

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Monday, 7 May 2007
TIME: 10.00 am
VENUE: Council Chamber, 78 Commercial Street, Takaka

PRESENT: Cr E M O'Regan (Chair), Crs N Riley and R G Kempthorne

IN ATTENDANCE: Manager, Consents (J S Hodson), Consent Planner, Land (L Davidson), Administration Officer (B D Moore)

1. R L AND A J LANGFORD, STATE HIGHWAY 60, TUKURUA, GOLDEN BAY – APPLICATION RM060920 AND RM060922

1.1 Proposal

The application seeks the following:

RM060920 – Land Use

To use an existing building (known as Kahurangi Lodge) for a Community Activity, namely church activities associated with the Aorere Church of Christ. The existing building is currently authorised to be used for tourist accommodation and the proposed activity described above would be an additional use of the building.

To erect an on-site advertising sign with an area of 2 square metres.

The property is zoned Rural Residential according to the proposed Tasman Resource Management Plan.

RM060922 – Discharge Permit

To discharge up to 2.6 cubic metres of secondary treated wastewater per day to land via pressure compensating dripper line.

The location to which the application relates is State Highway 60, Tukurua, Golden Bay, being legally described as Lot 1 DP 17040, CT 11A/1129.

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 2.40 pm.

RESOLUTION TO EXCLUDE THE PUBLIC

Moved Crs Kempthorne / Riley
EP07/05/28

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

R L and A J Langford

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
R L and A J Langford	Consideration of a planning application	A right of appeal lies to the Environment Court against the final decision of Council.

Moved Crs Riley / Kempthorne
EP07/05/29

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

2. R L AND A J LANGFORD, STATE HIGHWAY 60, TUKURUA, GOLDEN BAY – APPLICATION RM060920 AND RM060922

Moved Crs Riley / O'Regan
EP07/05/30

THAT pursuant to Section 104D of the Resource Management Act, the Committee GRANTS consent to R L and A J Langford 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 7 May 2007, commencing at 10.00 am

A Hearings Committee (“the Committee”) of the Tasman District Council was convened to hear the application lodged by **R L and A J Langford** relating to use the existing Kahurangi Lodge at Tukuruu for Community Activities in relation to the Aorere Church of Christ. The application, made in accordance with the Resource Management Act 1991 (“the Act”), was lodged with the Tasman District Council and referenced as RM060920 and RM060922.

- PRESENT:** **Hearings Committee**
Cr O’Regan, Chairperson
Cr Riley
Cr Kempthorne
- APPLICANT:** Mr F Wingate- Registered Surveyor
Mr R Langford
Mrs A Langford
Pastor D Thorpe
Mr R Swafford
- CONSENT AUTHORITY:** **Tasman District Council**
Mr L Davidson- Consent Planner-Golden Bay
- SUBMITTERS:** Mrs J Wylie
Mrs P Wilkens
Ms J Morris and on of behalf of Ms H Wallace
Mrs L Swafford
Mrs M Harte
Mr P Stocker on behalf of himself and Mr D Clark
Mrs E Eastman
- IN ATTENDANCE:** Ms J Hodson , Manager Consents- Assisting the Committee
Mr B Moore- Committee Secretary

1. DESCRIPTION OF THE PROPOSED ACTIVITY

RM060920 – Land Use

To use an existing building (known as Kahurangi Lodge) for a Community Activity, namely church activities associated with the Aorere Church of Christ. The existing building is currently authorised to be used for tourist accommodation and the proposed activity described above would be an additional use of the building.

To erect an on-site advertising sign with an area of 2 square metres.

The location to which the application relates is State Highway 60, Tukurua, Golden Bay, being legally described as Lot 1 DP 17040, CT 11A/1129.

RM060922 – Discharge Permit

To discharge up to 2.6 cubic metres of secondary treated wastewater per day to land via pressure compensating dripper line.

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

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

Zoning: Rural Residential

Area(s): Special Wastewater Disposal Area

The proposed activity does not comply with Permitted Activity Rule 17.6.2(b)(iii) of the proposed Tasman Resource Management Plan and is deemed to be a discretionary activity in accordance with Rule 17.6.3 of the Plan.

3. NOTIFICATION AND SUBMISSIONS RECEIVED

The application(s) was notified on 17 February 2007 pursuant to Section 93 of the Act. A total of 26 submissions were received, 20 in support, three in opposition and three were neutral. The following is a summary of the written submissions received and the main issues raised:

- Submissions in support expressed common themes including highlighting the good work done by the Church in the community, the need for the Church to have a permanent centrally located base, better facilities will enhance provision of services.
- Potential for exterior lighting to have adverse amenity effects in terms of enjoyment of the night sky
- The use of the building for church activities would have an adverse effect on the rural residential character of the area
- Noise generated from activities associated with the Church, particularly music and singing, which will travel if doors and windows are open will have adverse effects on amenity of neighbours.
- The proposed hours of operation are excessive
- Adverse effects associated with traffic including noise and safety aspects.

4. PROCEDURAL MATTERS

The Committee resolved to allow the late submission from H V and E M Eastman to be accepted after consideration of the relevant matters under Section 37 of the Resource Management Act 1991.

5. EVIDENCE HEARD

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

5.1 Applicant's Evidence

Mr F Wingate, surveyor, introduced the applicants, Mr and Mrs R L and A J Langford, saying that the application was being made for the benefit of the Aorere Church of Christ. Mr R A Langford tabled and read an introductory submission, saying that the Aorere Valley Church of Christ has been established for over 100 years and until now has used rented facilities in local halls. He said that to have a base or a home is a major milestone for this church and with the full support of the church members, he and Mrs A J Langford had financed the acquisition of the former Kahurangi Lodge. Mrs Langford then read her submission and referred to how this church intended to use the Kahurangi Lodge building for small meetings throughout the week. She said that the church would welcome the opportunity to make the building available to the community.

The submission from the applicants continued, with evidence tabled and read by Pastor David Thorpe, who said it was envisaged that there will be one or two large gatherings monthly and approximately five smaller groups meeting per week at the building. He said that the applicants see the Kahurangi Lodge as an under-utilised physical resource, just waiting for someone to use it in a sustainable way for the community's "*social, economic and cultural well-being*", as is the stated purpose and principle of the Resource Management Act 1991. This written evidence addressed some issues raised within the staff reports, particularly relating to access, hours of operation, noise and light shed. The applicants had consulted with Transit New Zealand regarding access from State Highway 60 and agreed to upgrade the vehicle entranceway to conform with Transit New Zealand requirements known as "Diagram D". The applicant had sought operating hours between 6.00 am and 11.30 pm in order to provide occasional activities that may extend to those hours. The applicant acknowledged the potential noise sources identified in the staff report, including those of traffic, music and general conversation.

Mr Robin Swafford tabled and explained the potential noise generation from the church auditorium and the results of some noise readings that he had carried out from four locations at the boundaries on each side of the Kahurangi Lodge building.

Pastor David Thorpe then continued with the applicant's presentation and referred to other frequent noises that already exist in this locality, including traffic noise from the State Highway. The submission stated that the applicants were concerned about recommended Condition 7 of Mr Davidson's report, which restricts the applicant to night-time levels of noise for any activity at all times. The applicants requested this condition be amended to include "*any activity undertaken during night-time (as defined in relevant noise control standards) at the site*". The applicants volunteered to accept recommended Condition 7(a) restricting the playing of any amplified or entertainment music outdoors. The evidence said that the nearest dwellings were located 123 metres and 194 metres away from the site boundary. The evidence said that the applicants did not wish to upset local people and the church is seeking to connect in a relevant way with its community. The evidence then addressed the concerns raised by submitters and demonstrated how the proposed conditions of

consent, which the applicant believed were generally fair and reasonable, would mitigate those concerns. The applicant then asked for any development impact levy to be waived, as approximately \$20,000 would be spent upgrading the entranceway and the buildings are self-sufficient in terms of water supply and effluent disposal. The submission said that the applicant would not place extra demand on external services. The applicant volunteered to accept the proposed conditions of consent for discharge of treated effluent.

5.2 Submitters' Evidence

Mrs J Wylie spoke in support of the applications, saying that the proposal would be an asset for community meetings and family activities. It would be nicer than meeting in a hall and more central than Golden Bay. Mrs Wylie said the proposal was a good use of an existing building.

Mrs P Wilkens spoke on behalf of the submission from D and P Wilkens, saying that she supported the comments made by Mrs J Wylie and said that the Aorere Church of Christ is a good church and that a permanent base in the community would be welcome.

A submission from Ms H Wallace was read on her behalf by Ms J Morris and raised issues of concern about the need for lighting to be not on permanently at night and switched off after activities cease. The submission sought that the sign be unlit. The submitter sought assurance that the on-site activities would not be in the form of a commercial activity and expressed concern that there was potential for this to occur when the owners sell or leave the property.

Ms Morris then spoke to her own submission and said that she lives below the lodge on Tukurua Camp Road. She said that she was concerned that the usage proposed should be restricted to that of church activities. She also expressed concern about proposed noise conditions and the effect of lighting on-site.

Mrs L Swafford spoke in support of the church application and referred to beneficial effects such as social support and said that this had been appreciated by her own family and children. She said that the Aorere Church of Christ has a vital role in the community and needs a home base. She spoke that her own experience over 17 years involved with the provision of church music and the time taken to both set up and pack up music and amplification equipment.

Mr Robin Swafford added that his family needed and appreciated community help from the Aorere Church, with his adopted family, having three children within the family who were adopted from Africa.

Mrs M Harte said she was a member of the Aorere Church and a youth group leader. She said that the Kahurangi Lodge building will be a permanent base for the church and church community and will be of benefit.

Mr P Stocker said he spoke on behalf of himself and Mr Des Clark and said that he lives near the applicant's site. He said he was happy that the subject of noise will be addressed. He sought clarification about the access from the State Highway being formed over legal road and asked that this matter be addressed as part of this application. He said that there was potential for other users to gain access off the

applicant's access formation over legal road from State Highway 60. He said he had no other opposition to the application.

Mr D Thorpe spoke of support of the application, saying there are some benefits to the community that can be provided by the Aorere Church and that it has the ability to provide further community activity.

Mrs Eastman spoke to the submission from H V and E M Eastman. She said that their property gains access from the State Highway on the opposite side of the road from the Kahurangi Lodge site. She said that the Eastman house is buffered by trees from the subject site and that none of the noise from Kahurangi Lodge had impacted on the Eastman dwelling, except for helicopters in flight. She said that the amount of noise received at her dwelling depends on the wind and weather conditions. She said that the road access proposals and sight distances from the access appeared satisfactory but she spoke of the hazard of people who try to overtake on the straight section of State Highway adjacent to the applicant's property. Mrs Eastman said that she runs a bed and breakfast operation from accommodation on the Eastman property and was concerned that ambient light emanating from the subject site could make a difference to the viewing of the night sky by telescope. She said she wanted the consent to be personal to the Aorere Church to restrict transfer to other subsequent landowners.

5.3 Council's Reporting Officer's Report and Evidence

Consent Planner, Mr L Davidson, spoke to his report contained within the agenda. He said that the application by the Aorere Church is a community activity, so that if consent is granted, it would be to the Aorere Church and its support activity. He said that the access and parking proposals are acceptable and as formally consented to by Transit New Zealand and that any further access proposals on the legal road are not part of this application. Mr Davidson suggested that the hours could be limited to 7.00 am to 10.00 pm, noting the need for flexibility either side of those times for the setting up and closing down process. In regard to noise effects, he said that the noise levels presented by the applicant did not meet the official measurements for noise. He accepted the change proposed by Pastor Thorpe to the recommended Condition 7 contained within the staff report. He said the security lighting should be shielded and deflected down to avoid intrusive lighting.

Mr Davidson repeated that the proposed church is a community activity, as defined in the Proposed Tasman Resource Management Plan. He said the application has been lodged by R L and A J Langford on behalf of the Aorere Church of Christ and that there is no chance that it can be taken over by another use, so the application should not be granted as personal. Mr Davidson said that any extension to the closing times for events would still be restricted to noise levels of 40 dBA after 9.00 pm.

6. PRINCIPAL ISSUES

The principal issues that were in contention were:

- a) Will the proposed church activities have a significant adverse effect on the surrounding rural residential amenity and character of the area particularly in terms of noise from music and singing?

- b) Will the associated traffic effects be able to be mitigated by way of conditions and when should the vehicle access upgrading work be done and will there be sufficient on site parking?
- c) Will the use of the existing building create a significant adverse effect in relation to lighting effects which impact on the enjoyment of the night sky?

7. MAIN FINDINGS OF FACT

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

- a) The Committee noted the high level of amenity associated with the area and was careful to consider the effects of the use of the existing building which would be “new” i.e. over and above the effects of the consented use already in place for a tourist lodge. The Committee noted the careful assessment by the church group of the noise likely to be generated and also their certainty in terms of being able to meet the permitted activity noise standards in the Plan. The Committee also noted the generous separation distances between the existing lodge building and the neighbouring dwellings. The Committee also noted the positive effects associated with the church activities in terms of community and spiritual well being. The Committee concluded that the effects of the church’s activities would not be out of character or have a significant adverse effect on the existing level of rural residential amenity in the area.
- b) The Committee noted the consultation which had taken place between Transit NZ and the applicant with regard to the upgrading of the vehicle access. This consultation had resulted in an agreed position between the applicant and TNZ, whereby TNZ gave their consent as an affected party. Based on this, the Council is satisfied that the issues of access have been satisfied. The Committee noted that there was a substantial area of land which could be utilised for additional carparking should the demand exist. This matter would be the subject of a review of the conditions should the demand for parking be more than that already existing.
- c) The Committee considered that it was appropriate to protect the amenity associated with the night sky which could be eventually eroded through additional unnecessary lighting. This matter is to be controlled by conditions and thus the effects will be mitigated.

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 proposed Tasman Resource Management Plan (TRMP);

The proposed discharge 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 104B of the Act, the Committee **GRANTS** consent subject to conditions in the attached documents.

10. REASONS FOR THE DECISION

The land is zoned Rural Residential. The property been developed previously as a luxury lodge and has a very high level of amenity. The existing lodge building has not been used for that purpose for some years and the Committee considered the rejuvenation and reuse of the buildings to be a positive effect. The new use of the building as proposed would be a good use of an existing resource.

It was noted that the proposed church activity falls within the definition of “Community Activities” which are discretionary activities in the Rural Residential zone. The Committee was clear that if the nature of the activity changed such that a new commercial aspect was introduced, then a new resource consent process would be triggered.

The Committee considered that in this case the effects associated with the church activities would be able to be adequately mitigated by limiting the noise levels to that allowed as of right in the zone, limiting the hours of operation and requiring the vehicle access to be upgraded.

The Committee considered that the hours of operation for church activities of 7.00 am until 11.00 pm was reasonable. This limitation would not apply to setting up for and tidying up after activities. The Committee also wished to provide for a limited number of “early start times” i.e. 6.00 am on three occasions during the year, the onus will be on the consent holder to notify Council Compliance staff of these occasions ahead of time.

The Committee noted the request by the applicants to delay the required access upgrades for a limited period, however as the agreement with Transit NZ was already in place, the Committee considered that it was up to the applicant to renegotiate any timing of the upgrade with Transit NZ in the first instance and if they were successful then the consent could be varied to take account of the new agreed timeframe.

The Committee was satisfied that the effects of the on site disposal of wastewater would be appropriately managed under the conditions of the resource consent.

11. COMMENTARY ON CONDITIONS OF CONSENT

The Committee considered that it was appropriate to impose a Financial/Development Contribution condition in relation to the impact on the District roading network in accordance with the Long Term Council Community Plan (LTCCP) and the Rule 16.5.12 of the Tasman Resource Management Plan. By way of explanation, a credit has been allowed for the traffic effects which would be generated by the consent for the lodge and also a reduction has been made to account for the fact that the church activities do not occur at the maximum level of attendance (except on Sundays) and other meetings are at a lower attendance level and this has been taken into account.

The calculation is as follows:

Car parks required: 32
Car parks required for lodge : 8
 $32-8=24$

One roading "house hold unit of demand" (HUD) for every three carparks thus $24/3=8$ HUDs, less a factor for the uneven/irregular usage of the building throughout the week; 3 HUDS in total required to be paid.

Issued this 31st day of May 2007

Cr E M O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060920

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

R L and A J Langford

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT: Land use consent to use the existing Kahurangi Lodge at Tukuruua for Community Activities in relation to the Aorere Church of Christ and to construct a sign.

LOCATION DETAILS:

Address of property:	State Highway 60, Tukuruua
Legal description:	Lot 1 DP 17040,
Certificate of title:	CT 11A/1129
Valuation number:	1862046210

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

CONDITIONS

1. The use of the existing Kahurangi Lodge building for church and community related activities by the Aorere Church of Christ shall be generally in accordance with the application submitted, dated 3 November 2006. Where there is any conflict between the information provided and any conditions, the conditions shall apply.
2. Access to the property shall be upgraded to a “Diagram D” standard, as specified in Transit New Zealand’s Planning Policy Manual and attached to this consent as “Plan A” before the property is used for any of the consented activities.
3. Vegetation on the western side of the State Highway toward Collingwood shall be trimmed to provide the optimum line of sight for vehicles travelling from Takaka Side of the access. The trimming of the vegetation shall be undertaken in consultation with the owner of that property and be maintained on an on-going basis by the consent holder.
4. On-site parking shall be provided for not less than 32 vehicles, including one bus park, with the parking areas formed to a metalled dust free surface consisting of a 150mm basecourse and a dolomite chip surface. The parking layout and manoeuvring areas shall generally conform with the plan submitted with the application and attached to this consent as “Plan B”.
5. The hours of operation for the church and community related activities shall be limited to 0700 hours to 2300 hours on any day except for three days per year when activities may commence at 6.00 am. The Consent holder shall give one weeks notice to Council’s Co-Ordinator Compliance Monitoring in writing of the intention to use this exception.

6. The number of people attending any of the events held on the property, excluding funerals, shall not exceed 120 people.
7. Any activities outside the building shall not incorporate any amplified music or other form of musical entertainment at any time.
8. Any exterior lighting including security lights and car parking lighting shall use shielded lights that prevent "light spill" that can affect any other property in the area. All lighting (except motion activated security lighting and domestic household lighting shall be extinguished when the premises are not in use.
9. The landscaping around the Lodge building shall be retained and managed to prevent the direct line of sight to any adjoining residence at Tukurua.
10. Consent is granted for one sign that does not exceed 2 square metres in area and shall comply with the requirements for rural signage as specified by rule 16.1.5A of the PTRMP. The sign shall be located as shown on "Plan C" attached to this consent.
11. A Development Contribution of \$4662 (equivalent to three roading HUDs) shall be payable prior to the consented use commencing.
12. The conditions of the land use consent may be reviewed by Council in accordance with Section 128 of the Resource Management Act 1991 within a period of one month after six months of the consent becoming operational and thereafter at intervals of twelve months, for the purpose of;
 - Dealing with any adverse effect on the environment arising from the exercise of the application;
 - Requiring the applicant to adopt the best practicable option to remove or reduce any adverse effect on the environment.

Advice Notes:

1. This consent is issued pursuant to the Resource Management Act 1991 and the Proposed Tasman Resource Management Plan. It does not constitute consent under any other legislation and the consent holder has the duty to comply with any other requirements that may apply under any building, health, sale of liquor or fire safety legislation.
2. This resource consent only authorises the activities described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
 - i) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); In particular the consent holder's attention is drawn to the requirement to comply with the permitted activity noise standard.
 - ii) be allowed by the Resource Management Act; or
 - iii) be authorised by a separate resource consent.

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 familiarize themselves with the conditions of this consent as there may be conditions which are required to be complied with on an ongoing basis.

Issued this 31st day of May 2007

Cr E M O'Regan
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM060922

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

R L and A J Langford

(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT: To discharge up to 2.6 cubic metres of secondary treated wastewater per day to land via pressure compensating dripper line.

LOCATION DETAILS:

Address of property:	State Highway 60, Tukurua
Legal description:	Lot 1 DP 17040,
Certificate of title:	CT 11A/1129
Valuation number:	1862046210

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

CONDITIONS

General Conditions

1. The rate of discharge shall not exceed 2,600 litres per day.
2. The discharge shall consist only of domestic wastewater that has been treated to secondary standards.

Treatment and Disposal System

3. A detailed design for the on-site domestic wastewater treatment and disposal system shall be submitted to Council for approval prior to the exercise of this consent. In the case that the existing system is recommissioned prior to the exercise of this consent, this work shall be in general accordance with that described in the material provided with application for resource consent RM060922, unless inconsistent with the conditions of this consent, in which case the conditions shall prevail

Advice Note:

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

4. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The disposal area shall be no less than 1,300 square metres in area and incorporate no less than 1,300 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each dripper shall emit wastewater at a rate of not exceeding 1.6 litres per hour. Lateral lines shall be laid at no more than 1 metre spacings.

5. The treated wastewater entering the disposal field, as measured at the sampling point required to be installed in accordance with Condition 10, shall comply at all times with the following limits:
 - a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 milligrams per litre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 milligrams per litre; and
 - c) the concentration of faecal coliforms in any single sample shall not exceed 1000 coliforms per litre.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The modification or construction and installation of the wastewater treatment plant and disposal system shall be carried out under the supervision of a person who is suitably qualified and experienced in wastewater treatment and disposal systems.

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

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

Maintenance and Monitoring

11. Samples of the treated wastewater shall be taken at 6, 12 and 24 months following the exercise of this consent. The samples shall be tested for BOD₅, faecal coliforms and TSS by an accredited environmental testing laboratory. Results of these tests shall be forwarded to Council's Co-ordinator Compliance Monitoring within 10 working days of the results of each test being received by the Consent Holder.

The samples required by this condition shall be taken at times where the wastewater treatment and disposal system is being used in a typical fashion. Typical fashion means that the occupancy, at the time of sampling and during the preceding 48 hours, varies by no more than 1 person from the number of people that normally reside in the dwelling. The samples shall be taken using appropriate procedures as directed by the accredited environmental testing laboratory and shall be transported to the laboratory under chain of custody.

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

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

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

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

Reserve Area

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

Review of Consent Conditions

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

Expiry

16. This resource consent expires on 30 April 2022.

Issued this 31st day of May 2007

Cr E M O'Regan
Chair of Hearings Committee

Date Confirmed:

Chair: