimised by consistently complying with the resource consent conditions.
7. Pursuant to Section 127 of the Resource Management Act 1991, the Consent Holder may apply to the Consent Authority for the change or cancellation of any condition of this consent.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060742

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

TASMAN LIMITED

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT: To discharge up to 121.7 cubic metres of treated wastewater per day to land by way of pressure compensating dripper irrigation. The wastewater to be treated and disposed would be from 81 residential dwellings, 41 apartments, 15 studios, and a commercial building which would include a café/restaurant, meeting room, and bar associated with the subdivision outlined above (RM060737).

LOCATION DETAILS:

Address of property: Stringer Road
Legal description: Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445
Certificates of title: (CTs 81148, 174441, 174442, NL11B/790, and 81147)

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

CONDITIONS

Discharge Restrictions

1. The maximum rate of discharge shall not exceed 121,700 litres per day (121.7 cubic metres per day).
2. The discharge shall contain only treated wastewater which is of a domestic nature. For the purposes of this condition, wastewater which is of a “domestic nature” includes wastewater from toilets, urinals, kitchens, showers, washbasins, spa baths, and laundries but does not include water from spa pools and large-scale laundry activities. No industrial or tradewaste shall be included.

Advice Note:

Wastewater generated from tourist accommodation units and any associated food preparation areas is considered to be of a “domestic nature”.

3. The treated wastewater entering the disposal areas, based on the results of any single sample collected from the sampling point required to be installed in accordance with Condition 28, shall comply at all times with the following limits:

Determinand	Maximum allowable concentration
Carbonaceous biochemical oxygen demand (cBOD ₅)	10 grams per cubic metre

Total suspended solids	10 grams per cubic metre
Faecal coliforms	100 coliforms units per 100 millilitres
Total nitrogen	25 grams per cubic metre

Disposal / Land Application System

4. The maximum loading rate at which the wastewater is applied to land shall not exceed 3.5 millimetres per day (3.5 litres per square metre per day).

Advice Note:

For a daily discharge volume of 121,700 litres the primary disposal area will need to be at least 3.49 hectares.

5. All wastewater shall be discharged to land by way of pressure compensating dripper line(s) generally laid parallel to the contours of the land. The Consent Holder shall, at all times, ensure that the dripper lines used for the disposal of wastewater are located within a planted area and have no less than a 50 millimetres cover of soil, bark or an appropriate alternative.
6. The pressure compensating drippers used to discharge the treated wastewater to land shall be spaced at intervals not exceeding 600 millimetres along the irrigation line and the maximum spacing between adjacent irrigation lines shall be 1 metre. The instantaneous flow rate for each dripper shall not exceed 1.6 litres per hour.
7. The primary and reserve wastewater disposal areas shall total at least 6.1 hectares and shall be located within the areas marked "Land Treatment Areas" as shown on the plan entitled "Forest Park – Mapua – Proposed Land Treatment Areas", being drawing number 8992-13E (dated July 2006) prepared by Glasson Potts Fowler (attached).

Advice Note:

This condition allows the Consent Holder the flexibility to utilise any of the areas identified as "Land Treatment Areas" on the plan referred to for the disposal of treated wastewater. However, as specified in the advice note to Condition 4 of this consent, a total of at least 3.49 hectares of land will need to be utilised when this consent is fully exercised (121,700 litres per day). The 2.61 hectares not used for the initial disposal of wastewater will be deemed to be the reserve area and the requirements of Condition 8 of this consent will apply to this land.

8. A suitable wastewater disposal reserve area equivalent to not less than 2.61 hectares shall be kept available for future use for wastewater disposal. This reserve area shall remain undeveloped and shall be located within the areas marked "Land Treatment Areas" on the plan referred to in Condition 7 of this consent. For the purposes of this condition "undeveloped" means that no permanent buildings or structures shall be constructed on the areas set aside as reserve areas, however the reserve areas may be planted with trees and other vegetation.
9. Notwithstanding Conditions 7 and 8, in the event that the total area required to adequately dispose of the wastewater is shown to be greater than 6.1 hectares, the Consent Holder shall make additional land available for such disposal.

Advice Note:

The Consent Holder has undertaken initial testing of the soils on the property and determined that a design irrigation rate (DIR) of 3.5 millimetres per day is appropriate for the soils present and has therefore put aside 6.1 hectares of land for primary disposal and reserve areas. However, there is a possibility that the DIR may need to be reduced should soil conditions be different to those found during the initial investigations. This Condition requires that additional land be set aside for land disposal in the event that the DIR in the design is found to be too high. The subject property is large and utilising additional land for land disposal of wastewater will not impose significantly on the Consent Holder's management of the property.

10. The disposal areas (including reserve areas) shall not be located on slopes averaging greater than 15 degrees over a 10 metres length and shall not be located within:
 - a) 20 metres of any surface water body;
 - b) 20 metres of any bore for domestic water supply;
 - c) 5 metres of any adjoining property or road; or
 - d) 600 millimetres, measured vertically, separation from dripper line to average winter groundwater table.

11. The disposal areas shall not be used for:
 - a) Roading, whether sealed or unsealed;
 - b) Hardstand areas;
 - c) Golf course tees and greens, and other intensively managed turf areas (e.g. grass tennis courts, bowling greens);
 - d) Erection of buildings or any non-wastewater systems structures; or
 - e) Stock grazing.

12. Any trees planted within the actual disposal area shall remain in place for the duration of this consent except for the purposes of removal and replacement of trees which have reached maturity or require removal for some other reason. In that situation the Consent Holder shall replace the removed trees with trees that are equally suitable, or trees that are of the same species, and will not remove and replace more than 20% of the trees in any one year.

13. The Consent Holder shall mark each wastewater disposal area by any means that ensures the extent of them is identifiable on the ground surface.

14. There shall be no surface ponding or surface runoff of any contaminants from any of the disposal areas as a result of the exercise of this consent.

Collection, Reticulation, Treatment and Disposal Systems

15. The Consent Holder shall submit a detailed "Wastewater Collection, Treatment, and Disposal Design Report", prepared by a person who is suitably experienced in designing wastewater treatment and disposal systems, to the Council's Coordinator Compliance Monitoring prior to the construction of the collection, treatment or disposal systems. This report shall provide evidence of how design requirements imposed by this Consent on the treatment and disposal systems shall be met and shall include, but not be limited to, the following information:

- a) certification that the selected disposal areas are of suitable topography and soil type and are suitable for the loading rates proposed and sufficiently stable for wastewater disposal;
 - b) the location and dimensions of disposal areas (including reserve areas), including setbacks from neighbouring properties, watercourses and domestic bores, depth of unsaturated soils beneath dripper lines and avoidance of slopes greater than 15 degrees;
 - c) details of how the disposal system will be operated and criteria to be used to determine the timing, period and rate of application. The criteria shall be based on, amongst other things, climatic data, soil moisture status, and groundwater levels within the disposal areas;
 - d) details regarding management of vegetation at the disposal area for the duration of consent;
 - e) the measures proposed to minimise stormwater infiltration and inflow into the disposal field;
 - f) the location of the wastewater treatment plant;
 - g) details of the treatment plant layout, including storage capacities of all tanks and layout of pumps (duty and standby); and
 - h) details of the wastewater collection system, including details of the grinder pumps and tanks to service the various buildings of the subdivision development.
16. The construction and installation of the wastewater collection system, treatment plant and disposal system shall be carried out in accordance with information submitted with the application for resource consent RM060742, the design report required to be prepared by Condition 15, and under the supervision of a person who is suitably qualified and experienced in wastewater treatment and disposal systems.
17. The person supervising the construction and installation of the wastewater collection system, treatment plant and disposal system shall provide a written certificate or producer statement to the Council's Coordinator 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 Conditions 4-8 (inclusive), 10, 11(a)-(d), and 13. In addition, the certificate or statement shall also confirm the following:
- i) that the wastewater system, including the collection system, treatment plant and the disposal areas, is capable of treating the design flows and that it has been designed generally in accordance with standard engineering practice;
 - ii) that all components of the wastewater system, including the collection system treatment plant and the disposal areas, have been inspected and installed in accordance with the manufacturer's specifications and standard engineering practice; and
 - iii) that the components used in the wastewater system, including the collection system treatment plant and the disposal areas, are in sound condition for

continued use for the term of this resource consent, or are listed in the Operations and Management Plan (required by Condition 19) for periodic replacement.

18. Prior to the exercise of this consent, the Consent Holder shall submit a set of final “as-built” plans to the Council’s Coordinator Compliance Monitoring which show the siting of all components of the wastewater collection, 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 officer to locate all structures identified on the plans.

Wastewater System Operation and Maintenance

19. A chartered professional engineer or suitably qualified person experienced in wastewater engineering shall prepare an “Operations and Management Plan” for the wastewater treatment and disposal system. This plan shall be prepared in accordance with the conditions of this resource consent and shall contain, but not be limited to, the following:
 - a) an inspection programme to verify the correct functioning of the wastewater treatment and disposal systems including not less than monthly inspections of the wastewater treatment plant and disposal areas;
 - b) a schedule for the daily, weekly, monthly and annual operational requirements including requirements of compliance monitoring of consent conditions;
 - c) a schedule of maintenance requirements for the pumps, grinder pumps and tanks, recirculation tanks, treated effluent holding tank, flow meters and stormwater control drains;
 - d) a schedule of maintenance requirements for the management of vegetation on the wastewater disposal area;
 - e) a contingency plan specifying the actions to be taken in the event of failure of any component of the system and any non-compliance with the conditions of this resource consent;
 - f) details of how the wastewater disposal system will be managed;
 - g) emergency contact details (24 hour availability) for the Service Provider and Consent Holder; and
 - h) monitoring of the wastewater disposal areas shall include visual ground inspections to identify above ground and surface flows of wastewater and methods to remedy such flows should any be identified.
20. A copy of the “Operations and Management plan” required by Condition 19 shall be submitted to the Council’s Coordinator Compliance Monitoring for approval prior to exercising this consent. Any changes to this plan shall be in accordance with the conditions of this consent and submitted to the Council’s Coordinator Compliance Monitoring prior to them taking effect.

21. The Consent Holder shall enter into, and maintain in force, a written maintenance contract with an suitably qualified and experienced wastewater treatment plant operator suitably trained in wastewater treatment plant operation by the system designer, and approved by the Council's Coordinator Compliance Monitoring for the ongoing maintenance of the grinder pumps and tanks, and the treatment and disposal systems and control of the remote monitoring system as required by Condition 24. The maintenance contract shall require the operator to perform maintenance functions and duties specified in the "Operations and Management Plan" required to be prepared by Condition 19. A signed copy of this contract, including full contact details for the Service Provider, shall be forwarded to the Council's Coordinator Compliance Monitoring, prior to exercising this consent. Any changes to this maintenance contract must be in accordance with the conditions of this consent and submitted in writing to Council's Coordinator Compliance Monitoring prior to them taking effect.

In addition, the Consent Holder shall, every three months from the date of first exercising this consent, provide the Council's Coordinator Compliance Monitoring with a copy of a written report that details the maintenance that has been undertaken on the wastewater treatment and disposal system during the previous three month period in accordance with the requirements of the Operations and Management Plan.

Advice Note:

For compliance purposes, a suitably qualified and experienced person would be either a person employed and trained by the manufacturer of the treatment and disposal system, or someone who can provide evidence of satisfactory qualifications and experience in maintaining such wastewater treatment and disposal systems.

22. The collection and treatment tanks that form part of the wastewater treatment plant shall be inspected not less than once every three months and the grinder pumps and tanks shall be inspected not less than once every six months. Where appropriate, all tanks, except those which are specifically used for storing sludge, shall as a minimum be cleaned out once the combined depth of the sludge and scum in any tank occupies half of the tank's volume. Material collected from the desludging of tanks shall be removed from site for disposal at a facility authorised to receive such material.
23. The Consent Holder shall submit an "Asset Management Plan" for the wastewater collection, treatment and disposal system for approval by Council's Coordinator Compliance Monitoring prior to the exercise of this consent. This plan shall be prepared by a suitably experienced person and shall detail financial asset management requirements (including depreciation considerations) of the wastewater collection, reticulation, treatment and disposal systems for the duration of the consent. Any changes to this plan shall be in accordance with the conditions of this consent and submitted to the Council's Coordinator Compliance Monitoring for approval prior to them taking effect.

Advice Note:

Section 11.2 of the Ministry for the Environment's Sustainable Wastewater Management, a handbook for smaller communities, would be a useful reference point in preparing this plan.

Contingency Measures

24. A telemetered 24 hour remote advance warning system shall be installed and operated that is capable of warning of any failure within the treatment or disposal systems (ie, pump failure or mechanical blockage).

This warning system shall be configured to be remotely monitored by the wastewater treatment plant operator for all systems and to activate an audible and visual alarm system located adjacent to the treatment plant or other prominent place on the site for the central treatment plant. The details of the alarm and monitoring systems shall be included in the "Operations and Management Plan" required by Condition 19 and shall achieve as a minimum the following:

- a) notify operators of any alarm;
- b) monitor and record daily flow readings from all meters;
- c) store and transmit daily reports to the operator of the discharge volume meter reading and system status from each site; and
- d) in the event of any alarm activating, the remote monitor and management system shall immediately notify the maintenance operator and shall continue notifying the operator until the condition has been remedied and cleared by the operator. An audible and visual alarm system shall be installed and operated on all grinder pumps and tanks and, as a minimum, this alarm shall be activated by a high level switch. The alarms associated with the grinder pumps are not required to be telemetered.

The Consent Holder shall maintain clearly visible signage adjacent to all external alarm panels at the plant to provide a 24 hour contact number in the event of an alarm being activated.

25. The Consent Holder shall ensure that the treatment plant is designed and maintained so that wastewater can be retained within the treatment system above the alarm level without overflow for a period of at least 12 hours, based on average dry weather flows and in accordance with the provisions in the "Operations and Management Plan". All pumps in the reticulation, treatment and disposal system that are essential for the continuous processing, treatment, and disposal of the wastewater shall include duty and standby units. The grinder pumps do not require a duty-standby set up and a single pump is only required.

Advice Note:

The second last sentence of this condition requires that all pumps in the reticulation, treatment and disposal system that are essential for the continuous operation of the treatment require duplication by way of having a duty and standby pump set up. However, this condition acknowledges that some of the pumps in the system, for example the waste sludge pump, are not necessarily essential for the ongoing operation of the treatment plant and will not be required to have a duty-standby set up.

26. The Consent Holder shall ensure that each grinder pump servicing the domestic dwellings of the subdivision has a sealed emergency storage volume of at least 1,000 litres. The grinder pumps servicing the semi-intensive residential villas, tourist

accommodation units, and the commercial building shall have sealed emergency storage volumes equivalent to at least 12 hours average dry weather flow (based on full occupancy). For the purposes of this condition the “emergency storage” is defined as the normally empty volume that is available for temporary storage of wastewater during periods when there are power failures or unscheduled shutdowns of the pump station. The emergency storage volume may include the space within the pump station itself over and above the high level alarm and/or any separate external tank into which overflows from the pumping chamber may enter.

Advice Note for Conditions 25 and 26:

The site is relatively remote and the wastewater reticulation, treatment, and disposal system will be privately owned and as such the Council considers that emergency storage within the system should be designed conservatively. The Council has specified a 12 hour emergency storage volume at the treatment plant. The Consent Holder has designed the wastewater collection and treatment system on the basis that emergency storage will be provided both at the treatment plant and within the grinder pumps and tanks that will be located on each allotment. A minimum of 1,000 litres of emergency storage will be provided within each grinder pump tank and this equates to around 24 hours storage for each dwelling based on average dry weather flows. In addition, the Consent Holder will provide a minimum of 61,000 litres (61 cubic metres) of emergency storage at the treatment plant when the plant is at full capacity. However, the plant is proposed to be developed in a staged manner and as such the emergency storage provided over time will progressively increase up to the minimum of 61,000 litres. During periods of power outage, the grinder pumps will not operate so no wastewater will be pumped to the treatment plant during these periods.

The Consent Holder has advised that during periods when there is a failure at the treatment plant but the grinder pumps remain operational, the system operator will arrange for the grinder pumps to be switched off. It is important that the Operations and Management Plan for the entire system outlines the procedures to be followed during these various scenarios.

27. Should power disruption result in the emergency storage capacity required to be provided at the treatment plant by Condition 25 and/or the emergency storage capacity required to be provided in the grinder pump tanks by Condition 26 being utilised to 80% capacity, the Consent Holder shall ensure that the wastewater is removed from the storage tank at that time for the purpose of maintaining capacity. Wastewater shall be disposed of to a facility that is authorised to accept such wastes. The relevant details of how this will be achieved shall be incorporated in the “Operations and Management Plan” required to be prepared in accordance with Condition 19.

Monitoring and Reporting

28. A sampling point to allow collection of a sample of the treated wastewater, shall be provided at a point located directly after the final pump-out chamber and before the point where the wastewater discharges to the disposal field. Details of the location of this sampling point shall be forwarded to the Council’s Coordinator Compliance Monitoring prior to the exercise of this consent.
29. A sample of the treated wastewater shall be collected from the sampling point required to be installed in accordance with Condition 28. Samples shall be analysed for five day carbonaceous biochemical oxygen demand (cBOD₅), total suspended

solids, total faecal coliforms, total nitrogen, pH, and temperature. The frequency of sampling shall be as follows:

- a) for the first twelve months following treatment plant start up, samples shall be collected at least monthly when the plant is discharging to the disposal field
- b) samples shall be collected at least weekly over the period 20 December to 10 January during the period described in (a) above;
- c) following the first 12 months samples shall be collected at least every three months (a total of at least four samples a year) with at least one of these samples being collected between 20 December and 10 January provided the contaminant limits specified in Condition 3 are always met. Should any of these limits not be met, the sampling frequency shall be increased to monthly sampling, including the frequency specified in (b) above, until full compliance with the contaminant limits of Condition 3 has been achieved over an eight month period.

30 Prior to the exercise of this consent the Consent Holder, or its authorised agent, shall collect water samples on at least three different occasions from two locations in Stringer Creek, one being located upstream of the most western wastewater disposal area (at or about 2514020E 5991577N) and one being located approximately 100 metres downstream of the confluence of Stringer Creek and the unnamed tributary which flows in a northerly direction beside the proposed location of the treatment plant (at or about 2514700E 5991718N). The locations shall be fixed by Global Positioning System (GPS) and submitted to the Council's Coordinator Compliance Monitoring for approval prior to sampling. The sampling sites shall be clearly marked to enable future monitoring to be undertaken from the same locations. Following the exercise of this consent, the Consent Holder, or its authorised agent, shall collect water samples from the two sites in Stringer Creek described above every three months. These samples shall be analysed to determine the presence and concentration of the following determinands:

- pH
- Dissolved oxygen concentration and percentage saturation
- Temperature
- Faecal coliforms
- Total Kjeldahl Nitrogen
- Total ammoniacal nitrogen
- Dissolved inorganic nitrogen
- Nitrate-nitrogen
- Nitrite-nitrogen
- Total phosphorous
- Dissolved reactive phosphorous

In the event that the consent holder is denied access to the above sampling sites, the consent holder shall arrange for the sampling to be undertaken by Council.

Advice Note:

It is recommended that the consent holder enter into a formal access arrangement to the sampling sites with the relevant landowner, but if such an arrangement is not possible, the Council shall exercise its powers under Section 332.

31. All sampling referred to in this consent shall be carried out by a suitably qualified person approved by the Council's Coordinator Compliance Monitoring, using standard sampling methodologies and equipment and shall be transported to the laboratory under chain of custody. Where temperature, dissolved oxygen, and pH are required, these shall be measured in the field using standard methods and calibrated meters. The detection limits specified in Appendix 1 (Applicable Detection Limits, attached) shall apply to analyses that are undertaken by the laboratory. The samples shall be analysed using standard methodology by an IANZ accredited laboratory. The analytical results shall be forwarded to the Council's Coordinator Compliance Monitoring within 10 working days of the results being received from the laboratory.
32. The Consent Holder shall install and maintain at all times a calibrated flow meter, with an accuracy of $\pm 5\%$, on the outlet of the wastewater treatment system to measure the quantities of wastewater discharged to the wastewater disposal areas.
33. The flow meter required to be installed in accordance with Condition 32 shall be read manually or electronically at the same time daily. In addition, the Consent Holder shall also keep records of which disposal areas are utilised daily to dispose of the wastewater to enable daily irrigation rates to be calculated.

Copies of these records shall be forwarded to the Council's Coordinator Compliance Monitoring quarterly in the Quarterly Monitoring Report required by Condition 38, within one month following the end of the three month period ending 31 March, 30 June, 30 September and 31 December each year.

34. Any exceedance of the authorised discharge volume (refer Condition 1) shall be reported to the Council's Coordinator Compliance Monitoring in writing within three days of the reading. This report must include any explanation for the non-compliance and an assessment of the likely effects of the functioning of the system and the receiving environment. These data shall be securely stored electronically for at least two years.
35. The Consent Holder shall log all complaints received relating to the exercise of this consent and shall maintain a register of complaints including the following information: date and time of the complaint; nature of the complaint; name, address and telephone number of the complainant if available; details of discharge at time of alleged problem; and any remedial action taken to rectify problem or mitigation proposed to prevent future complaints.
36. The Consent Holder shall report all complaints to the Council's Coordinator Compliance Monitoring in writing within 48 hours of receipt and the log, required to be kept in accordance with Condition 35 shall be made available to the Council upon request.
37. The Consent Holder or its authorised agent shall notify Council's Coordinator Compliance Monitoring of any wastewater discharge to land or water from the treatment plant or wastewater reticulation system which is not authorised by this consent in writing as soon as practicable (but no more than 24 hours) after the discharge commenced.

38. The Consent Holder shall prepare and present a Monitoring Report to the Council's Coordinator Compliance Monitoring, at the following intervals and shall include the following matters:
- a) Quarterly (every three months): actual monitoring results for monitoring undertaken in accordance with Conditions 29, 30 and 33 above, for the past quarter. The report shall provide a summary of the compliance with discharge quality limits specified in Condition 3 and discharge volume limits and daily wastewater loading rates specified in Conditions 1 and 4 respectively;
 - b) Annually (to be submitted by 1 July each year to cover the previous twelve month period ending 1 June); an interpretation of monitoring results and an outline of any trends in changes in discharge volume, wastewater loading rates, wastewater discharge quality and quality of the receiving waters. It shall also identify any actual and potential effects on the receiving environment identified since the previous report to the Council. This report shall also provide a summary of any difficulties that have arisen with the plant operation and/or public complaints received any remedial actions taken as a result during the previous period;

General Conditions

39. The wastewater treatment system shall be located, and the surrounding area maintained, so that vehicular access for maintenance is readily available at all times.
40. The Council may, in the period 1 May to 1 September 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:
- i) 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
 - ii) 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
 - iii) reviewing the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - iv) reviewing the frequency of sampling, flow monitoring and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
41. The Consent Holder shall administer the responsibilities and obligations of all persons who own lots connected to the wastewater treatment and disposal system, to comply with the conditions of this consent. The Consent Holder shall ultimately hold responsibility for ensuring that the owners of properties within the development:
- i) are connected and discharge to the reticulation and central treatment system whenever the respective dwellings first become occupied; and

- ii) are aware of and comply with the rules associated with the connection, including restrictions on the discharge of toxic substances.

Lapsing of Consent (RMA Section 125) and Duration of Consent (RMA Section 123)

42. The consent will lapse 10 years after the commencement of the consent.

43. This consent expires on 1 May 2022.

ADVICE NOTES

1. 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: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
2. The Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.
3. All reporting required by Council shall be made in the first instance to the Council's Coordinator Compliance Monitoring.
4. The Consent Holder is advised that compliance with operating guidelines provided by the wastewater system manufacturer and system designer is recommended to reduce the likelihood of malfunction of the treatment or disposal system and a possible breach of consent conditions.
5. The Consent Holder is recommended to prohibit the installation of garbage grinders to all dwellings within the development as it is well recognised that such fixtures are likely to affect the level of contaminants in the wastewater and create problems in complying with the wastewater quality limits imposed by this consent.
6. If the site becomes part of an urban drainage area identified by Council when future reticulation is available, the Consent Holder will be required to provide connection from the dwellings or treatment system to the sewer line.
7. 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 & Planning Manager, and the New Zealand Historic Places Trust.
8. It is strongly recommended that household water reduction fixtures be included in the design of the dwellings and other buildings of the development 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.

Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

APPENDIX 1

APPLICABLE DETECTION LIMITS

Parameter	Detection Limits	Units
Carbonaceous biochemical oxygen demand	¹ 2	g/m ³
Total Suspended Solids	3	g/m ³
Total faecal coliforms	10	MPN or cfu/100 mL
Total Kjeldahl Nitrogen	0.02	gN/m ³
Total ammoniacal-N	0.1	gN/m ³
Nitrate-nitrogen	0.01	gN/m ³
Nitrite-nitrogen	0.01	gN/m ³
Total Phosphorus	0.01	gP/m ³
Dissolved Reactive Phosphorus	0.01	gP/m ³

Notes:

1. These detection limits apply unless other limits are approved in writing by the Manager.

RESOURCE CONSENT NUMBER: RM061007

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

TASMAN LIMITED

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT: To discharge contaminants, primarily odorous compounds, to air from the operation of a wastewater treatment plant and from wastewater disposal areas.

LOCATION DETAILS:

Address of property:	Stringer Road
Legal description:	Lot 2 DP 320445; Lot 1 DP 342449; Pt Lot 2 DP 767; Lot 2 DP 342449; Lot 2 DP 17303; Lot 1 DP 320445
Certificates of title:	(CTs 81148, 174441, 174442, NL11B/790, and 81147

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

CONDITIONS

1. The Consent Holder’s operations shall not give rise to any discharge of contaminants to air, which in the opinion of an Enforcement Officer of the Council is noxious, dangerous, offensive or objectionable at or beyond the property boundary.

Advice Note:

To comply with this condition, the Consent Holder may need to install and maintain odour filtration devices on outlets and/or vents of tanks which have the potential to generate odours.

2. The Consent Holder shall log all complaints received relating to the exercise of this consent and shall maintain a register of complaints including the following information: date and time of the complaint; nature of the complaint; name, address and telephone number of the complainant if available; details of discharge at time of alleged problem; and any remedial action taken to rectify problem or mitigation proposed to prevent future complaints.
3. The Consent Holder shall report all complaints to the Council’s Coordinator Compliance Monitoring in writing within 48 hours of receipt and the log, required to be kept in accordance with Condition 2 shall be made available to the Council upon request.
4. The Council may, in the period 1 May to 1 September 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:

- i) 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
 - ii) 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
5. The consent will lapse 10 years after the commencement of the consent.
 6. This consent expires on 1 May 2022.

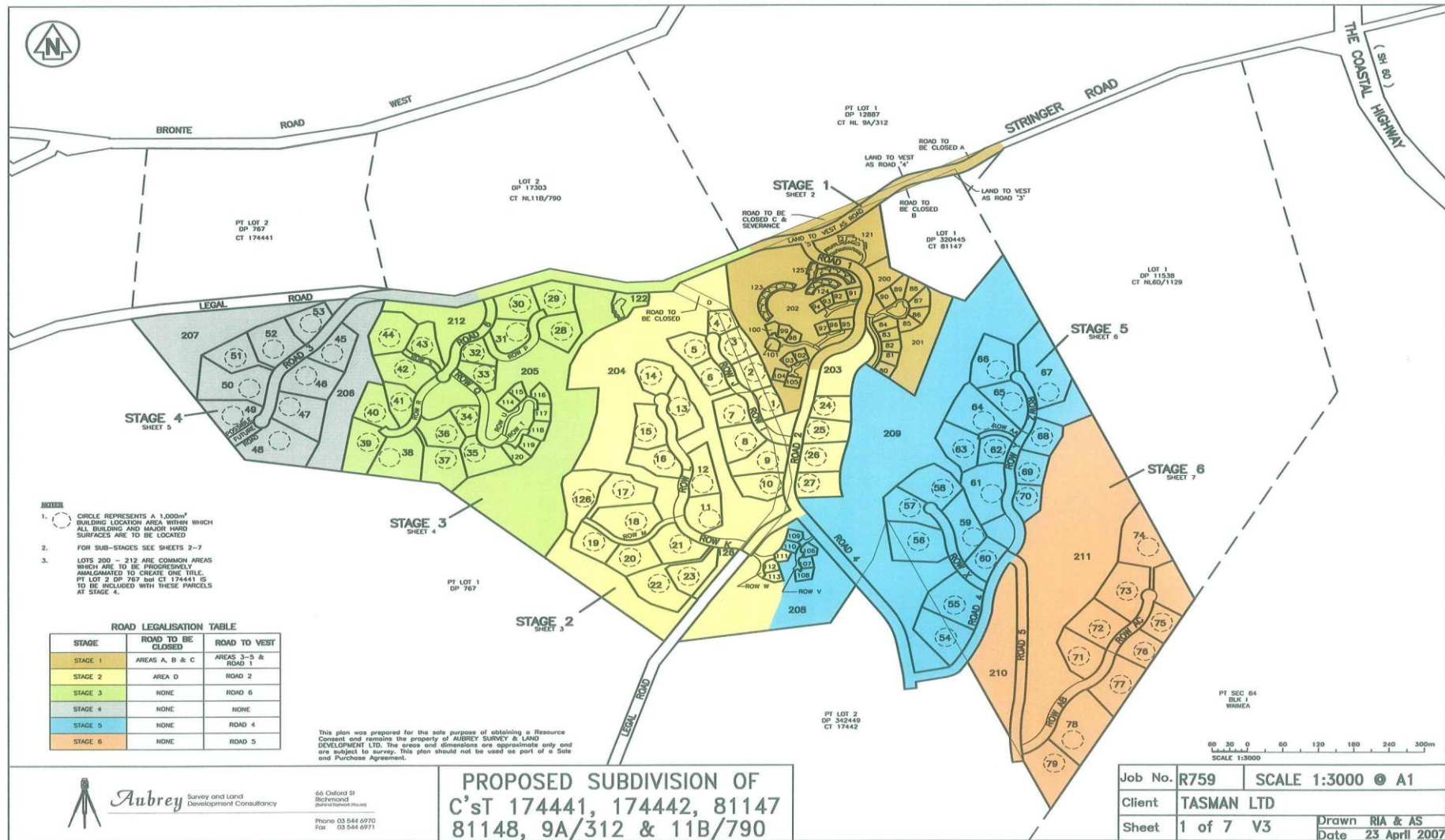
Advice Note:

1. 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: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

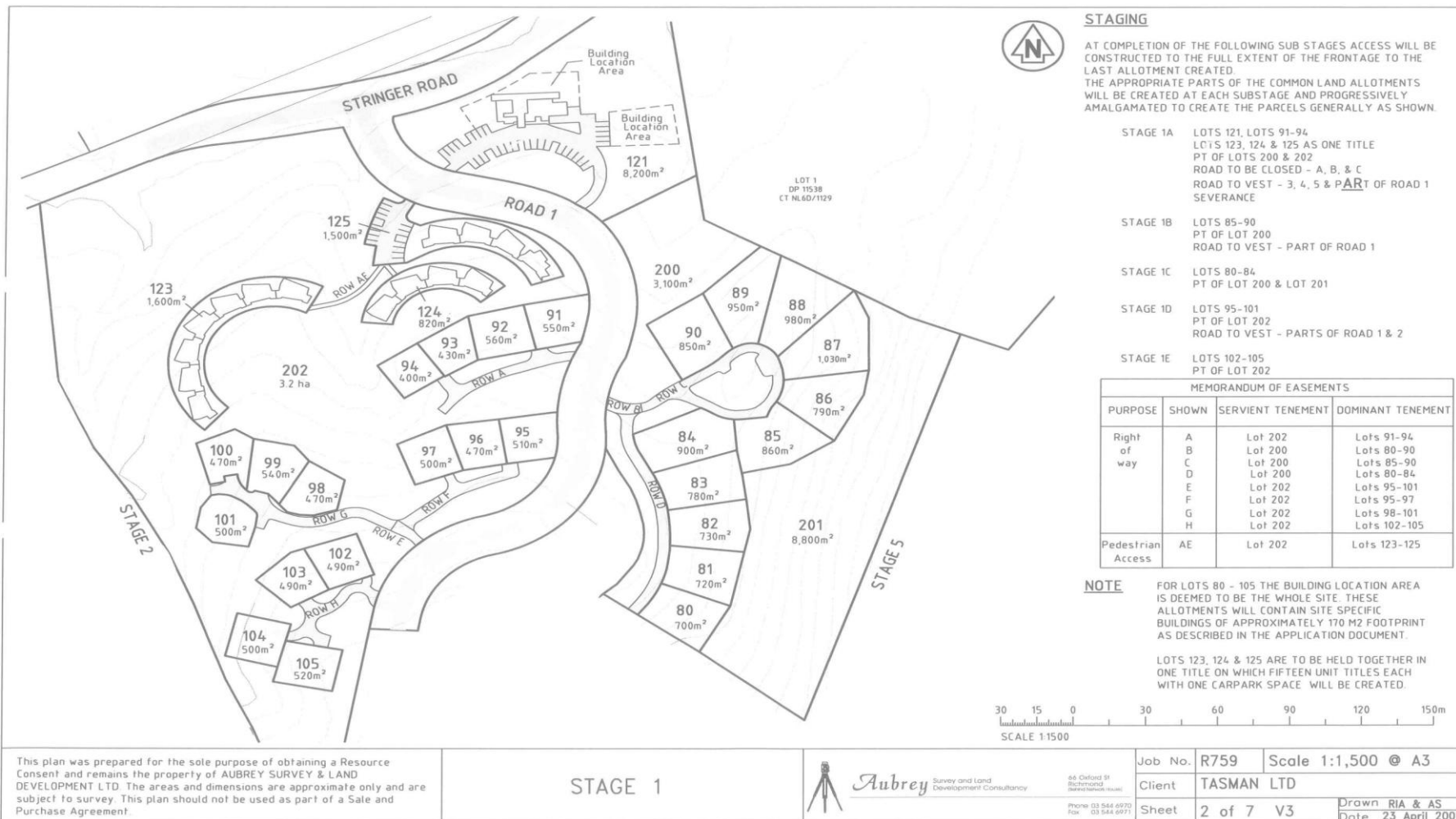
Issued this 11th day of May 2007

Councillor O'Regan
Chair of Hearings Committee

PLAN A - RM060737



PLAN B - RM060737



PLAN C - RM060737

STAGING

AT COMPLETION OF THE FOLLOWING SUB STAGES ACCESS WILL BE CONSTRUCTED TO THE FULL EXTENT OF THE FRONTAGE TO THE LAST ALLOTMENT CREATED
THE APPROPRIATE PARTS OF THE COMMON LAND ALLOTMENTS WILL BE CREATED AT EACH SUB STAGE AND PROGRESSIVELY AMALGAMATED TO CREATE THE PARCELS GENERALLY AS SHOWN.

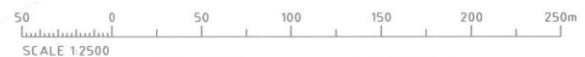
STAGE 2A	LOTS 24-27 LOT 203
STAGE 2B	LOTS 1 & 7-10 PT OF LOT 204 ROAD TO BE CLOSED - D ROAD TO VEST - PT OF ROAD 2
STAGE 2C	LOTS 2-6 PT OF LOT 204
STAGE 2D	LOTS 11-16 PT OF LOT 204
STAGE 2E	LOTS 17-23, LOT 106, LOTS 111-113 PART OF LOT 208 & LOT 212

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of way	J	Lot 204	Lots 1-9
	K	Lot 204	Lots 2-6
	L	Lot 204	Lots 11-21 & 106
	M	Lot 204	Lots 11-16
	W	Lot 208	Lots 17-21 & 106

NOTE

 CIRCLE REPRESENTS A 1,000m² BUILDING LOCATION AREA WITHIN WHICH ALL BUILDING AND MAJOR HARD SURFACES ARE TO BE LOCATED

FOR LOTS 111 - 113 THE BUILDING LOCATION AREA IS DEEMED TO BE THE WHOLE SITE. THESE ALLOTMENTS WILL CONTAIN SITE SPECIFIC BUILDINGS OF APPROXIMATELY 170 M² FOOTPRINT AS DESCRIBED IN THE APPLICATION DOCUMENT.



This plan was prepared for the sole purpose of obtaining a Resource Consent and remains the property of AUBREY SURVEY & LAND DEVELOPMENT LTD. The areas and dimensions are approximate only and are subject to survey. This plan should not be used as part of a Sale and Purchase Agreement.

STAGE 2



Aubrey Survey and Land Development Consultancy
44 Oxford St
Richmond
(Incorporated in New Zealand)
Phone: 03 544 6970
Fax: 03 544 6971

Job No.	R759	Scale	1:2,500 @ A3
Client	TASMAN LTD	Sheet	3 of 7 V3
		Drawn	RIA & AS
		Date	23 April 2007

PLAN D - RM060737

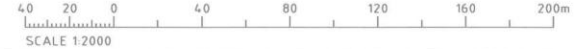


STAGING
 AT COMPLETION OF THE FOLLOWING SUB STAGES ACCESS WILL BE CONSTRUCTED TO THE FULL EXTENT OF THE FRONTAGE TO THE LAST ALLOTMENT CREATED. THE APPROPRIATE PARTS OF THE COMMON LAND ALLOTMENTS WILL BE CREATED AT EACH SUB STAGE AND PROGRESSIVELY AMALGAMATED TO CREATE THE PARCELS GENERALLY AS SHOWN.

- STAGE 3A LOTS 28-32 & LOT 122
 PT LOT 205, Lot 212
 ROAD TO VEST - PT OF ROAD 6
- STAGE 3B LOTS 36-43
 PT OF LOT 205
 ROAD TO VEST - PART OF ROAD 6
- STAGE 3C LOTS 33-35 & LOTS 118-120
 PT OF LOT 205
- STAGE 3D LOTS 114-117
 PT OF LOT 205

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way	P	Lot 205	Lots 28-31
	Q	Lot 205	Lots 33-35 & 114-120
	R	Lot 205	Lots 36-42
	S	Lot 205	Lots 42-44
	T	Lot 205	Lots 118-120
	U	Lot 205	Lots 114-117

NOTE
 CIRCLE REPRESENTS A 1,000m² BUILDING LOCATION AREA WITHIN WHICH ALL BUILDING AND MAJOR HARD SURFACES ARE TO BE LOCATED
 FOR LOTS 114 - 120 & 122 THE BUILDING LOCATION AREA IS DEEMED TO BE THE WHOLE SITE. THESE ALLOTMENTS WILL CONTAIN SITE SPECIFIC BUILDINGS OF APPROXIMATELY 170 M2 FOOTPRINT AS DESCRIBED IN THE APPLICATION DOCUMENT.



This plan was prepared for the sole purpose of obtaining a Resource Consent and remains the property of AUBREY SURVEY & LAND DEVELOPMENT LTD. The areas and dimensions are approximate only and are subject to survey. This plan should not be used as part of a Sale and Purchase Agreement.

STAGE 3

66 Oxford St
 Wellington
 (between Victoria House)

Phone 03 544 6973
 Fax 03 544 6171

Job No.	R759	Scale	1 : 2,000 @ A3
Client	TASMAN LTD		
Sheet	4 of 7	V3	Drawn RIA & AS Date 23 April 2007

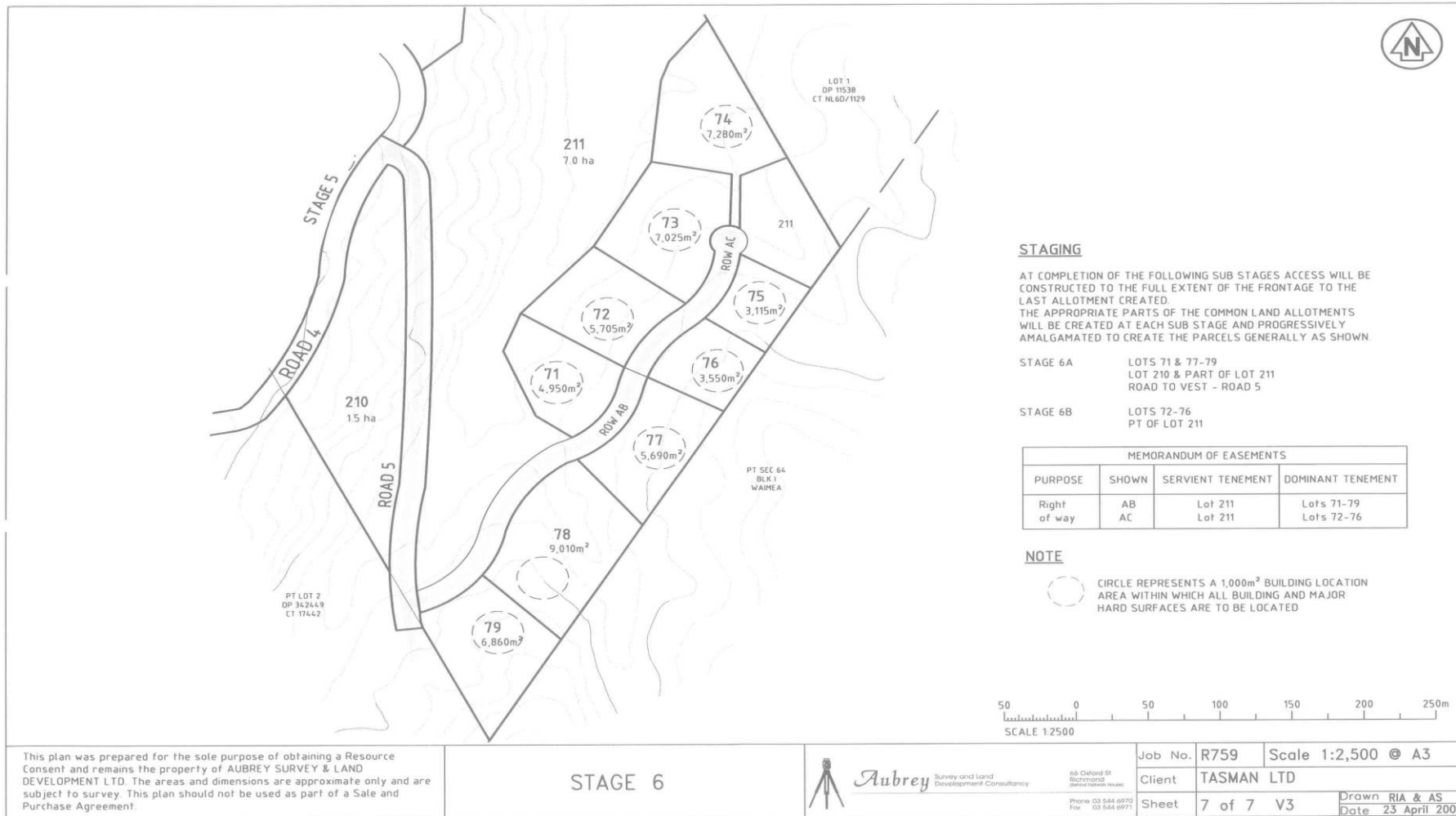
PLAN E - RM060737



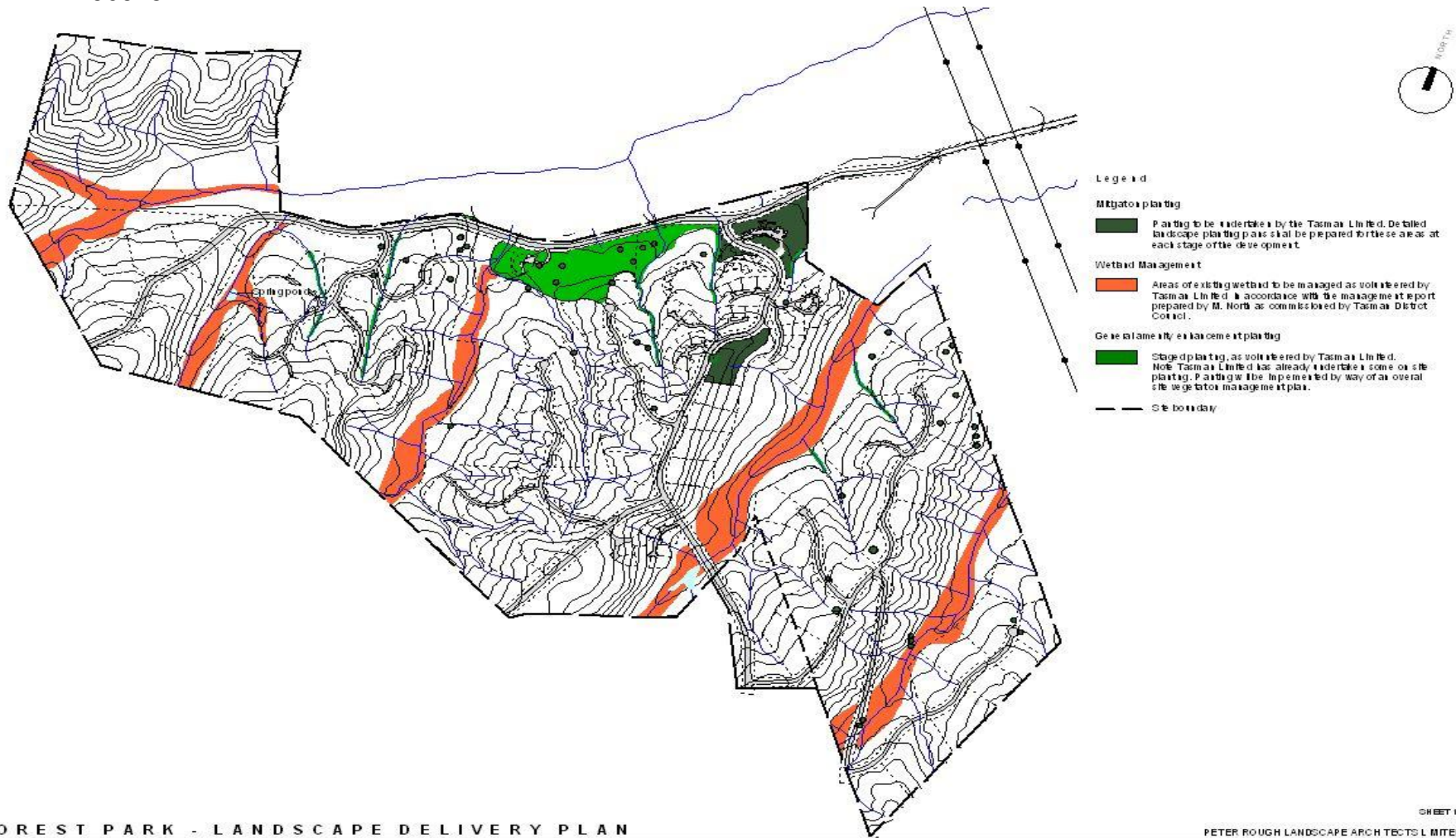
PLAN F - RM060737



PLAN G - RM060737



PLAN H – RM060737



FOREST PARK - LANDSCAPE DELIVERY PLAN

SHEET 14
 PETER ROUGH LANDSCAPE ARCHITECTS LIMITED
 23 APRIL 2007
 1:5000 @ A3



PLAN I - RM060737

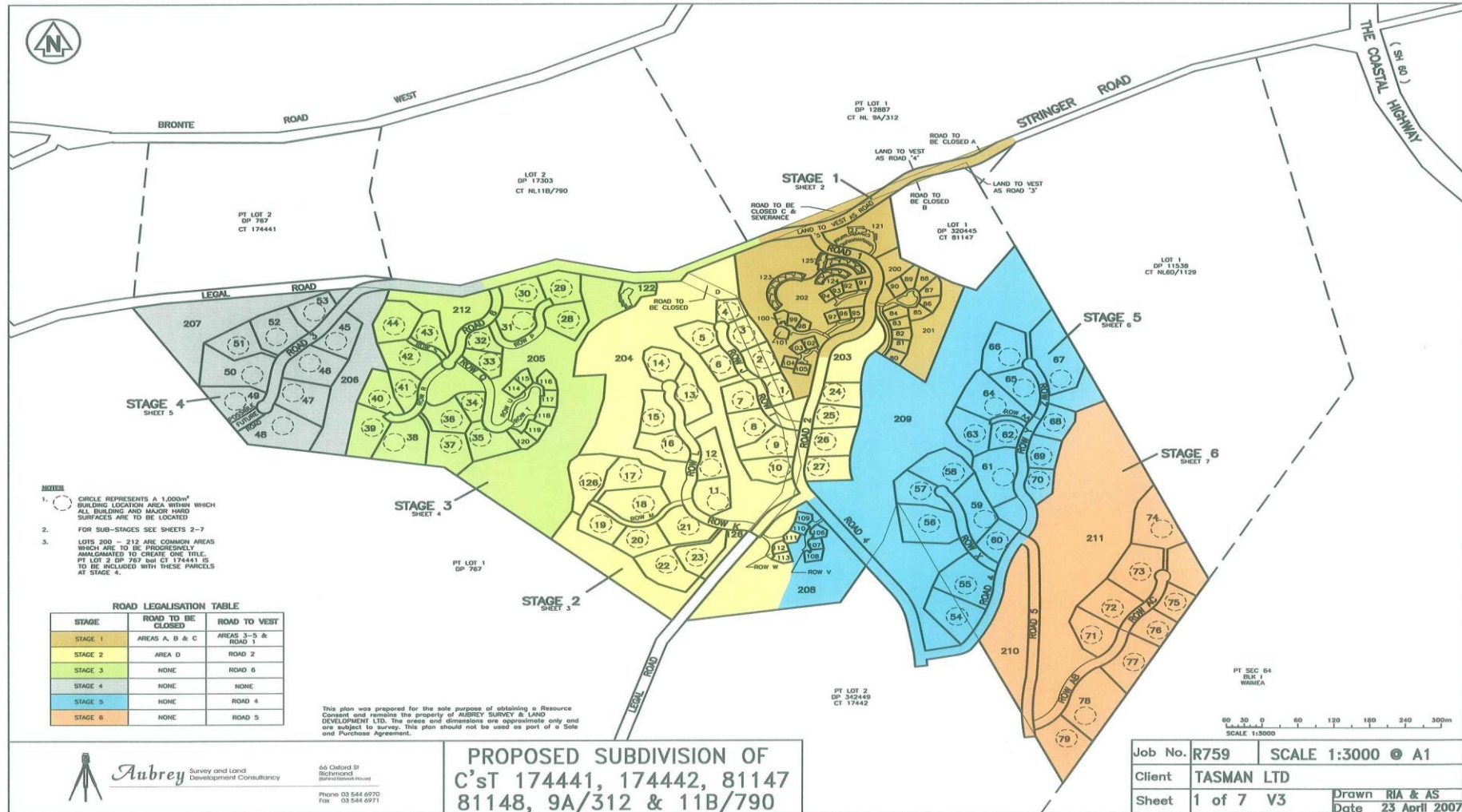


FOREST PARK - WALKWAY AND CYCLEWAY PLAN

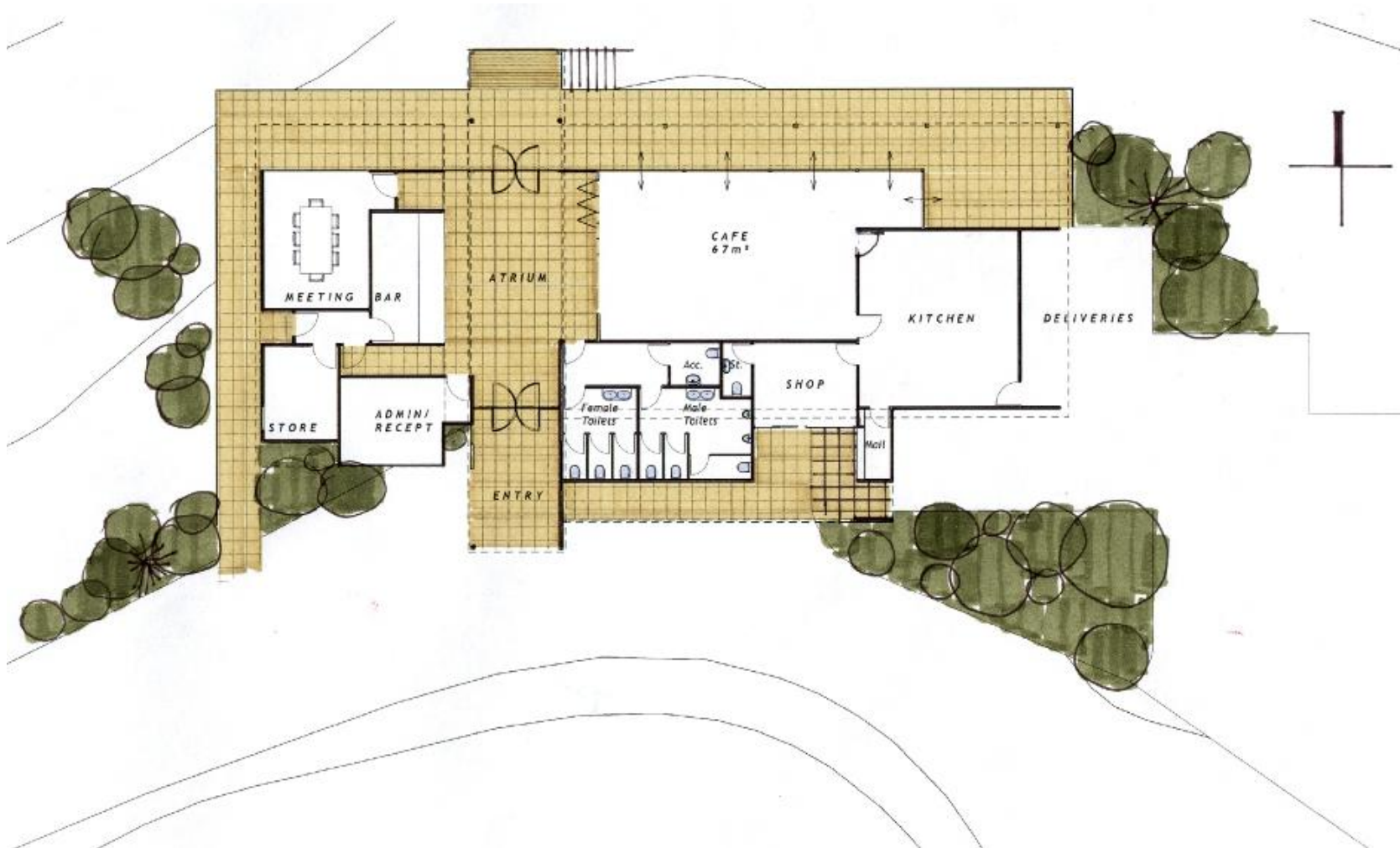
04/07/12
ENTER ROUGH LANDSCAPE ARCHITECTS LIMITED
2500113300
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PLAN A - RM060738



PLAN B - RM060738

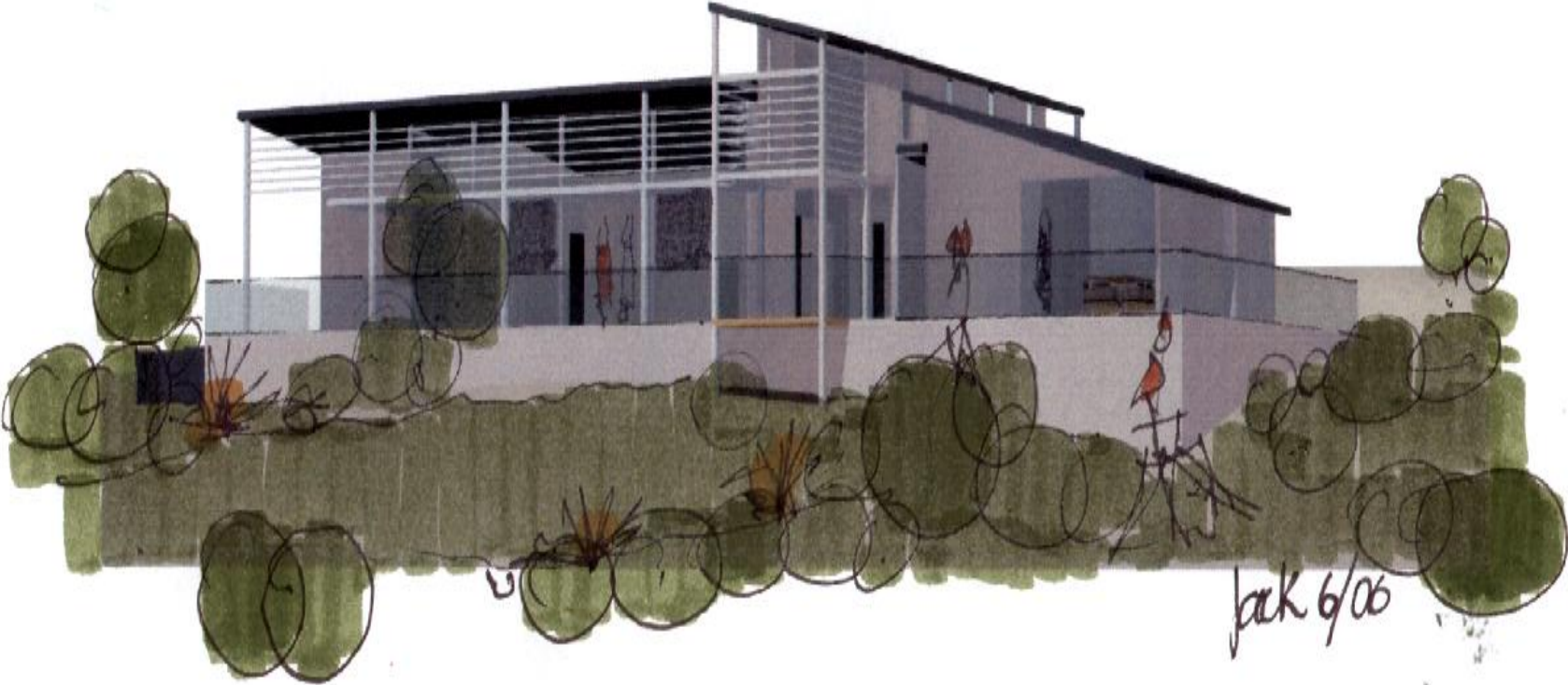


PLAN C - RM060738



FOREST PARK
CAFE FROM NORTH-EAST
13/6/06

PLAN D - RM060738



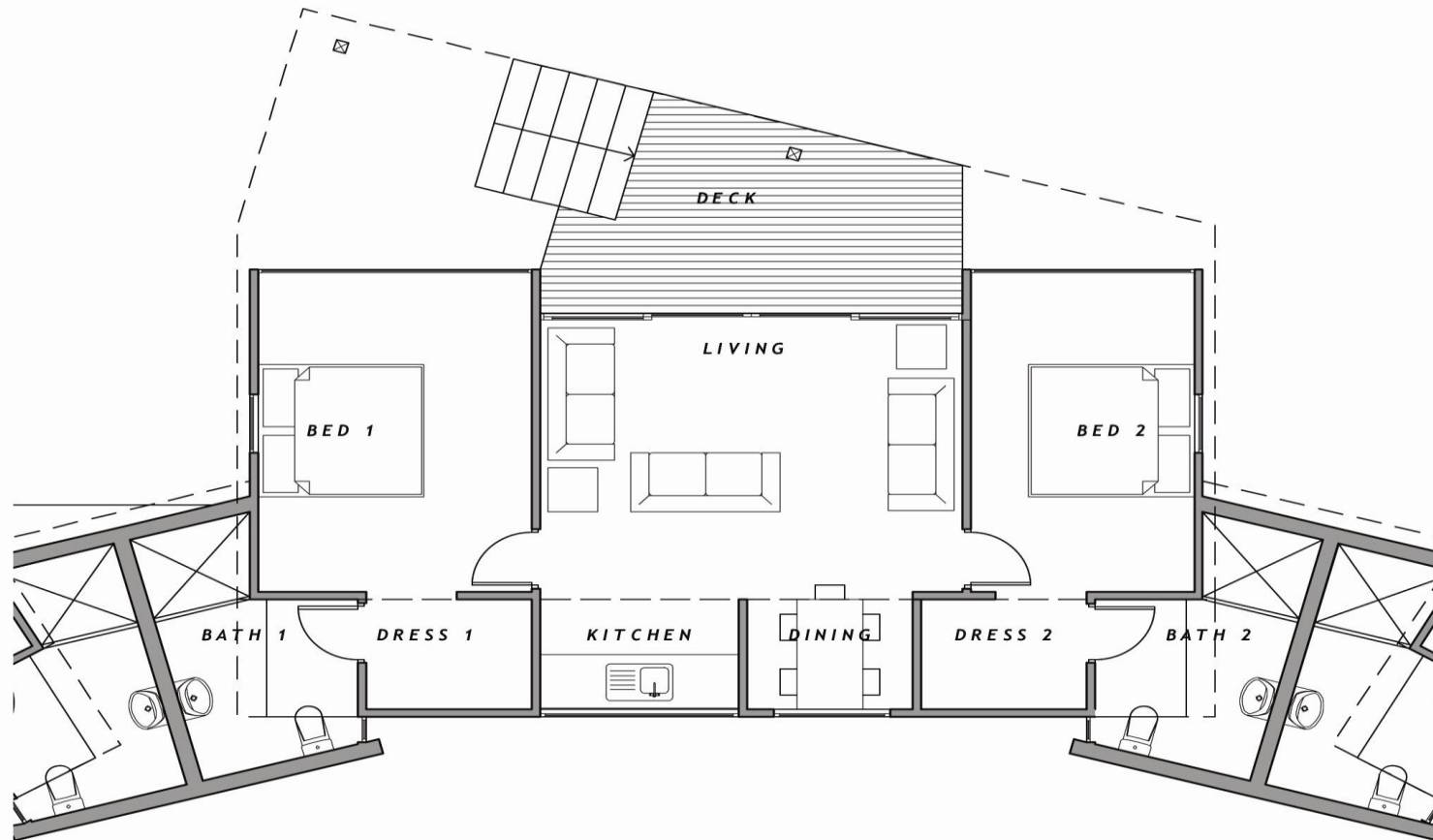
PLAN E - RM060738



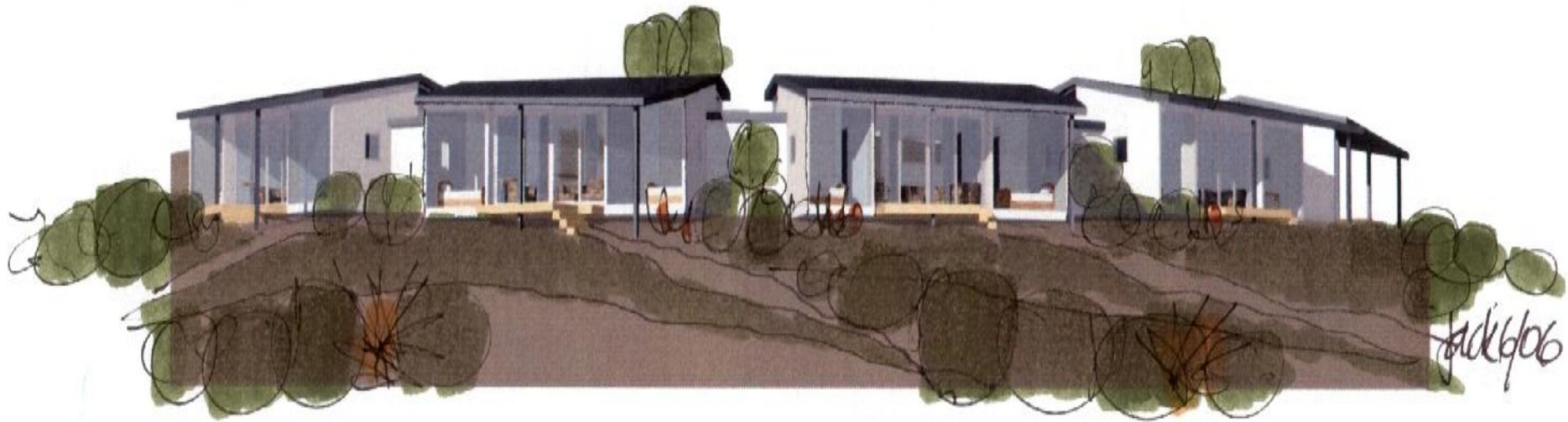
PLAN F - RM060738



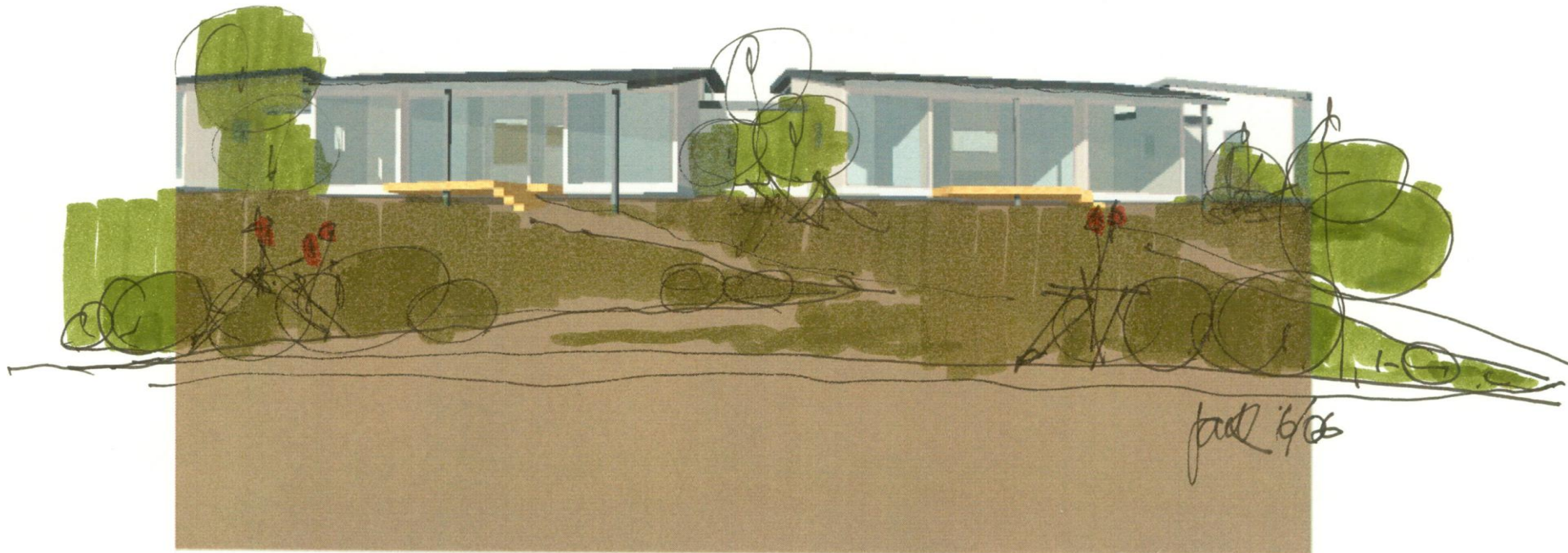
PLAN G - RM060738



PLAN H - RM060738

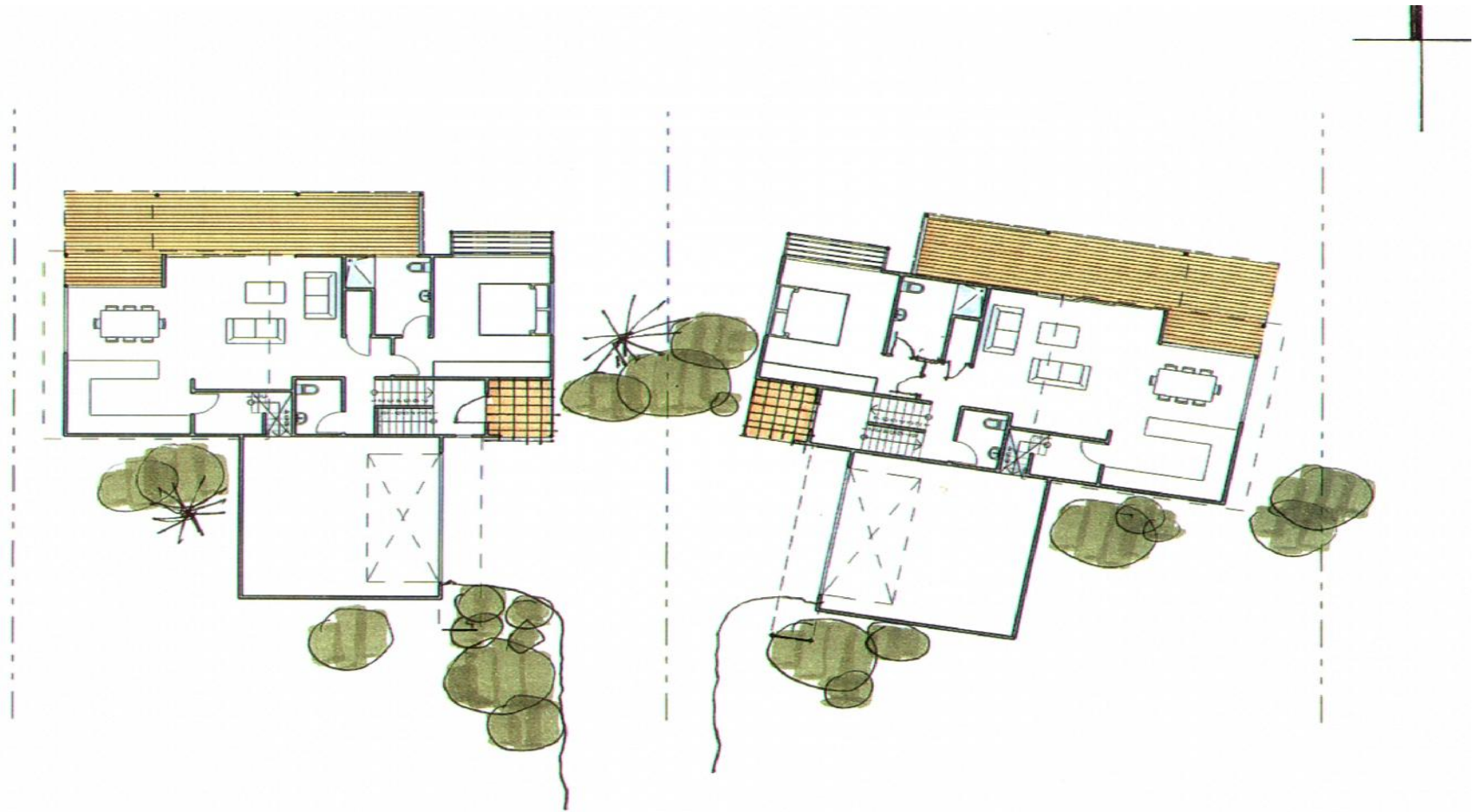


PLAN I - RM060738



FOREST PARK -
SHORT STAY UNITS FROM BELOW
13/6/06

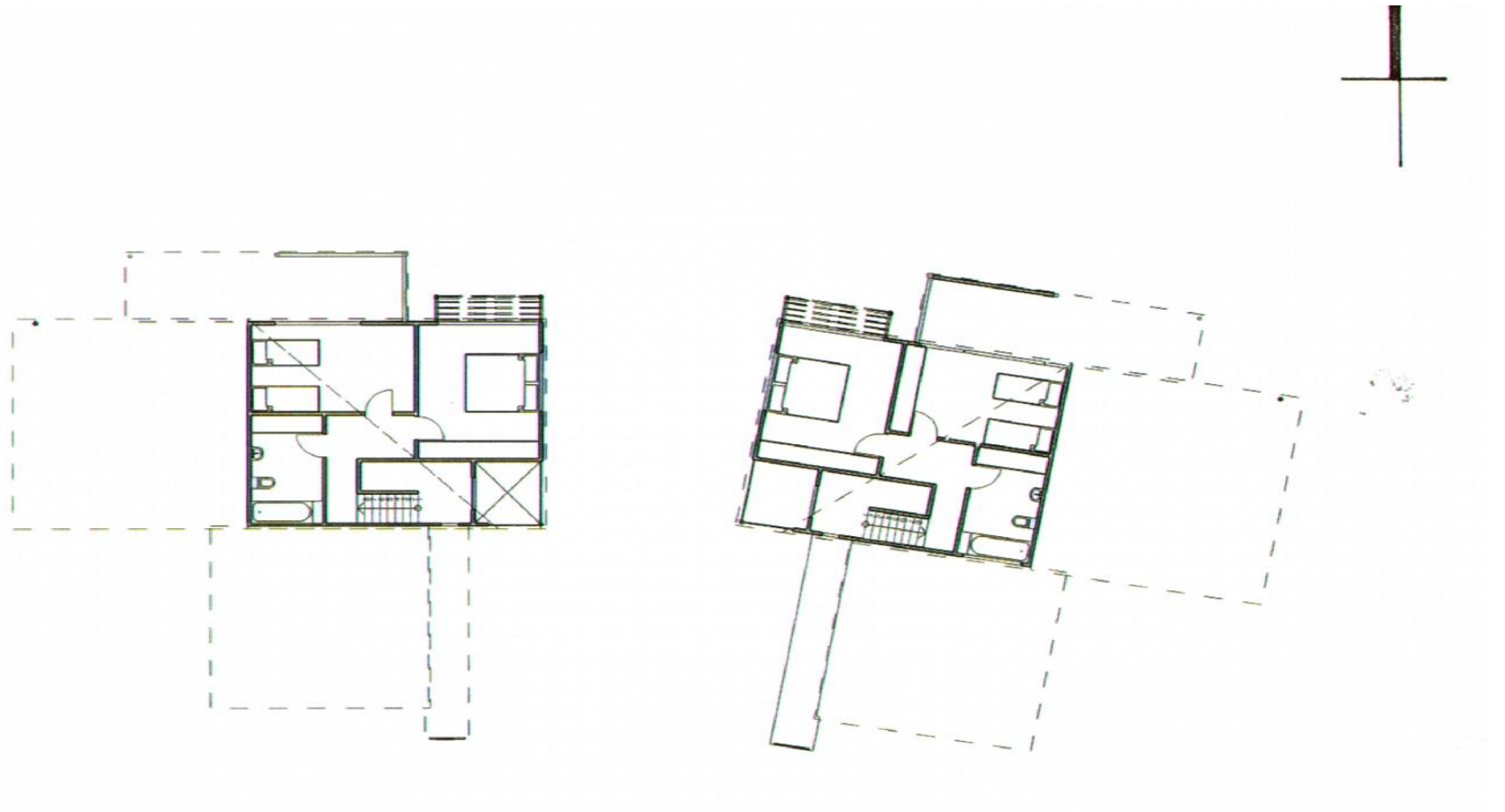
PLAN J - RM060738



FOREST PARK
Semi Intensive Residential: Paired Villas
LOWER FLOOR PLAN: scale 1:200 @ A4

irving smith jack
ARCHITECTS

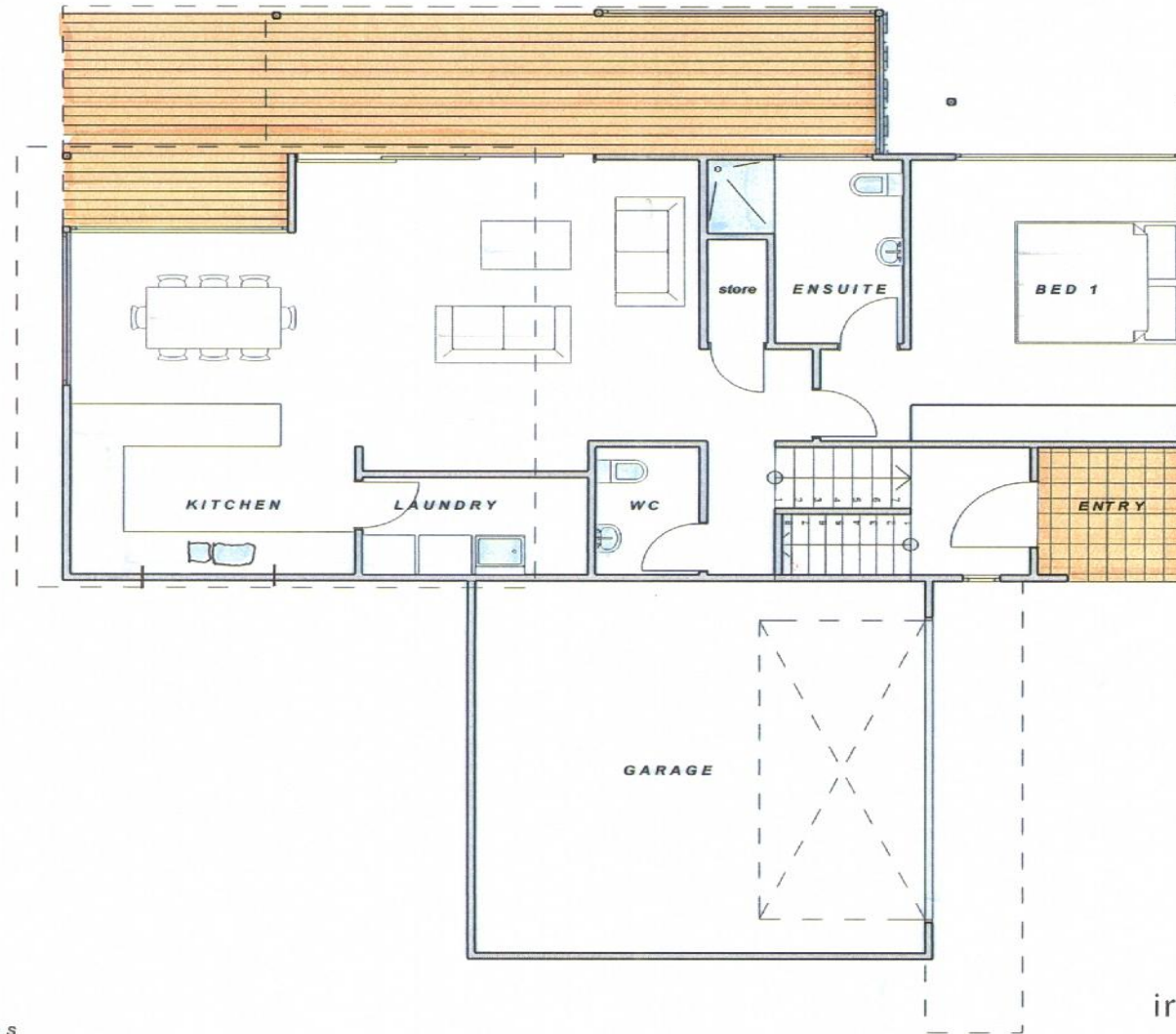
PLAN K - RM060738



FOREST PARK
Semi Intensive Residential: Paired Villas
UPPER FLOOR PLAN: scale 1:200 @ A4

irving smith jack
ARCHITECTS

PLAN L - RM060738



FOREST PARK
Semi Intensive Residential: Villas
TYPICAL LOWER FLOOR PLAN: scale 1:100 @ A4

irving smith:jack
ARCHITECTS

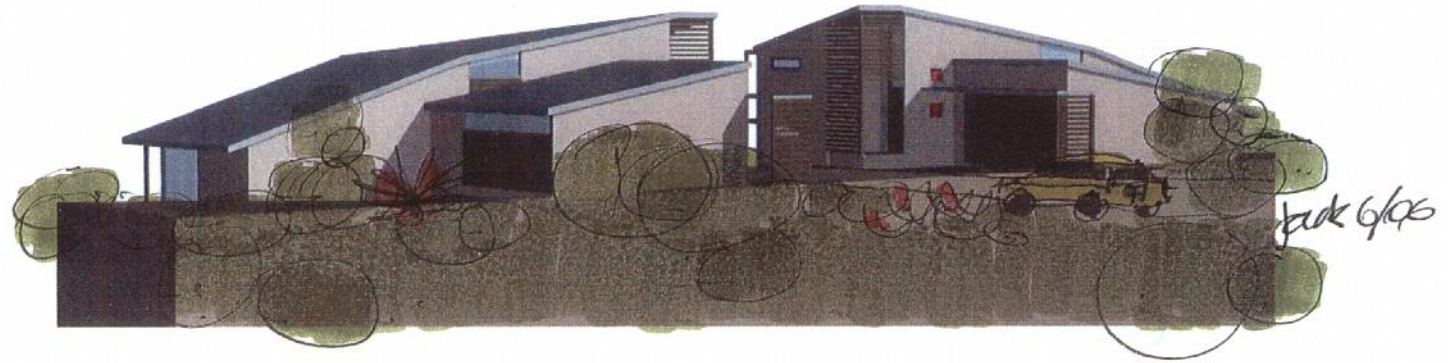
PLAN M - RM060738



FOREST PARK
Semi Intensive Residential: Villas
TYPICAL UPPER-FLOOR PLAN: scale 1:100 @ A4

irving smith jack

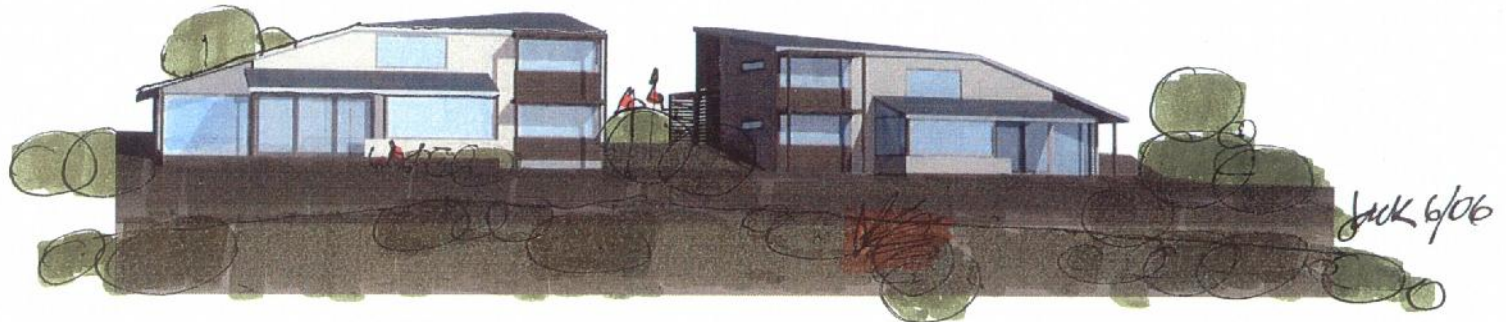
PLAN N - RM060738



FOREST PARK
Semi Intensive Residential: Paired Villas
FROM ENTRY

irving smith jack

PLAN O- RM060738



FOREST PARK
Semi Intensive Residential: Paired Villas
FROM NORTH

irving smith jack

