



STAFF REPORT

TO: Environment & Planning Subcommittee

FROM: Mark Morris, Co-ordinator -Subdivision Consents
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REFERENCE: RM070637, RM070638, RM070656, RM070657, RM070659

SUBJECT: **ARANUI ROAD TRUST - REPORT EP07/12/07** - Report prepared for 19 and 20 December hearing

1. APPLICATION BRIEF

1.1 Proposal

The application is for the following consents:

Subdivision Consent (Application RM070637)

To subdivide, in three stages, a 10.2 hectare title into 98 allotments, comprising:

- 91 residential allotments (proposed Lots 1-47 and 49-92) ranging in size from 460 square metres to 1,170 square metres;
- Five allotments (proposed Lots 93-98) to vest as Local Purpose Reserve in Council, with areas between 110 square metres and 6,860 square metres;
- One allotment (proposed Lot 48) of 2,160 square metres, which will contain water tanks and a water treatment plant for the subdivision, being an interim measure until connection to the Council's water supply is available; and
- Road to vest in Council.

Please note that this report is based on the applicant's ammended plan by Planscapes dated 05/12/2007, which has deleted five residential allotments, provided a increase reserves area adjoining the Mapua Domain of 3370 square metres and increasing the resrves area adjoining the Seaton Valley Stream. This ammended plan is attached to this report as Attachment 9.

Land Use Consent (Application RM070638)

To undertake the following:

- To construct a single dwelling and residential accessory buildings on each of proposed Lots 1-47 and 49-92 of the subdivision described above (Application RM070637). The application seeks, for each dwelling on proposed Lots 1-47 and 49-92, to apply the Residential Zone permitted activity rule criteria in

respect of site coverage (up to 33% building coverage), setbacks (as set out in Rules 17.1.4(r)-(t) of the Proposed Tasman Resource Management Plan (PTRMP)), with the exception of those allotments adjoining Rural 1 zoned land where the application seeks to have a setback for the dwellings of 5 metres rather than 25 metres.

- To apply the Residential Zone permitted activity rule criteria in respect of accesses and vehicle crossings (as set out in Figure 16.2A of the PTRMP).
- To construct dwellings and accessory buildings on those allotments located within the Coastal Environment Area, all meeting the controlled activity criteria as set out in Rule 18.14.3 of the PTRMP, with the exception being that some of the buildings will be located within 100 metres of Mean High Water Springs (MHWS).
- To establish and operate an industrial activity, being a water treatment plant, on proposed Lot 48 of the subdivision described above (Application RM070637).

Land Use Consent (Application RM070659)

To undertake earthworks within 200 metres of the Coastal Marine Area and to recontour the subject site in achieving a minimum ground level of 3.5 metres above mean sea level across the site. These earthworks are associated with the subdivision application described above (Application RM070637).

Discharge Permit (Application RM070658)

To divert and discharge stormwater from the subdivision described above (Application RM070637) to an unnamed tributary of the Waimea Inlet (locally known as Seaton Valley Stream) at a maximum discharge rate of 330 litres per second. This will involve the piping of an existing stormwater drain through the site and construction of a new outfall point to the unnamed tributary to be located within proposed Lot 99.

Land Use Consent (Application RM070656)

To construct a bore on the subject site to a maximum depth of 5.5 metres for the purpose of providing water supply to the subdivision described above (Application RM070637).

Water Permit (Application RM070657)

To take groundwater from two bores (one existing and one proposed) at a maximum rate of 4.2 cubic metres per hour or up to 100 cubic metres per day to provide water to the subdivision described above (Application RM070637). The proposed water supply will be supplemented by collection of roof water from houses within the subdivision. The water will be stored in tanks within the proposed subdivision, processed through a water treatment plant, and used to service the dwellings.

1.2 Location, Legal Description and Background

The property is located at 102 Aranui Road Mapua.

The legal description of the land is Lot 2 DP 307114 (CT 27594).

1.3 Zoning and Consent Requirements

The land is zoned Rural 1 (Deferred Residential) under the Proposed Tasman Resource Management Plan.

The deferred status of the zoning is because there is currently a lack of stormwater reticulation to service this site. Because at the time of application there was no Council stormwater reticulation to service the subdivision, the relevant zoning is Rural 1.

The subdivision is considered to be a Discretionary Activity under the relevant rules of the Proposed Tasman Resource Management Plan in that the minimum lot size is less than 12 hectares required under the controlled activity rule 16.3.7 for the Rural 1 zoned land.

It should be noted that the deferment cannot be removed as part of this application. It is only a resolution from Full Council that can remove the deferment, and it is likely this would be done once the stormwater reticulation put in place by Council or the services can be provided to the satisfaction of the Council.

In this case the applicant has not been able to provide a stormwater system to the satisfaction of the Council's Stormwater Asset Manager, who would be responsible for long term on-going maintenance of the stormwater reticulation system.

Therefore, the operative zoning for this property is Rural 1.

2. INTRODUCTION

2.1 The Application Site and Background

The 10.2 hectare site is relatively flat and is spread out from Aranui Road to the Seaton Valley Drain and the estuary on the eastern side and Mapua Domain and Iwa street on the southern side.

3. NOTIFICATION, SUBMISSIONS and WRITTEN CONSENT

3.1 Submissions

The application was notified on Saturday, 1 November 2007 and 73 submissions were received (Two were late). 62 submissions (84.9%) oppose the application, two (2.7%) submissions support the application with nine (12.3%) neutral or did not indicate support or opposition submissions.

The addresses of the local area submissions are shown to give an idea of the geographical spread of the submissions.

3.2.1 Summary of Submissions:

Submitter	Reasons	Decision
1. Rhyll Hawthorne, 110 Aranui Road.	<ul style="list-style-type: none"> • The amount of houses is too intense. • The infrastructure cannot cope with the additional traffic and stormwater runoff from the subdivision. • The proposed filling of the land will adversely affect other Aranui Road properties, which will end up being lower than the subdivision site. • It will destroy the rural amenity of the area and “village’ atmosphere of Mapua. • Council should not be approving subdivisions when the current infrastructure cannot cope with the existing development. • There is already problems with flooding in the area at present. • Housing and plantings will block out the morning sun. • Ratepayers will end up having to foot the bill for the cost of the infrastructural servicing. 	<p>Decline</p> <p>Wish to be heard at the hearing.</p>
2. Ian Stephens, 83 Iwa Street	<ul style="list-style-type: none"> • Views from adjoining properties would be marred by houses. • Too many houses for a small village. • Would involve removal of trees and wildlife. 	<p>Decline</p> <p>Does not wish to be heard.</p>
3. Ann Sheridan Tiakina Te Taiao	<ul style="list-style-type: none"> • The subdivision is in close proximity to a number of archaeological sites and cultural heritage areas. • An iwi monitor should be required for earthworks near the sites and a protocol agreed with iwi on works outside the specific sites. • Concern over effects on ecological and cultural values. of storm water being piped into the estuary. • There should be strict “best practise” treatment of stormwater before entering the estuary. 	<p>Neutral</p> <p>Does not wish to be heard.</p>
4. John Lee	<ul style="list-style-type: none"> • The privatisation of communally owned water resources. • The use of Class B land for residential purposes and consequential downstream expectations for Council to pay from rates for additional services. • There has been no evidence of consultation with the local Mapua Community. • TDC has no strategic water harvesting policy. • There is nothing in the application to demonstrate that water being sought is a sustainable resource. • There is a serious threat of salinity to the local aquifer. • There is nothing in the application to justify that Class B land should be taken out of productive use. • Concerned about the granting of exceptions to existing rules about size of lots and positioning of houses, some being close to Mean High Water Springs. • The proposal will allow stormwater to discharge into the Mapua Estuary, part of an internationally and nationally important coastal area. 	<p>Decline</p> <p>Wishes to be heard.</p>
5. Esther Pezarro. 13 Moreland Place.	<ul style="list-style-type: none"> • The density of the proposed subdivision. • Access to the subdivision and the design of the roads. • Water supply. • Sewage disposal. • The reserves and the estuary. • The Mapua Domain and future use. 	<p>Decline</p> <p>Wishes to be heard.</p>

Submitter	Reasons	Decision
	<ul style="list-style-type: none"> • Uncertain factor of poison still remaining there. • Impact on local infrastructure. • Concern about the possible change in character of Mapua. 	
6. Carl Vendelbosch 13 Moreland Place.	Same concerns and reasons as submitter 5.	Decline Wish to be heard.
7. Helen Beere. 107 Aranui Road.	<ul style="list-style-type: none"> • The proposal is both inappropriate and unsupportable for Mapua at this time. • Mapua would not be able to retain its sought after country town ambience. • Mapua is not designed to cope with such dense housing. • Future water sources for Mapua are not yet secure and what is suggested as temporary measure may become a sole measure. • No compulsory requirement for roof collected rain water. There may be consumer resistance to this. • Concerned about the effect of two 5 metre bores on the groundwater which I depend on for most of my water needs. • There is uncertainty over whether the groundwater comes from the Tahuna/Rabbit Island aquifer or the Moutere Eastern and Western Groundwater Zone. • The uptake from the proposed bores as indicated by the developer would accelerate the depletion of groundwater that so many Mapua residents are dependent on. • The proposal will bring traffic from 96 extra households on to Aranui Road which is already busy. • The increased traffic would gridlock Mapua at both ends of working days and make the road ceaselessly busy at other times. • To accommodate the extreme traffic loading, Aranui Road would need substantial remodelling which precludes amenity beautification and visitor road side parking. • The proposal would force Mapua into major changes expedient for one subdivision only, but out of line with community expectations and inconsistent with long term planning. 	Decline Does not wish to be heard.
8. Theophilus Richard Hamlen- Williams 7 Moreland Place.	<ul style="list-style-type: none"> • Concerned about the access onto Aranui road. • There is a lack of reserves. • Lack of Council services such as water and sewage. • The additional 100 houses will make the western area of Aranui Road very crowded. • There is a need for planned pedestrian crossings in place in the Commercial area of Mapua to cater for the additional allotments • The development of this scale should be delayed until services can be upgraded to additional demand. • The applicant should have to contribute towards the upgrade of the western end of Aranui Road & Higgs Road through to the State Highway. • There should be a contribution from the development to service the upgrade water, storm water and sewage systems. 	Decline Does not wish to be heard

Submitter	Reasons	Decision
9 Karen Allen Hamlen-Williams 7 Moreland Place.	<ul style="list-style-type: none"> • Concerned about density. Will bring in additional 300 plus people and 150 plus cars into Aranui Road where pedestrians and cyclist share the footpath and there is poor visibility for school children during peak times. • There is no open spaces for recreation. • There is a severe shortage of water now. • Sewage system is already overloaded. 	<p>Decline</p> <p>Does not wish to be heard</p>
10. G Calman 79 Stafford Drive.	<ul style="list-style-type: none"> • Concerns that 98 additional sections would create such a density of houses on small sections that would change the whole atmosphere of Mapua. • Concerned about the effects on the ecology around the estuary. • Surface water and drainage is already a problem and this will be an added strain to the area. 	<p>Decline</p> <p>Does not wish to be heard</p>
11. Barbara Trotter 10 Moreland Place.	<ul style="list-style-type: none"> • There is already a shortage of water in the area. • The drain always flooding with heavy rain. • The sewage system will be overloaded with 200 plus extra toilets. • There has been no real thought for the ecology, the birdlife and the ambience of Mapua. • There will be a loss of tourist when it becomes another minor town. • Traffic will overflow Aranui Road. 	<p>Decline</p> <p>Do not wish to be heard</p>
12. David Trotter 10 Moreland Place.	<ul style="list-style-type: none"> • The density and close proximity of houses to each other is more suitable in an area like Richmond which has all the amenities. • Humps are needed on the ring road to stop Hoons. • There needs to be a clear exit on to Aranui Road. 	<p>Decline</p> <p>Does not wish to be heard</p>
13. Tristan Knowles	<ul style="list-style-type: none"> • Concern over whether the proposed water supply will be enough. • Proposed reserve should not have the option of parking. It is certainly not big enough. • Concern about the additional sewage causing environmental problems. • There will be traffic problems with one access point and the traffic numbers it will create within Mapua. • There should be half the amount of proposed sites. 	<p>Decline</p> <p>Does not wish to be heard</p>
14. New Zealand Fire Service Commission.	<ul style="list-style-type: none"> • The proposed subdivision should take into account the requirement to provide an adequate water supply for fire fighting purposes as outlined in the SNZ PAS 4509:2003. • The proposed 50,000 litres of storage will not be sufficient for the proposed number of dwellings. • Fire hydrants within 90 metres of each proposed dwelling will be required. • Alternatively, each dwelling could be provided with a domestic sprinkler system. • Wanted a condition imposed as a consent notice on each title to require compliance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supply SNZ PAS 4509:2003 for any new dwelling. 	<p>Does not indicate.</p> <p>Wishes to be heard</p>
15 . PTC & PE Lockhart. 80 Iwa Street.	<ul style="list-style-type: none"> • The present village atmosphere will be destroyed if the proposed subdivision goes ahead. • The present infrastructure is not geared to cope for such huge demand for services. • Existing services will need to be upgraded which will be an additional cost to ratepayers. • Aranui Road will require upgrading of the carriageway to cater 	<p>Decline</p> <p>Does not wish to be heard</p>

Submitter	Reasons	Decision
	<p>for the additional traffic.</p> <ul style="list-style-type: none"> • Concern of additional wastewater being piped into the Mapua tidal estuary raises concerns about the possible effects on the Seaton Valley Stream and the Mapua estuary. • The Mapua Domain is already fully utilised and the additional allotments will mean that it is over utilised and could damage the grounds. • There will be significant earthworks, which could lead to wind disposal of topsoil. • Working hours will be extended to meet deadlines of contractors. • Disappointed that the applicants have not been more creative in thought and planning to create a subdivision more in keeping with the present ambience of Mapua. 	
<p>16. Gary & Nyla Breakspeare 94 Aranui Road.</p>	<ul style="list-style-type: none"> • The proposal will adversely affect existing amenity values and will significantly alter the character of Mapua. • The site is low lying swampy land. It is important that any development does not have a detrimental effect on surrounding properties. • The subdivision will bring an additional 576 vehicles on to Aranui Road which will cause significant delays and congestion. • Mapua Village has inadequate infrastructure to cope with the magnitude of the proposed development. • Any connection to council's reticulated water supply is strongly opposed. • It is not appropriate or ethical for an applicant to provide loan funding as part of the application process. • There should be a reduction of least 30% of the number of allotments. 	<p>Decline Does not wish to be heard</p>
<p>17. Andreas Niemann 136 Aranui Road.</p>	<ul style="list-style-type: none"> • Mapua is not set for this amount of houses. • The infrastructure should be built first, so that there are adequate schools, kindergartens and roads to cope with the development. • There is a serious water supply problem. Having water pumps running day and night will be unpleasant. • Sewage and stormwater systems have not been thought through very well. • The trust should be responsible for any problems that they cause such as negative impacts on the water sewage and stormwater servicing. • There should be roof tank collection for house with separate water supply tank. • Each of the sections should be at least 2000m² in area. • Aranui Road needs to have a separate cycle path. 	<p>Decline Does wish to be heard.</p>
<p>18. David Wilson 11 Moreland Place.</p>	<ul style="list-style-type: none"> • The proposed subdivision has a very high density, which is more in keeping with a large densely settled urban environment, than Mapua, which has a relaxed semi rural feel with generally large sized sections. • All of the traffic will have to enter and exit off Aranui Road. No subdivision should be allowed until Aranui road has been upgraded • The combination of narrow roads and small sections will create a "hemmed in" feeling. • Roads B, C & D have the potential to become "boy racer" tracks. • Travel calming measures should be imposed to prevent this. • Hooded street lights should be installed to prevent light pollution. 	<p>Decline Does wish to be heard</p>

Submitter	Reasons	Decision
	<ul style="list-style-type: none"> • The lack of a good long term water supply is a glaring deficiency of the proposed subdivision. • The proposed tank farm has no place in an urban environment. • The Mapua area has prolonged dry periods and the subdivision would be totally reliant on two water pumps pumping day and night out of the shallow aquifer that is below sea level. • There is a significant risk of salinity problems, being so close to the coast. • Sewage disposal is already a problem in the area. Council needs to be cautious about allowing the subdivision to connect into an already struggling system. • The subdivision does not provide adequate reserves. • The adjacent estuary is of international significance for migratory birds. • The Mapua domain is coming under increasing pressure and it is clear that it will need to be enlarged to cater for future growth. • There is a possibility that there may be chemicals dumped from the FCC Mapua plant. With the volume of earthworks proposed, there could be contaminated sand being blown into neighbouring properties. 	
19. Jill Gammie	<ul style="list-style-type: none"> • The proposed 24 water tanks and processing plant should not be in a residential setting. • Sewage is already fully utilised without another 96 properties being connected. • If the subdivision is approved, the Domain will not be able to be enlarged. 	Decline Does not wish to be heard
20 . Jeffrey Allen	<ul style="list-style-type: none"> • The proposed density is out of keeping with the rest of Mapua and will give the impression of low grade urban infill housing. • The proposal for water supply is serious flawed in that the proposed Motueka pipeline could many years away. • Ramshackle water supply that could lead to saltwater contamination. • The subdivision will devalue the adjoining estuary coastline. • The proposed Aranui Road access will make the Aranui Road area far more hazardous than it is now. • The proposal will detract from Mapua as being a desirable place to live, and set a precedent for future low quality urban development in the Tasman District. 	Decline Does not wish to be heard.
21 Gillian Allen	Same reasons as submitter (20)	Decline Does not wish to be heard.
22 Jane Linn 36 Aranui Road.	<ul style="list-style-type: none"> • Concerned about the volume of traffic from this subdivision and the impact it will have on the current road and children walking and cycling to school. • There is a lack of green areas shown on the current plans. • The infrastructure within the village such as schools, shops and other services are not sufficient to cope with the increased development. • There should be larger sections and less of them. • More greenways and walkways need to be created as an alternative access to school. 	Decline Wish to be heard.
23 Sarah Randall 36 Aranui	<ul style="list-style-type: none"> • The sections are too small • Lack of communal space. Existing domain is too small to support the extra houses. • Resources in village will be unable to support the extra 	Decline Wish to be heard.

Submitter	Reasons	Decision
Road	<ul style="list-style-type: none"> • population. • Lack of provision for water, stormwater and safe cycleways. 	
24 Rosalie Barnes 126 Stafford Drive.	<ul style="list-style-type: none"> • The proposed subdivision will destroy the village's charm and atmosphere as small semi rural community. • The school is already at its limit an will not be able to cope with the additional population. • The resources of Mapua are already stretched to capacity and will not be able to cope with another 96 houses. • The proposed single access off Aranui Road is totally unacceptable in that it cross the main footpath/cycleway used by children going to and from Mapua School. • The subdivision will create an additional 800 traffic movements on to Aranui Road which does not have the capacity to be able to safely handle the additional traffic. • The land being subdivided is very low lying and has a high potential to be flooded, in particular inundation from the sea. 	Decline Did not wish to be heard.
25 Neil Barnes 126 Stafford Drive.	Same reasons as (24)	Decline Does not wish to be heard
26. Gilgenberg Joy	<ul style="list-style-type: none"> • The proposed 96 lots is too dense a development for 10.2 ha site. • There is poor visibility at the access on to Aranui Road. • The road widths are too narrow, and loop roads will encourage speeding. • The water supply infrastructure is not sustainable and pumping water from a shallow aquifer could result in the aquifer becoming saline. • The subdivision will mean that the domain cannot be enlarged for future growth. • There will be large movement of soil/fill which will end being blown on to other properties by the wind. • The subdivision will have an adverse effect on the nature and character of the village. 	Decline Does not wish to be heard
27 Julie Cox 69 Iwa Street	<ul style="list-style-type: none"> • Wanted judder bars placed on the roads. • Each section should accommodate at least two car parks, so that roads do not become blocked with parked cars. 	Support Do not wish to be heard
28. John Jackson 142 Stafford Drive.	<ul style="list-style-type: none"> • The site is at risk from flooding and this risk is increasing and has not been managed satisfactorily. • Abnormal rains and high sea levels cause the whole of Seaton Valley to flood. Sea levels are predicted to raise and rainfall will become heavier. • There be a significant area of roads and other hard surface areas. • Although the developer plan to raise the whole level of the site, the are will still be flooded if the sea defences were severely breached. • The amenity value of the area will be lost. • The local school and medical centre will not be able to cope with the additional 90 plus houses in the village. • It is not known what effects of the taking of the water from the bores will have on those in the community who already use well water. 	Decline Did not indicate.

Submitter	Reasons	Decision
	<ul style="list-style-type: none"> Homes should be self sufficient for water supply 	
29. Dean Godwin 108 Aranui Road	<ul style="list-style-type: none"> There are far too many sections. The roads will not function with an entrance on to Aranui Road. The developer should first purchase the land between Road I and Iwa street before any consent is given. The section sizes should not be less than 2000 square metres. Aranui Road widening should be paid for by the developer. The developer should provide drainage for existing housing affected by proposed filling of the site. 	Decline Did not wish to be heard.
30. James Bruce & K F Reardon 96 Aranui Road.	<ul style="list-style-type: none"> There will be high volume of traffic on to Aranui Road. Wanted to know whether there was a range of houses being allowed. Wanted a high standard of housing in the subdivision. Have the developers done development's elsewhere? There needs to be quality planting of trees (not shrubs), at least 5 years old. 	Support Did not wish to be heard.
31. Sheila Wilson. 11 Moreland Place.	<ul style="list-style-type: none"> The proposed water supply is not realistic at all. There times of unreliable rainfall. The bores will be very near the coast and have the potential to become brackish or saline. The proposal for all traffic to access Aranui Road is extremely hazardous. Speed humps should be placed on the roads to slow down traffic. The current sewage system is struggling already. Further subdivisions should not be allowed until a totally adequate sewage system is in place. The existing rural environment will disappear. The flora, fauna and overall ambience of Mapua will be adversely affected. The reserves are totally inadequate and will not protect the estuary. The subdivision will stop Mapua Domain being enlarged in the future. The subdivision is far too dense for a semi rural situation. 	Decline Did not wish to be heard.
32. Paul Williams 140A Aranui Road.	<ul style="list-style-type: none"> Environmental & social infrastructures eg water, drainage, roading, school, police and medical facilities are already at capacity. There will be a negative impact on the estuary environs with such a dense subdivision. There will be a negative visual impact of dense low cost housing within a small seaside village. 	Decline Did wish to be heard
33. Shelley Williams 140A Aranui Road.	<ul style="list-style-type: none"> Environmental & social infrastructures eg water, drainage, roading, school, police and medical facilities are already at capacity. There will be a negative impact on the estuary environs with such a dense subdivision. There will be a negative visual impact of dense low cost housing within a small seaside village. 	Decline Does wish to be heard

Submitter	Reasons	Decision
34. Judith Vaughan 308 Pomona Road.	<ul style="list-style-type: none"> • The area is low lying and prone to flooding. 96 houses, each with hard surface areas will increase the problem. • There is already a shortage of water in Mapua and this would place further demands on the supply. The applicants proposed water supply is inadequate. • The existing services for schools, medical services and roading are insufficient to cope with the additional houses. • The peaceful character of Mapua would be significantly altered by the addition of 96 more houses. • Acknowledges the deferred zoning status, but not in favour of such a large number of houses in a area that has storm water and water supply problems. • No subdivision should be allowed until Aranui Road has been upgraded. • The number of houses should be reduced by 50%. 	Decline Does not wish to be heard.
35. Aoi Tsuruta 92 Aranui Road.	<ul style="list-style-type: none"> • The small sizes of the sections will rapidly change the village into a small town without the infrastructure to support it. • The large water tank farm proposal is an inappropriate solution to the pre-existing water shortage in Mapua. • The costs associated with the water supply scheme will not be able to be covered by the ratepayers. • No subdivision should be allowed until Aranui Road has been upgraded. • The sudden growth of Mapua would cause bottlenecks for childcare centres and schools. • Sections should not be smaller than 2000 square metres. • The land in close proximity to the subdivision is low lying and subject to flooding. Having 100 new houses would compound the drainage problem. 	Decline Does wish to be heard
36. Sue Brillard 103 Aranui Road	<ul style="list-style-type: none"> • Concerned about the volume of traffic coming onto Aranui Road. • The road access onto Aranui Road will break the dual cycle/footpath that currently run along Aranui Road to the school. • The existing infrastructure of the village such as the school and health centre would not be able to cope with the additional houses. 	Decline Does not wish to be heard
37 Rebecca Patchett 140 Aranui Road.	<ul style="list-style-type: none"> • The subdivision contravenes the principles set out in the Mapua Development study. • There will be a loss of character for Mapua. • Infrastructure is not in place to service the subdivision. • The proposal to waive the 25m setback from the Rural zone will not serve the community. • The proximity of the estuary is a major concern particularly in regard to stormwater. • There is only one traffic exit point onto Aranui Road., which will significantly increase traffic flow into an area with heavy pedestrian and cyclist traffic. • The lot size contravenes the current zoning and adds to urban sprawl. • Do not believe that the applicants have satisfied the requirements for servicing to enable the deferment to be lifted. • The proposed houses are not in keeping with Mapua's village atmosphere. • The style of housing and small sections proposed is of the "urban sprawl" variety. • Development of this type should only happen when existing infrastructure has been upgraded. 	Decline Wishes to be heard

Submitter	Reasons	Decision
	<ul style="list-style-type: none"> • There has been no consultation or forward planning of what amenities would need to be available to for the additional 400 people moving into the area. • The subdivision will put considerable pressure on doctors services, the shop, roads, existing recreational facilities, public transport and the school. • The subdivision will result in loss of open space and character. • Will the land being built up to 3.5m, buildings will be clearly visible from the estuary front. • The subdivision will substantially increase storm water runoff into the estuary. • Very attention has been given to reducing the impacts of stormwater on the estuary. • There is already a problem of stagnant water in the north end of the estuary and this will become more problematic with 96 houses and the associated earthworks being proposed. • The proposed land disturbance may jeopardize a sensitive ecological area. • There is no detail on how developers will control dust, noise etc when excavating and putting in fill. • The subdivision will have a major impact on the existing sewage system. • The applicants should not have their sewage connection costs waived. 	
<p>38. Barbara Simpson 101 Aranui Road.</p>	<ul style="list-style-type: none"> • People come to Mapua for the village like atmosphere. This will be eroded by a subdivision of this magnitude. • I understood that no further development would take place until infrastructure was in order. • There is a severe water shortage every summer. For those who still have wells, if the aquifer gets too low, it will be affected by saltwater. • Aranui Road is already very busy. Another 96 houses will further add to the problem. 	<p>Decline Wish to be heard</p>
<p>39. Neville Bibby 64 Iwa Street.</p>	<ul style="list-style-type: none"> • The proposed road access will cross a very density use footpath/bikeway. • Question the view that Iwa Street will take some of the subdivision traffic. • Question the viability of the water supply. • It is well know that Tasman Water supply infrastructure is inadequate and the subdivision should not be able to connect into the reticulation. • The question of saltwater intrusion must be considered. • The current sewage reticulation is in adequate . The applicant should pay all sewage levies. • The area of reserves is totally inadequate. • Current services such as schools, pre-schools, parking and medical services are at capacity and will not be able to cope with the additional houses. • The scale of the proposal is too dense and lacks character. 	<p>Decline Does not wish to be heard</p>
<p>40 Jane Sheridan 86 Pomona Road.</p>	<ul style="list-style-type: none"> • There is a need to avoid the sprawling suburban look, which effectively loses the Mapua Village charm. • The should be at least half the number of allotments and the opportunity should be taken to create an environmentally friendly development, something that is original, ecofriendly and in keeping with the village charm of Mapua. 	<p>Decline Does not wish to be heard</p>

Submitter	Reasons	Decision
41. Elizabeth Bibby 64 Iwa Street	<ul style="list-style-type: none"> • There will be an adverse impact on the historical character of Mapua. • Increase in traffic on to Aranui Road. • Impact on the Domain and infrastructure of the village. • Facilities such as medical care and schools will not be of sufficient size to service the large number of new comers from the subdivision. • Concern for the safety of the large number of pedestrians (particularly children) who regularly use this are of Aranui Road. • The Mapua Domain is already at a premium for use of space and this subdivision will take away the only area available for expansion. • The amount of land put aside for reserves is inadequate. 	Decline Wish to be heard
42. Rex Dasler 116 Aranui Road.	<ul style="list-style-type: none"> • Increase in traffic movements on to existing roads of at least 400 traffic movements a day. • Concern that there will be noise/smell from the treatment plant and sewer pump station. • Question over pays for boundary fencing. • Question over whether is a height restriction on the houses being built. • There will be an extra load on school facilities and roads. • Concern about the financial “carrot” being put in front of Council in exchange for the subdivision. 	Decline Does wish to be heard
43. Trudes Balles Main Rd Lower Moutere	<ul style="list-style-type: none"> • The proposed water supply that is to be pumped from the Lower Moutere Aquifer is going to be detrimental to other users. • There is no guarantee that the water will be enough in the long term. This in turn will put pressure on our supply in the Lower Moutere. It will set a precedent for other developments. 	Decline Did not indicate.
44. Peter Vendelbosch Main Road, Lower Moutere.	<ul style="list-style-type: none"> • There is an insufficient supply of a reliable source of water in the area, because they plan to get water from the Lower Moutere Aquifer which will detrimental to other users. This will push up the cost of water for other users. • There is insufficient evidence to show that this water supply will last. • It will set a precedent for other developments. 	Decline Did not indicate.
45. New Zealand Historic Places Trust.	<ul style="list-style-type: none"> • While there are no recorded archaeological sites recorded on the subject property. However because of the coastal location, the presence of subsurface archaeological material cannot be discounted. • Requested that an advice note be place on the consent decision to ensure that the applicant is aware of their responsibilities under the Historic Places Act 1993 if any archaeological material is encountered during site works. 	Neutral Did not indicate
46. Susan Lile & Robert Lile	<ul style="list-style-type: none"> • Concerned about the impact the subdivision will have on the existing infrastructure and the on the character of the Mapua Village. 	Decline Did not wish to be heard.

Submitter	Reasons	Decision
47. Kim Bowie 98 Aranui Road.	<ul style="list-style-type: none"> Lack of separation between residential occupation and adjacent Rural 1 land. Average lot size is too small and the density is greater than what is desirable for Mapua. There will be significant congestion of traffic around Aranui Road, especially in summer. The testing of the available groundwater should be done in late summer. 	<p>Decline</p> <p>Wish to be heard</p>
48. Bill Stinton 67 Iwa Street.	<ul style="list-style-type: none"> Ruins village concept as it currently is. Sets a precedent for subdividing into smaller sections. No infrastructure support currently exists. The design is more suited to a larger urban area, than a seaside village. Much larger sections are required. 	<p>Decline</p> <p>Did not wish to be heard</p>
49. Pam Sinton-Whetmall 67 Iwa Street	<ul style="list-style-type: none"> Opposed to the extreme high density and the urban style subdivision. Impact on infrastructure. Impact on the nature and existing character of the village. Much larger sections are required to reflect the character of the village. Road design should be applicable to the locality. Design covenants should be imposed that are applicable to the village setting. 	<p>Decline</p> <p>Did not wish to be heard</p>
50. Geoff McAlpine 140 Aranui Road.	<ul style="list-style-type: none"> The subdivision is not in keeping with the character of Mapua. The proposal is contrary to many of the principles set out in Mapua Ruby Bay Development Study(MRBDS), which stated that that character of Mapua should be maintained and enhanced in such a way that retains the village scale and identity. The MRBDS also stated that the population of Mapua is not in favour of intensive development. It does not address the problem of Mapua's lack of infrastructure. There has been no proper assessment of the impact on the sensitive Mapua Estuary wetland. The Council should retain the deferred status until the proper infrastructure is in place. 	<p>Decline</p> <p>Wishes to be heard</p>
51. Carole Bennett 14 Broadsea Avenue.	<ul style="list-style-type: none"> The subdivision will spoil the character of the village. It will greatly increase traffic in the area, causing noises safety problems, particularly near the Mapua School. It will set a precedent for many more other intensive developments. 	<p>Decline</p> <p>Do not wish to be heard</p>
52. Anthony Bennett 14 Broadsea Avenue.	<ul style="list-style-type: none"> The subdivision will greatly increase the traffic in Mapua. This is particularly dangerous near the school and will cause more noise for residents. It will be detrimental to the Ruby Bay Bypass proposal which sought to reduce traffic in the area. It will set a precedent for other similar applications and spoil the lovely village atmosphere of Mapua. 	<p>Decline</p> <p>Do not wish to be heard</p>
53. Mapua Districts Cycle and Walkways Group C/- Sarah McLeod	<ul style="list-style-type: none"> Further consideration of the proposal needs to be given on: <ol style="list-style-type: none"> The effects on foot and cycle traffic to Mapua School. Up to 96 houses and the associated traffic movements will mean substantially increase the risk to the designated walkway/cycleway along Aranui Road to Mapua school. If the subdivision goes ahead then there should be a walkway linking Iwa street/Old Mill reserve to the school to provide a safe walkway/cycleway access to the school. 	<p>Neutral</p> <p>Wish to be heard.</p>

Submitter	Reasons	Decision
Seton Valley Rd.	<ul style="list-style-type: none"> 2. Vehicle traffic impact on Aranui Road and Mapua village as a whole. Concerned at the additional traffic on to Aranui Road and the State Highway intersection. 3. Allowances made for reserves and walkway links. It is important that the additional area for reserves including Lots 82-84 be included in the application plan. • There is a high percentage of roading, that could be reduced if the road opposite the esplanade reserve was made a cul-de-sac, allowing an increased area for reserves. 	
54. David Mitchell 107 Aranui Road	<ul style="list-style-type: none"> • There is no Council water supply available to the subdivision and the applicant's "interim" substandard supply has no assurance of sustainability or quality. There is also no guarantee that the "interim" supply will not become a permanent one. • Opposed to the taking of large quantities of bore water because of the potential unreliability of supply and the adverse effects on the water table generally, and particularly on wetlands, particularly on the Mapua Wetland. • There is not adequate council infrastructure for a reticulated service for the subdivision. All new housing in Mapua should meet council's standards for sewer servicing. The proposal from the applicant to fund a loan for the required development is Uncertain, unreliable and unacceptable. • Opposed to unregulated disposal of stormwater into the confined part of the Waimea Estuary, which is rated nationally and internationally for its birdlife. • At present the estuary is suffering from the limited tidal flushing allowed by the causeway gate and parts of it are eutrophic, with unnaturally high levels of nutrients. • There will be discharge of additional contaminants (lead, oil, grease, detergents, excessive nutrients and bacteria) from unregulated stormwater that would degrade water quality and adversely affect the estuary. • Very concerned about the likely volume of traffic generated on to the proposed intersection with Aranui Road. The intersection will be a growing bottleneck and create traffic problems of a scale and intensity that are inconsistent with the village character and nature of Mapua and our community. It will also adversely affect the safety of the users on the combined walkway/cycleway along Aranui Road. • Also concerned that there is no road linkage with Iwa street. • The proposed reserves are insufficient to compensate for the impact of 96 houses on small sections. • The domain needs to be expanded to cater for future growth. The present plan does not provide for this. • The proposal does not provide for a walkway/cycleway along Seaton Valley Stream, to provide an alternative to Aranui Road. • The proposed subdivision is of a scale, size and intensity that would adversely affect the village character of Mapua and its community and facilities. 	<p>Decline</p> <p>Wishes to be heard.</p>
55. Shona Moon & Hugh Gordon 160 Stafford	<ul style="list-style-type: none"> • The deferred zoning status does not necessarily indicate that there is a "clear expectation" that this area will necessarily be the next residential area for development. • The proposed independent water scheme is too indefinite in duration in that there is no certainty on future water supplies. • Questioned the applicant's presumption that there is no need 	<p>Decline</p> <p>Wish to be heard.</p>

Submitter	Reasons	Decision
Drive	<p>for a significant neighbourhood reserve.</p> <ul style="list-style-type: none"> • The Mapua Domain in its present form does not cater for the growing needs of the Mapua community. The subdivision will effectively cut off any possibility of expansion of the reserve. • Latest figures on projected sea level rise show that the proposed ground level will be too low. 	
<p>56. Janet Taylor</p> <p>101A Aranui Road</p>	<ul style="list-style-type: none"> • The proposed scale of the subdivision with very small lots reflects an urban subdivision which is not consistent with the seaside village of Mapua. • There has been insufficient consideration of the impact of such as significant increase in housing and population, relative to the size of Mapua. • There has been insufficient planning for open space, reserves, cycle and walkways or play areas for the increased population that such a large scale development would bring. • The eastern side of Aranui Road is major link for pedestrians and cyclists travelling to Mapua School. The safety of this link will be compromised by the proposed Aranui intersection. • The proposed urban link road will become a race track for boy/girl racers. • The impacts on neighbours and the wider community have not been well considered by the applicant. • The “interim” solution to water supply has no assurance of sustainability or quality for uses. • The taking of bore water have an adverse effect on the water table which is already compromised during summer months. • Concerned about the effects on underground aquifers, including possible effects from salt water intrusion and the negative effects on wetland areas. • Concerned about the effects of unregulated discharge of additional stormwater into the Waimea Estuary. There are potential detrimental effects of the storm water discharge on the important bio-diversity and wild-life ecosystems that are present in the estuary. 	<p>Decline</p> <p>Do not wish to be heard</p>
<p>57.</p> <p>Friends of Mapua Wetland Incorporated.</p> <p>C/- David Mitchell</p> <p>102 Aranui Road</p>	<ul style="list-style-type: none"> • There is no proposal for a proper reticulated water supply and the applicant’s proposal for an “interim” substandard supply has no assurance of sustainability or quality. The water supply option should be rejected. • The plan to take large quantities of ground water has the potential to cause adverse effects on the water table generally, particularly on wetlands. • There is no adequate infrastructure for reticulated sewage service for the subdivision. The development should have to make the same servicing requirements as any other housing development in Mapua. • The proposal to waive sewer charges in return for a loan to fund the required development is uncertain, un reliable and unacceptable. • Concerned at the unregulated stormwater into a confined and already degraded part of the Waimea Estuary. • Opposed to the size and intensity of the subdivision and its impact on Mapua Village and its residents. • The volume of traffic generated onto Aranui Road is unacceptable. • The provision of reserves is unacceptable to ameliorate the effect of such a large housing development. The expansion of the Domain can only be achieved where the subdivision is proposed. • The lifted of the deferment of the residential zoning is a separate process from the resource consent application 	<p>Decline</p> <p>Wish to be heard.</p>

Submitter	Reasons	Decision
	<p>process.</p> <ul style="list-style-type: none"> • Proper water and sewage reticulation is essential for any housing developments in Mapua. • Opposed to the proposed water take because it will adversely affect the water table in the Mapua area, impact on other users, adversely affect the water table and have detrimental impact on the underground water flows which sustain the Mapua Wetland and other nearby wetland areas. • Opposed to the creation of the “tank farm”, which is an industrial type installation that will adversely affect the village appearance of Mapua. • Concerned at the lack of walkway/cycleway links. • There is a lack of road access to the Mapua Bowling Club parking area. 	
<p>58. Judith Mitchell 107 Aranui Road</p>	<ul style="list-style-type: none"> • The sections are too small and there is insufficient open space, creating an inner city effect in a village style environment. • Aranui Road is already congested. The volume traffic from the subdivision through one entry/exit point will create hazardous conditions on Aranui Road. • There is no evidence of the amount and quality of bore water, the sustainability of supply and its effect on other areas. New houses should not be allowed until they can connect into a Mapua-wide reticulated supply. • The subdivision should not be allowed to go ahead until there is Council supplied sewage and stormwater infrastructure. • The funding proposal for the funding of the sewage upgrade is unacceptable. • Sewage and contaminated stormwater would contaminate the Waimea Estuary. • Any subdivision of this land should be put on hold until there are Council- supplied water and sewage systems are available and open space, walkway/cycleway concerns are met and that any future subdivision is in keeping with the Mapua Village environment. 	<p>Decline</p> <p>Wished to be heard.</p>
<p>59. Mapua School Board Of Trustees 4 Stafford Drive</p>	<ul style="list-style-type: none"> • Concerned about the impact of the subdivision on infrastructural services of the village and ability of Mapua School to cope with the needs of growth. • If the proposed Iwa street connection is opened up, even more traffic will use the proposed Aranui road intersection, putting at risk the large number of children that use the dual pedestrian/cycleway along Aranui Road to Mapua school. • Concerned that the impact on Mapua School students living in the village was not taken into account in the Traffic Assessment in the application. • Concerned about the implications of increased traffic from 96 extra houses on the State Highway intersection opposite Mapua school, which is the main exit and entry point out of Mapua. 	<p>Neutral</p> <p>Wished to be heard.</p>
<p>60. Robin Goette 13 Broadsea Avenue</p>	<ul style="list-style-type: none"> • Too many dwellings to add to a community of the size of Mapua. • Too much stress on infrastructure. • Buildings are so close to a delicate ecosystem and having to raise ground levels just to build. • Mapua is growing too fast to keep up with water and stormwater servicing. • Need to cut the number of dwellings by at least 50 % and 	<p>Decline</p> <p>Do not wish to be heard.</p>

Submitter	Reasons	Decision
	provide more reserve area.	
61. Dido Eden 68 Stafford Drive	<ul style="list-style-type: none"> • Grave concerns about the effect of extra traffic exiting on to Aranui Road, which will be a hazard to children walking to Mapua school. • Very concerned about the lack of a Council reserve backing on to a fragile estuary ecosystem. • The subdivision will have huge impact on the present character of Mapua Village and there appears to be a lack of planning and design in the whole project. 	<p>Decline</p> <p>Did not indicate.</p>
62. Chris McDonald 33 Higgs Road	<ul style="list-style-type: none"> • The large increase in traffic that will come out onto Aranui Road. • The lack of design in the project, particularly the road layout. • It will completely change the character of Mapua, which will no longer be the small village that was the reason why people choose to live here. 	<p>Decline</p> <p>Did not indicate.</p>
63. Katherine Glover & Joanne Pestell 100 Aranui Road.	<ul style="list-style-type: none"> • The proposed subdivision access road will run down the length of our property. • Opposed to the subdivision due to the sheer size and numbers of people that will live there. • To add another 200 cars on to Aranui Road, will create a congestion that Aranui Road will not be able to handle. The traffic will bank up out side our house resulting in increased pollution. • If the section were twice the size, the impact would be more acceptable. • The offer of the loan to Council to upgrade the water and sewage system should not be accepted. • There will be no benefits for the Mapua Community if this subdivision goes through. • The site currently gives Mapua the relaxed rural feel which is why people choose live in Mapua. • Feel that the subdivision will reduce our quality of living. • 	<p>Decline</p> <p>Do not wish to be heard.</p>
64. Mapua and District Community Association. C/- Elizabeth Bibby 67 Iwa Street.	<ul style="list-style-type: none"> • The increase in traffic on to Aranui Road would be significant and the proposed access road will cross a a busy cycle/walkway that is used frequently every day by children going to and from Mapua School. • Space at the Mapua domain is already at premium and extensions need to be considered. The development of this property precludes any future expansion of the park. • There will increased pressure on facilities such as the school, preschool and the medical centre which could be hard to manage. • The size of reserves set aside are inadequate. • The 3.5m minimum ground level is less than the 4m standard requirement for subdivisions in Richmond West. • Council should not consider subdivision so f this size until the water supply and sewage services have been upgraded sufficiently for the Mapua area to accommodate all those needing these services. 	<p>Decline</p> <p>Wish to be heard.</p>
65. Shawn & Lisa-Jane Lawson. 86 Aranui Rd,	<ul style="list-style-type: none"> • The number of very small sections will dramatically change the existing feel of Mapua. • The existing infrastructure, including drains, water, roads & schools could not cope with a subdivision of this size. • At least 75% of the sections should be at least 1500m2 in size. • Storm water infrastructure should be required that ensures 	<p>Neutral</p> <p>Do not wish to be heard.</p>

Submitter	Reasons	Decision
	<p>the adjoining low lying properties are not put at risk from storm water backing up during very high tides.</p>	
<p>66. Phillip Taylor 51 Iwa Street.</p>	<ul style="list-style-type: none"> • The section sizes are too small and housing density is too high for rural village like Mapua. • The infrastructure cannot cope with this number of additional families. • There is insufficient bore water for the present users. • Pollution of Seaton Valley Stream. • Need to reduce the number of houses and increase the section size. • Need to provide more green space and use some of the land for the Mapua Domain. • The subdivision should not be granted until water and sewage services can meet demand. • Bore water should not be used. • The estuary should be protected from pollution. 	<p>Decline</p> <p>Do not wish to be heard.</p>
<p>67. Annalise Caswell Korepo Road.</p>	<ul style="list-style-type: none"> • The site should not be subdivided without looking at the infrastructure of Mapua and its capacity to cope, and Mapua's future requirements. • The proposal has not taken into account the existing local character of the area. • Object to the waiver of the wastewater contribution. • Object to the proposal to build 40 odd houses in the coastal environment area. This does not fit in with the natural character of the estuary, which is national recognised ecosystem. • The transition from residential to rural should be considered more carefully. The sections should be larger to allow for larger trees and shrubs that could help to mitigate the visual impact of the subdivision and ensure it fits into the surrounding landscape. • To undertake major earthworks within the coastal environment does not appear to be taking into account the natural character of the estuary surrounds, and would add to the problems of the neighbouring properties, which end up lower, as a result of the filling. • Would like to know the effect of the storm water discharge during a high tide combined with a low pressure weather system bringing high rainfall. • The Council needs to know what the community requires in advance in regard to the Domain, so that the needs of future generations are catered for. 	<p>Decline</p> <p>Wish to be heard.</p>
<p>68. Bruce Gilkinson</p>	<ul style="list-style-type: none"> • The proposal is entirely inappropriate to this locality in terms of size, scale & intensity and the likely impact on the character of the area. • It will put excessive pressure on existing reserves and facilities such as roading, sewage and community facilities. • The number of additional families will put major liabilities on TDC during a major water shortage and there are major implication for Council in terms of sea level rise and the extreme storm events which are supposed to become more common during the next 50 years. • The proposed reserves are inadequate for 96 additional families. • The offer to pay the loan for sewage upgrade would be worthless if the Trust was wound up. • The subdivision should have much reduced scale and intensity, reduced to perhaps 40 sections, providing that 	<p>Decline</p> <p>Wished to be heard.</p>

Submitter	Reasons	Decision
	issues relating to water supply are adequately resolved.	
69. Nelson Marlborough District Health Board: Public Health Service	<ul style="list-style-type: none"> • The applicant's site is close to the Fruitgrowers Chemical Company site and potential for groundwater contamination should be investigated. • Microbiological quality of roof collected rainwater is usually poor and often fails to meet drinking water standards. • Health risks can be minimised through management procedures such as first flush diverters. • Supports the applicant's intention to treat their water supply to comply with the 2005 Drinking Water Standards and that the water supply will be defined as a Community Drinking Water Scheme. • All operational activities associated with the water supply should be covered by a suitable management plan. • Supported the applicant's proposal to connect to the Mapua Sewage Scheme. 	Neutral Wished to be heard.
70. Helen Saul 105b Aranui Road (LATE) (One working day)	<ul style="list-style-type: none"> • Attracted to Mapua for its village-like atmosphere. • Concerned about the impact from traffic noise. • Questioned whether there has been an assessment done on the impact of the potential further 100 plus cars on Aranui road. • The increase in population will put pressure on existing local services and facilities. 	Did not indicate
71. Nelson/ Tasman Branch, Royal Forest and Bird Protection Society. C/- Tony Bryant	<ul style="list-style-type: none"> • Approve the connection of the subdivision to the Mapua sewage scheme and centralised water collection of rainwater for roofs. • Concerned about the effects of pumping of additional water from local shallow aquifers, which may cause problems such as salt water intrusion and/or unacceptable lowering of the water table. • Concerned about the effects of untreated storm water discharging into the Seaton valley Stream close to its mouth into the estuary in that runoff will contain oils, greases, excess nutrients and bacteria as well as detergents etc from washing cars and boats. This runoff would be harmful for the estuary and should be suitably treated. • Lot 99, close to the estuary should be considered to be an esplanade reserve. • The applicants needs to consider covenants on the titles in regard to domestic animals to protect birdlife along the stream and estuary margins. 	Neutral Wished to be heard.
72. Peter & Maureen Clinton-Baker 130 Aranui Road.	<ul style="list-style-type: none"> • Concerned about the effect of the proposed groundwater take on our domestic bore. • The proposal is not sympathetic to either the substance, or the spirit of the Mapua Village and community. • The subdivision design should recognise, in terms of lot size, the transition from residential at the Iwa street end to the larger more rural residential land in the north western end. . • The 20 metre esplanade reserve does not seem the best way to enhance walkway links. It would be better to have 10 metre width and instead have a greater area for expansion of Mapua Domain. 	Decline Wish to be heard.

Submitter	Reasons	Decision
73. Frank Wigger 97A Aranui Road. (LATE) (2 Working Days)	<ul style="list-style-type: none"> • The infrastructure in Mapua is not ready to cope with so many new houses. Water supply, schools, health centres and other facilities would be overused. • Large sections would be more appropriate and not spoil the character of Mapua. • The infrastructure should be upgraded first. 	Decline Do not wish to be heard.

Written Consent

The applicant has not provided the written consent from the any parties.

4. STATUTORY CONSIDERATIONS

4.1 Resource Management Act

Part II Matters

In considering an application for resource consent, Council must ensure that if granted, the proposal is consistent with the purpose and principles set out in Part II of the Act.

If consent is granted, the proposed subdivision must be deemed to represent the sustainable use and development of the land resource. The critical issue of this consent is the potential effect of that subdivision and development on rural land values.

These principles underpin all relevant Plans and Policy Statements, which provide more specific guidance for assessing this application.

Section 104

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

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

In respect of Section 104 (1) (b), the Proposed Tasman Resource Management Plan is now considered to be the dominant planning document, given its progress through the public submission and decision-making process.

Section 104B sets out the framework for granting or declining consent based on the status of an activity as set out in the relevant Plan.

4.2 Tasman Regional Policy Statement

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

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

4.3 Tasman Resource Management Plan

The Plan that is most relevant in the assessment of this application is the Proposed Tasman Resource Management Plan, due to the fact that the Rural 2 zoning that applies to this property is effectively operative.

The most relevant Objectives and Policies are contained in:

Chapter 5 'Site Amenity Effects';
Chapter 6 'Urban Environment Effects',
Chapter 7 'Rural Environment Effects'
Chapter 8 "Margins of Rivers, Lakes and the Coast"
Chapter 11 "Land Transport Effects";
Chapter 14 'Reserves and Open Space';
Chapter 33 'Discharges to Land and freshwater'

These chapters articulate Council's key policies and objectives that would relate to this site.

The most relevant Rules which follow from these imperatives are contained in Chapter 16.3 'Subdivision' and Chapter 17.4 'Rural 1 Zone'. The assessment criteria set out in 16.3A, which are provided to guide Council in evaluating the proposed subdivision.

Details of the assessment of the proposed subdivision in terms of these matters is set out in the chapters following.

5. ASSESSMENT

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

5.1 Assessment of Environmental Effects

Pursuant to Section 104 (1) (a) of the Resource Management Act, the following effects assessment has been set out.

5.1.1 Amenity Effects

The adverse effect of the subdivision on the existing character and amenity of the Mapua Village was a common theme of many of the submissions opposing the proposal.

Many submitters have objected to the density of the housing development that is quite different to the village like existing character of Mapua, where many of the sections are relatively large. This has been further enhanced by some of the subdivisions in the 1990's such as Langford Drive and Jessie Street where most of the allotment were well above 1000m².

In these large lot subdivisions developers have deliberately chosen to have larger than normal sections even though the District Plan allowed for a higher density of development and imposed no-subdivision private covenants to ensure a high level of open space amenity was retained.

However some of the more recent developments such as Mapua Residential Developments off Higgs Road, have had lot sizes, more in line with the what the District Plan allows, which is for an minimum lot size of 450 square metres and an average residential lot size of 600 square metres.

In the context of the operative Rural 1 zoning on the property, there is clearly an adverse effect on the rural amenity of the site which will be effectively lost to urban development.

The deferment of the residential zoning does anticipate that once Council's requirements for servicing are met and the deferment is lifted, the standard residential zone rules for subdivision would apply and apart from the requirement for 1000 square metre lots along the new Rural zone boundary, which would be the north western boundary of the site, the subdivision would comply with the equivalent residential zone rules.

5.1.2 Traffic Effects

The traffic effects of the proposed subdivision are dealt with in Dugald Ley's report (Attachment 1) and the MWH report (Attachment 8).

The traffic effects of the single road access on to Aranui Road was a common concern of a number of submitters, particularly as the proposed access point crosses a popular walkway/cycle that is used by a large number of school children to get to Mapua School.

5.1.3 Servicing Effects

a) Stormwater servicing

The issues related to stormwater are dealt with in Dugald Ley's report (attachment 1) and Michael Durand's report (attachment 5). Their conclusion is that the proposed stormwater servicing is not acceptable.

b) Water supply

The issues relating to water supply are dealt with in Neil Tyson's report (attachment 3) and Dugald Ley's report (Attachment 1) . Their conclusion is that the proposed water servicing is that there are serious concerns over the viability and sustainability of the proposed water supply.

c) Wastewater

The issues relating to wastewater servicing are dealt with in Dugald Ley's report (Attachment 1). His conclusion is that Council should not allow a serviced subdivision of this, when there is no additional sewer capacity to service them.

5.1.4 Reserves and Walkways

An assessment of these matters has been carried out by Rosalind Squire in Attachment 7.

5.1.5 Earthworks

An assessment of these matters is covered in Michael Durand's report outlined in attachment 6

5.1.6 Productive Values

In terms of the Rural 1 zoning, the Plan requires that the productive potential of the site should be retained and maintained. An assessment of the productive values is set out in Andrew Burton's report in attachment 2. Mr Burton has found that the soils of the site are classified as Class B which is the 2nd highest soil productivity classification, though most horticultural uses would be dependent on irrigation.

It is clear that the proposed subdivision will remove any productive potential that currently exists in the site.

5.1.7 Contaminated Site Issues.

Jenny Easton, Council's Resource Scientist (Contaminated Sites) has advised the following in relation to contaminated site issues with the subject property:

"There are studies on the groundwater flow under the FCC site and it flows South, SE and SW and is discharging into the estuary. The discharge is 880m down gradient from the proposed subdivision and extremely unlikely to enter the aquifer that this subdivision proposes to use.

However, there was a dump of a pallet load of sacks of DDT prills on the reserve strip beside the Seaton Valley stream adjacent to this proposed subdivision. When Council discovered this dump, presumably from the FCC factory, we removed the waste for safe disposal and validated the base of the excavation, and checked along the reserve strip and stream bed for any other pesticide waste. This was an area of historic sand dunes and we have no reason to suspect that there are any similar dumps on the adjacent farm land.

Many farms used burial pits for rubbish in earlier times, but council does not hold records of these. Any farm dump uncovered during excavation related to the subdivision will be disposed of to Councils landfill.

For certainty the groundwater could be tested for organochlorine pesticides, to ensure compliance with the NZ Drinking Water Standards.”

5.1.8 Flooding and Coastal Inundation Hazards

These matters are covered in Eric Verstappen’s report in Attachment 4.

5.2 Relevant Plans and Policy Statements.

The subdivision and resulting landuse activities must be deemed to be consistent with relevant objectives and policies pursuant to Section 104 (1) (c) and (d) of the Act. The most relevant Plan is considered to be the proposed Tasman Resource Management Plan and will be used in this assessment. Because this was developed to be consistent with the Regional Policy Statement, the assessment would also be considered satisfy an assessment under the Policy Statement.

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

Chapter 5 - Site Amenity Effects Council must ensure that the character and amenity values of the site and surrounding environment are protected, and any actual or potential effects of the proposed subdivision must be avoided remedied or mitigated, including cross boundary effects.

Objectives: 5.1, 5.2, and 5.3 As detailed in the assessment of effects (Chapter 5.1), there will be an effect of the proposed activity on character and amenity values. Additional allotments and associated

Policies: 5.1.1, 5.1.3A, 5.1.9, 5.2.1, 5.2.7, 5.2.8, 5.3.2, 5.3.3, 5.3.5 residential development would be created which can adversely affect the existing amenity.

Chapter 6 – Urban Environment Effects To provide for serviced urban development within existing settlements that provides for a livable and sustainable environment for the community.

Objectives: 6.1, 6.2, Issue 6.7 The allotments need to be fully serviced for water, storm water and sewer reticulation without adverse effects on the environment.

Policies: 6.1.1, 6.1.3, 6.1.5, 6.2.1, 6.2.2A, 6.2.3, 6.2.4. Amenity values may be affected by the additional residential activity in the area. These matters are discussed in more detail in the assessment of effects (Chapter 5.1).

6.14 Issues- Mapua Ruby Bay To ensure that in any major subdivision or development adequate provision is made for the disposal of stormwater and wastewater, and that such development does not

<p><i>Policy 6.14.1</i></p> <p><i>Chapter 7- Rural Environment Effects</i></p> <p><i>Objectives 7.1, 7.2 & 7.3</i></p> <p><i>Policies 7.1.1, 7.1.2, 7.1.3.</i></p> <p><i>7.2.1A</i></p> <p><i>7.3.3</i></p> <p><i>Chapter 8- Margins of Rivers, Lakes, Wetlands and the Coast.</i></p> <p><i>Objectives 8.1.0 & 8.2.0</i></p> <p><i>Policies 8.1.1, 8.1.4 & 8.1.5, 8.2.4 & 8.2.6</i></p> <p><i>Chapter 10 – Significant Natural Values and Cultural Heritage</i></p> <p><i>Objectives 10.1</i></p> <p><i>Policies 10.1.3, 10.1.5.</i></p> <p><i>Chapter 11 - Land Transport Effects</i></p> <p><i>Objectives 11.1, 11.2</i></p> <p><i>Policies 11.1.2B, 11.1.3, 11.1.4A.</i></p> <p><i>Chapter 33.3 – Stormwater</i></p> <p><i>Objective 33.3.0</i></p> <p><i>Policies 33.3.1, 33.3.3 33.3.5 & 33.3.9</i></p>	<p>jeopardise or damage the adjoining estuarine environment.</p> <p>To avoid the loss of potential for all land of existing and productive potential.</p> <p>To require land parcels to be of a size that retains productive potential.</p> <p>To avoid the cumulative loss of productive land.</p> <p>To provide for opportunities for rural residential living in specific zoned areas.</p> <p>To main and enhance the existing rural character.</p> <p>To maintain and enhance access to and along the coast.</p> <p>To maintain and enhance the natural character of the margins of streams and the coastal environment. .</p> <p>Archaeological sites of significance must be protected, including any sites of significance to Maori.</p> <p>There are no known sites of heritage value on this property, however it is in an area of known archaeological sites.</p> <p>The potential effects of the proposed subdivision on traffic safety must be avoided, remedied or mitigated.</p> <p>The proposed subdivision and additional dwellings will result in additional traffic on to Aranui Road.</p> <p>This matter is discussed in more detail in the assessment of effects (Chapter 5.1).</p> <p>Storm water discharges that avoid, remedy or mitigate the actual and potential adverse effects of downstream stormwater inundation, erosions, water contamination, and on aquatic ecosystems.</p> <p>To require the use of low impact design in the management of stormwater discharges in any new development where practicable.</p>
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It is my conclusion that the proposed subdivision and associated development is contrary to the policies and objectives of the Proposed Tasman Resource Management Plan.

5.3 Part II Matters

Part II of the Act is concerned about “maintaining and enhancing amenity values” under Section 7 (c). In the context of the Rural 1 zoning, the subdivision will not be able to maintain or enhance the existing rural amenity.

In terms of Section 6 (d) , it is acknowledged that the proposal will provide access to the coast and along Seaton Valley Stream.

In terms of 7 (b), there is a concern that the proposal will adversely Council’s servicing resources and the groundwater resource.

In terms of 7 (d) there are concerns that the proposed discharge of untreated stormwater will adversely the Waimea Inlet ecosystem which under Schedule 25.1.F of the PTRMP is an area with nationally important natural ecosystem values.

In terms of 7 (i) the effects of climate change need to be accounted for.

6. MAIN ISSUES

6.1 Can the subdivision be provided with stormwater servicing to the satisfaction of Council.

The applicant proposes to pipe the existing open drain that runs through the site and replace it with a piped stormwater system. However because of the very low elevation of the Aranui Drain outlet and the extremely flat gradient of the pipe, this option has been rejected by Council’s Engineering Department, who would be responsible for the on-going maintenance of the stormwater system.

It is likely, because of the flat gradient of the site, that the only stormwater system that would be satisfactory to Council in the long term, is an open drain system. However, this would entail a significant redesign of the subdivision, which is likely to include the deletion of Lots 72-78 & 79-84, and vested as drainage reserve, in order to contain the open drain system.

Also the policies and objectives in Chapter 33 of the PTRMP require the use of low impact design in the management of stormwater discharges in any new development where practicable (33.3.9) . In this case the low impact design of a open drain system would be entirely practicable, though it would entail a significant redesign of the subdivision.

6.2 Can the subdivision be serviced for sewer reticulation?

The Council’s present sewer reticulation in Mapua does not have the capacity to cater for a subdivision of this size, or even the first stage of the subdivision. I do not know how the applicants were able to come to the conclusion (p7 services report) that there was spare capacity within the present system to service any part of the subdivision. There is barely enough additional capacity for the “underrated” residential areas that can still be subdivided as a controlled activity, let alone a deferred zone where the residential zoning is not yet operative.

A subdivision of this size, with over 90 residential allotments, each of which are to be serviced for sewer reticulation, should not be approved, unless there is existing

capacity within the Council's sewer reticulation system, on top of what may be required for "deferred" residential areas.

6.3 Can the subdivision be serviced for water?

While the applicant has applied for a water take to supply the subdivision, Council staff have serious concerns about the feasibility or sustainability of this supply. While the groundwater supply, is described as an interim measure until there is capacity within Council's reticulated network, there is no certainty when capacity will become available. With the question marks over the feasibility and sustainability of the proposed water supply and uncertainty over when water reticulation will be provided, staff are unable to support the proposed water servicing for this subdivision.

6.4 Are the traffic effects more than minor?

Many submitters have concerns about traffic effects, in particular the effects of traffic on to and off Aranui Road. Council's traffic consultants MWH found that, in terms of the anticipated residential zoning, the traffic effects are what would be expected of a subdivision of this size and Aranui Road should be able to handle the additional traffic numbers.

6.5 Are the adverse effects on rural character & amenity more than minor?

Many submitters are concerned about the effects of an urban subdivision with small lot sizes and over 90 new houses, on the "village character" of Mapua and that the subdivision would be out of character with the rest of the village.

In terms of the underlying Rural 1 zoning, the proposed subdivision is totally out of character and the rural and open space amenity would be effectively removed by the subdivision.

However, the deferred residential status, means that this scale of development is anticipated on the site, in the future, subject to Council lifting the deferment.

7. SUMMARY AND CONCLUSIONS

- 7.1 The property is zoned Residential Deferred under rule 17.12.2 of the Proposed Tasman Resource Management Plan.
- 7.2 The reason for the deferment is the lack of storm water servicing in this area. The residential zoning will become effective once stormwater servicing has been installed to service the locality.
- 7.3 Because no stormwater servicing has been installed, the underlying zoning is Rural 1, which is the operative zoning for the site.
- 7.4 Deferred zonings allow Council total control over the timing of how a site is developed. Council can either install the reticulation themselves or it can be "provided to the satisfaction of the Council".

- 7.5 Council has no obligation to accept any particular stormwater servicing proposal. In this way Council has total control over the timing of the lifting of the deferment and the subsequent residential development on the site.
- 7.6 In this way the deferred zoning is quite different from other residential zonings that may have servicing provision rules. For example if the property was zoned residential with a stormwater servicing rule, then all the applicant would have to do, is provide stormwater reticulation that for arguments sake, met the Council's Engineering Standards, then Council would be obligated to approve it. However with a deferred zoning, Council has total discretion over whether they accept any stormwater servicing proposal at all.
- 7.7 In the context of the deferred zoning, Council staff are mystified as to why the applicant, would apply for a subdivision of this size, without first reaching agreement with Council on the suitable stormwater reticulation system that is at least acceptable to the Council body responsible for the long term maintenance and upkeep of any proposed reticulation system, that is Council's Engineering Department.
- 7.8 Instead, we have a subdivision proposal with the following issues:
- A proposed piped stormwater reticulation system that is totally unacceptable to Council's Engineering Department, who are ultimately responsible for maintaining such a system.
 - A piped stormwater system that is contrary to Council's objectives and policies for stormwater in Chapter 33 of the PTRMP, which include the requirement for low impact stormwater design for any new developments, wherever practicable (33.3.9).
 - A water servicing proposal, based on groundwater takes, that Council staff have serious concerns about the viability and sustainability of the proposal.
 - A Proposal to provide wastewater reticulation, when there is no additional servicing capacity available at present to service the subdivision.
 - A notified application where there are a large number of local submissions (62) (84.9% of all submissions) opposing the application.
- 7.9 In the light of the above, it is the unanimous view of Council staff involved in the processing of this application that deferment requirements cannot met with this proposal and therefore the underlying Rural 1 zoning still applies.
- 7.10 The proposal for over 90 residential allotments and associated dwellings in the Rural 1 zone is clearly contrary to the objectives and policies of the PTRMP that apply to the Rural 1 zone in that:
- The rural amenity and character of the site would be lost.
 - The scale of buildings is totally out of character for a Rural 1 zone.
 - The allotments do not retain any productive versatility.
- 7.11 I acknowledge that are positive aspects of this proposal, such as provision of reserves, but these benefits, do not overcome the fundamental servicing problems with this subdivision.
- 7.12 I also acknowledge that the site is zoned deferred residential, which means that it anticipates that some time in the future, the residential zoning will become operative.

However, Council has total control over the timing over when that happens. In this case, the applicant has not provided a satisfactory stormwater servicing proposal, which means the Rural 1 zone applies.

7.13 In the context of the Rural 1 zoning, and the policies and objectives of PTRMP that apply to Rural 1 zoned areas, it is clear that the proposal should be declined.

8. RECOMMENDATION (All CONSENTS)

That pursuant to Section 104B of the Resource Management Act 1991 the Tasman District Council **DECLINES** its consent to the following applications by Aranui Road Trust:

RM070637 (subdivision consent);
RM070638 (landuse consent ,dwellings);
RM070659 (Landuse consent , earthworks);
RM070658 (Discharge consent, stormwater);
RM070656 (Bore consent);
RM070657 (Water permit to take groundwater);

9. RECOMMENDED CONDITIONS

Because of the serious problems of stormwater, water and sewer servicing, which are fundamental to any serviced residential subdivision, I am unable to provide conditions that would adequately mitigate the adverse affects on the environment of the proposed allotments and houses.

M D Morris
Consents Co-ordinator (Subdivisions)

TO: Environment & Planning Subcommittee
FROM: Dugald Ley, Development Engineer
DATE: 11 December 2007
REFERENCE: RM070637
SUBJECT: **SUBDIVISION – 96 RESIDENTIAL LOTS, 5 RESERVE AREAS,
ROAD TO VEST AND ONE INTERIM LOT FOR WATER
COLLECTION AND STORAGE**

1. PURPOSE

The applicant has previously set out the application for residential development on this 10 hectare block presently zoned “residential deferred”. This report covers engineering details for servicing the site for residential use and further reports from Council officers are relevant to this application.

2. BACKGROUND

The site is partially developed farmland located in remnant low-lying sand-dune topography with an RL level between 3.0 and 4.5 metres above mean sea level. The property has two inferred frontages to legal roads via Aranui Road and Iwa Street – the latter requiring an area of land to vest (from a third party) as road to complete the connection. (Council’s Property Manager has been advised of this).

Services are located on the boundaries of the subject property but there are limitations as to access and availability/capacity for connection. These issues will be elaborated on later in this report.

The applicants were advised at an “early stage” (prior to purchase) that there were limitations on Council’s infrastructure and they have been endeavouring to provide alternatives to rectify the inadequacies of the system. After that initial consultation, Engineering has had no further discussion with them.

Councillors will be fully aware of water restrictions in summer at Mapua and wastewater pumping issues and breaks on “capacity” lines especially on Rabbit Island. They would also be aware of flooding problems with the Seaton Valley Stream and the improvements Council is considering for the causeway flood gates and flushing of the estuary. Regular breaks in the wastewater lines show that this service is also at its limits and requires upgrading.

3. ROADING

The principal access will be via a connection to Aranui Road. Aranui Road is a “distributor” road on Council hierarchy, although it is not constructed to that standard at present.

Aranui Road in this locality is approximately an 8.0 metre seal width and carries approximately 2500 vehicles per day within the 50 kmh area.

The proposed entrance will form a "T" intersection with Aranui Road and it is envisaged it will comply with "Give Way" signage criteria. The applicant has advised that all roads and right-of-ways within the development will comply with Council standards and that low impact designs will form part of the design layout.

Low impact designs require separate assessment due to increased maintenance etc. from when they vest in Council. I understand the applicant will be submitting these designs at the engineering plan stage and they will need to comply with the latest 2007 Draft Engineering Standards.

The existing Aranui Road wastewater pump station is located within the "leg in" portion of the new road leading into the subdivision off Aranui Road and is likely to compromise the alignment of the proposed road. This wastewater pump station will be discussed further in this report.

A traffic and transportation assessment report has been commissioned by Council via MWH (Council's professional advisers). This is due to the second vehicle outlet via Iwa Road not being available at this time and potential traffic generation from over 100 lots, ie 1000 vehicles per day entering on to Aranui Road. A number of submitters also have concerns over pedestrian conflicts with the increase in traffic in the area.

In discussion with the applicant prior to the purchase of the property, Officers advised that road connections would be required both to Iwa Street and Aranui Road to provide connectivity for the community and split the traffic flows to some extent.

The applicant's plan shows an intention that this will happen but the connection to Iwa Street cannot be achieved due to the plan not showing the road vesting to the legal part of Iwa Street. Therefore the subdivision application presented by the applicant does not meet Council's expected outcome for a connection.

On Friday 7 December 2007 a new plan was submitted to Council showing a revised road layout at the Seaton Valley stream end of the site – that is for a minor "link" road joining the two cul-de-sacs. I am advised by the applicant that this road will have a 3.0 metre carriageway width. I believe this was to resolve the concerns of submitters to the roads providing a "race track" situation.

The link road "J" will still have to serve as a road servicing the frontage to Lots 63 to 67 and provide access for service vehicles such as postal and rubbish collection. The 3.0metre width is therefore not adequate. A wider width that allows parking and vehicles to pass would be acceptable together with adequate sight distance.

In regard to the roading overall and due to a combination of factors, there may be adverse effects from this application, with the potential of 1000 vpd entering/exiting on to Aranui Road. These effects are outlined in the traffic and transportation report which was prepared by MWH in December 2007. The report is attached.

4. WATER SUPPLY

Over recent years servicing of Mapua with its increasing growth has come under pressure because it lacks a reliable water supply. Water is sourced from the water bores along the Waimea River near Lower Queen Street, Richmond. It is then treated and pumped via Best, Bell and Rabbit Islands until it enters Mapua in a pipe system under the estuary near the Mapua Wharf. It is then pumped to reservoirs in Pomona Road where increased storage was constructed two years ago. However, the pumping system and lines can only just keep up with normal use and when breakages occur and summer restrictions are required. (Note for 2007 these started on 26 November).

A subdivision of this size and scale could not be serviced from Council's supply at the present time.

Council's LTCCP (2006, Volume 1, page 140) outlines a total of \$24 million to be spent over the next ten years. Volume 2 of the LTCCP (page 73) outlines the specific individual projects incorporated in the above sum. It is noted that Council has completed testing of the source water at Motueka and is presently preparing the appropriate application for this supply.

On looking at the logical programme to connect a Coastal Tasman Water Supply to the Pomona Road reservoirs and with no issues or delays to the programme, the likely timeframe for water to be supplied to Mapua will be 2013/2014 (ie in 6-7 years time). Note this will depend on a number of factors, not least public input into this programme.

At the initial meetings the applicant was advised that (1)-Other appropriately zoned land had priority over water supply i.e. infill subdivisions, and (2)- they should either wait for the water infrastructure to be supplied to Mapua in 2013/2014 or submit an application to "bring forward" the project on the LTCCP programme. A policy to allow this to happen was submitted to Council in May 2007 and has the following points that need to be addressed:

- The request must be in writing, refer to an item contained within the current LTCCP and addressed to the Chief Executive.
- Subject to approval by the Engineering Service Manager, Council's work programme must have sufficient surplus capacity to allow completion of the request without hindering the current work programme.
- Any request would be subject to a review against the significance policy criteria contained within the relevant LTCCP. Any likelihood of the significance policy being breached would result in immediate decline of the request.
- The request must not place an unfair burden on other ratepayers of the district. If it becomes apparent that another group of ratepayers has relied on or it could be expected that they had relied upon the work being undertaken within the original timeframe contained within the LTCCP, the request for a variation should be declined.

- To ensure cost neutrality an agreement must be reached with the developer. This agreement must ensure that all costs incurred by Council as a result of the change are borne by the developer. If an agreement is not reached the request should be declined.
- The application shall be publicly notified.

No such application has been received for this nor for the wastewater upgrade which will be discussed later. However the above requires some form of third party consent and could not be made a condition of consent if the committee pursued approval of this application.

The applicant in their application has proposed an alternative “non Council” system of ground water bores (2) plus supplementing this supply from rainwater collection from a number of houses and piped/pumped to a series of storage tanks (24 x 25m³) located on Lot 48. These tanks will have dedicated use with at least 100m³ to be used for potable water and 50m³ for firefighting storage. The staff report on this supply goes into more details on this water use. The applicant has advised that this is a temporary system until Council’s capacity is available. However this officer considers there may be fundamental problems with this “private” system and the adequacy of the service it will provide.

Our concerns are noted below:

- The private supply could become a permanent residential supply.
- Private supplier in an urban area surrounded by a Council-rated supply.
- Potential capacity and health issues associated with a private supply and future owner’s operation of limited water supply and of an unknown quantity.
- The potential use of Council-owned firefighting hydrants adjacent to the subdivision rather than the applicant’s private supply for firefighting and/or top-up of tanks.
- The potential of the firefighting system not meeting the fire code requirements.
- The potential for the subdivision to run out of water and complaints to Council and potential purchase or abstraction of water from Council’s limited supply.
- The requirement to have a “licence to occupy” for road reserve for the private reticulation.
- The cost to connect the reticulation to Council’s supply (in 7 years) and the abandonment of pipework in the street.
- The re-piping of each household for the stormwater to be piped to a stormwater line rather than to Lot 48.

It is my opinion that there is a perceived risk to Council regarding the adequacy of the system and the potential liability for Council over the time when the water may or may not become available as per the LTCCP. The adequacy of water from the bores is discussed further in other officer’s report.

5. WASTEWATER

Similar to the water supply noted above the wastewater reticulation is at the limit of its capacity and levels of service. Continual breakages of the system and overflows occur on a semi-regular basis. Hence Council has programmed \$8.41 million in the 2006 LTCCP to be spent in the next 10 years (Volume 1, page 113). Volume 2 (page 74) outlines this work will be carried out over the years 2009-2012, hence final works are programmed to be completed in five years time if this project goes to plan.

The applicant has advised that they wish to connect to the Council system (Stage 1, 40 lots) without any upgrade on Council's system. This is rejected by Engineering as capacity is at its limit now and puts at risk other complying residentially-zoned land, i.e. infill subn..

The applicant has also offered for Stages 2 and 3 (26 and 31 lots respectively) "a willingness to fund the loan" on the sewerage upgrade. However, they have also signaled that Council should waive the Development Contributions on the 57 lots which is again rejected by the Engineering Department.

The applicants have not consulted with Engineering further on any of the above issues nor have we seen any written request to "bring forward" the capital programme via the policy previously discussed.

The topography of the site is between 3.5-4.0m and the applicant's have advised that they intend to reform the ground level to RL3.5, ie 3.5m above mean sea level (note Council's new standards and information from the Intergovernmental Panel on Climate Change denote a higher finished ground level of 4.00 metres). Again a further report from Eric Verstappen will discuss this further, and due to the protection from the Toru St causeway a reduction in this level is anticipated.

As such, gravity flow to Council's existing wastewater pump station at the entrance to the site on Aranui Road and other pump stations in the area cannot be achieved. Council has at least ten wastewater pump stations in the Mapua/Ruby Bay area and these have an ongoing maintenance cost which is not insignificant. Wastewater pump stations also create noise and odours at various times hence Council is reluctant to accept any additional pump stations, when they are not necessary. Where we do have new pump stations Council revised Engineering Standards stipulate that their location be at least 20 metres from residential boundaries and within utility reserve areas. The applicant is proposing a new pump station immediately outside Lot 46 in the cul-de-sac of Road "G". This location is not approved by Engineering.

The Reserves Department and Engineering also requested that an area be set aside for an enlarged Aranui Park. This would be an ideal location for a future pump station and Council would consider upsizing this with a view to abandoning the pump station at the entrance to the development.

This existing pump station at the entrance to the site on Aranui Road is located in a position that the proposed road will occupy and will adversely effect the operation and maintenance of the station.

At regular intervals Council's contractors will be working in and around the pump station with equipment and vehicles and may well need to block parts of the road to carry out these duties. As only one entrance to the development is proposed at this time, the delays to the residents would not be tolerated and therefore adverse effects will eventuate. It is my view that the appropriate location for a new pump station to service this location should be generally at the lowest point with the ideal location near the Iwa St/future reserve area.

The concept engineering plan produced by the applicant is therefore rejected and the application has not satisfied Engineering that the site can be adequately serviced.

6. STORMWATER

Coastal and stream inundation issues are generally covered in other staff reports. The following summarises issues as they relate to the construction and serviceability of the proposed stormwater network.

Existing Situation

An existing 1200mm stormwater pipe currently discharges (RL 1.88m) into an open channel which runs west-east across the southern quarter of the property. The 1200mm stormwater pipe services a catchment of approximately 15ha, a mixture of developed and undeveloped properties in the Jessie Street area. There are other swales leading into the subject land from properties fronting Aranui Road.

The existing channel discharges to the Seaton Valley Stream, and thence into the upper estuary above the Toru Street causeway. The invert of the channel is generally flat and ranges between 1.88m and 2.4m RL before falling to approximately 0.6m RL at the channel outlet. The channel has a base width of approximately 3 metres, with steeply sloping sides.

The Seaton Valley Stream runs just north of the north-eastern boundary of the site, from which it is separated in places by an esplanade reserve and crown land.

Council are currently preparing a Resource Consent application for improvements to the Seaton Valley Stream channel and its outlet through the Toru Street causeway, which includes widening of the existing stream floodplain by approximately 9 metres. In cooperation of the applicant, Council is proposing to do some widening work on the southern bank of the stream, adjacent to the applicant's land.

Hydraulic modeling of the Seaton Valley Stream and the upper estuary has been completed by Council's consultants to support the design of Council's proposed work. The work has included an assessment of the likely effect of climate change (sea level rise and changes to rainfall intensity) together with the functioning of the upgraded flood gates at the Toru Street causeway.

The hydraulic model has been used to review the applicant's proposal and information from the model has been supplied to the applicant's stormwater designer for inundation assessment and stormwater pipe design. Note the applicant had a choice to carry out their own modeling however they chose to wait to use Council's modeling and this has been provided to them at no cost.

The proposal

Although not specifically outlined in the application, we understand from subsequent discussions with the applicant's advisor that the applicant is proposing to provide stormwater servicing by the following means:

- Piping the flow from the existing open channel into a 1200 and 1350mm pipeline, 400m long and just south of the existing channel, in the carriageway of Roads B and D respectively starting at Lot 83.
- Directing road runoff to either conventional piped systems or to an alternative low impact reticulation (although the application is not specific in this regard), and
- Piping of roof runoff, through a separate reticulation system, to a potable water treatment and storage site on lot 48.

We understand that the proposed 1200/1350 mm pipeline will fall from 1.1m RL (0.78 m lower than the existing 1200mm dia pipe outlet) at the existing pipe outlet to 0.7m RL at the proposed outfall at Seaton Valley Stream. The pipe will be laid between 0.7m and 1.7m below existing channel invert levels and will be essentially flat. Flow in the pipe will generally be controlled by downstream water levels, rather than the slope of the pipe invert and flows velocities will generally be low (as quoted by Mr McCartin "a bath tub effect"). We understand that the reason for this is that if laid to match existing outlets, the future road would be required to have a finished seal level of RL 4.0.

As mentioned in the water section above, an additional stormwater pipe system will be placed within the road carriageway to collect water from the roof of each property and convey it to Lot 48 for augmentation storage. These pipes will be in addition to the stormwater pipes designated for drainage of the roadway system.

Low-impact stormwater designs are envisaged as part of the road design, however no details have been provided to show how these designs will be implemented, (for example, wider roads and swales); this detail is usually submitted prior to consent being granted.

Staff position

Pipe reticulation

While the applicant's designer has supplied information that the proposed reticulation will be largely capable of passing a 20 year (5% AEP i.e. a 5% chance that a 20 year rainfall event will occur in any one year) design flow (1.76 m³/s), this discharge will result in surcharging of the proposed pipe, rather than free pipe flow and it is likely water levels will increase when compared with an open channel. Note, in a 5% AEP water will pond in the street, whereas Councils engineering standard specify that water levels be limited to not come within 400mm of the finished surface. Clearly this puts a further risk on Councils infrastructure includes road pavements also.

Council staff consider that the proposal to pipe the existing open channel is unacceptable for the following reasons:

- The proposal is inconsistent with both the proposed and current Engineering Standards, which indicate that open channels are preferred where a proposed pipe would exceed 900mm (particularly as this is a green-field site).
- The proposed pipe will be difficult to construct, particularly at the proposed grade (1:1000) and level.
- The hydraulic grade line will not meet the stipulation in the standards which does not allow it to come within 400mm of the ground surface.
- The proposed level and grade of the pipe, combined with salt water backing up the pipe in most tidal cycles, will result in low flow velocities and likely sedimentation within the pipe.
- The pipe will be significantly more difficult to service (Cleaning) than an open channel, resulting in higher long term costs to Council.
- At any level higher than that proposed by the applicant, the pipe will have insufficient cover protection from the road.
- The proposed pipe is likely to conflict with proposed wastewater and drainage to the proposed private water supply.
- The pipes, as per the engineering standards will need to be over designed for fish and invertebrate habitat and constructed to withstand the Saltwater environment.

Council staff consider that a well designed open channel (as per Councils Engineering Standards) in this instance could provide a superior solution in terms of flow capacity, amenity and long term serviceability. The likely width of this channel could be bank to bank = 12.0 to 14.0 metres.

Water supply drainage

The two pipe systems proposed (one being private) are likely to cause problems to Council as their location may compromise other services. Dual connections (ie roofs to one system and private driveways to another system) are likely to be difficult to administer and may result in cross-connections.

Overland flow

Hydraulic modeling has indicated a design tailwater level of 2.8m RL at the Seaton Valley Stream at the boundary of the property.

While detailed ground level and overland flow information has not been provided, Council staff consider that with appropriate design, the proposed ground and road levels will provide sufficient overland flow capacity. The detailed design of the roading network should specifically provide for overland flow from Aranui Road, Iwa Street and Moreland Place.

Seaton Valley Stream widening

The applicant's proposal provides for the accommodation of Council's proposed work in the Seaton Valley Stream.

Summary

As the application stands and as presented, The Engineering Department is NOT in a position to offer a suite of conditions should the Committee chose to grant consent as the servicing effects of this proposal are deemed to be more than minor and will create adverse effects on Councils infrastructure.

Dugald Ley
Development Engineer

David Stephenson
Utilities Asset Engineer

Soil and Land Productivity Report

Aranui Road Trust, Mapua

The application area is mapped as having a Tahunanui sand soil type. These soils are formed mainly on consolidated sand dunes of flat to gently rolling topography.

A profile at Tahunanui on a gently undulating slope under native pasture is:

10 in. dark grey fine sand, very friable, very weakly developed medium nutty structure;

6 in. pale greyish brown fine sand, weakly compacted, structureless;

On pale brown fine sand, loose, structureless.

The fertility is low. The soil is near neutral in reaction, calcium is in medium supply, but phosphorus and potassium are very low.

These soils in the Tasman region are generally used for grazing mainly on unimproved pastures, for housing and recreation reserves and in the past to a small extent for tobacco growing.

The Classification System for the Productive Land in the Tasman District carried out by Agriculture NZ classes the application area as B. This class land is the second most versatile in a 7 class ranking system for the Tasman District. The classification report indicates that the crop range in class B is nursery, floriculture, orchards, market garden, cropping, pastoral and production forestry. The classification report specifically comments on the Tahunanui Sands being class B due to their higher organic matter content. The current land use practise does not highlight its potential productivity as most of the Tahunanui soils are used for extensive pastoral farming or urban development. Drought proneness and possibly a viable irrigation water supply may be the major limitation of this soil type.

Andrew Burton
Resource Scientist (Land)

TO: Environment & Planning Subcommittee
FROM: Neil Tyson - Consent Planner
REFERENCE: RM070656 and RM070657
SUBJECT: **ARANUI ROAD TRUST**

1. INTRODUCTION

Application Number RM070656 – Landuse consent to construct a bore

Application Number RM070657 – Water permit to take groundwater

To take groundwater from up to two bores for potable supply to a 97 lot residential subdivision.

2. BACKGROUND AND CONSENTS APPLIED FOR

The applicant was advised by the Council's Engineering Department that reticulated water is unavailable to service the subdivision owing to the under-capacity of the existing reticulation from the Waimea Supply on the Waimea Plains. The applicant was also advised that the deep Moutere groundwater underlying the property is unavailable as this (Eastern Groundwater Zone) is currently fully allocated.

The applicant was advised that the likelihood of obtaining a suitable potable supply from the shallow groundwater in this area is low. Council's information is that the shallow groundwater referred to as the Rabbit Island and Tahunanui Sand Aquifer is of limited supply and of poor quality. Contamination can result from seawater intrusion, local landuse and also septic tanks in the area.

However, the applicant chose to proceed with groundwater investigations and in May 2007 was granted consent RM070290 to drill and investigate the availability and suitability of the shallow groundwater for potable supply for their proposed intensive residential subdivision. Two test bores 50 metres apart and a follow-up production bore were consented under RM070290. At that stage, the applicant had not applied to take water. The proposed production bore was allocated WWD 8200.

Consent applications relating to the residential subdivision including water permit RM070657 and bore application RM070656 were lodged in June 2007. The application stated that seven test bores and a final 150 millimetre production bore had been drilled.

On 24 July 2007, Council sought further information. Envirolink responded that there *are no records available on seasonal groundwater variation at the site. The expectation is that levels are controlled by tide levels, and that variations will not be great and the creek alongside the test bore is a good indication of this. The neighbouring resident states he has never seen no water in the creek at this point. Levels indicate this creek water is emergent groundwater... and a level taken in the*

bore on 28 July was very close to the level at the time of the test. Without a history of groundwater recordings it is impossible to be absolute about security of supply. The supply will come from two sources, rainwater when available, but predominantly groundwater. Water quality tests to date give no indication that contamination exists or that the water cannot be treated to NZ Drinking Water Standards. The application is for up to 10 years supply, which is a reasonably short planning horizon.

Envirolink advise that *how far the (pumped) groundwater level will drop below the natural groundwater level is unknown, but it would be most unlikely to ever be low enough to cause seawater intrusion at the intake site. Ongoing monitoring of water levels and quality would be reasonable conditions of consent.*

The further information response confirmed the pumped aquifer testing and estimation of the aquifer parameters and assessment of the drawdown effects are for the one location (ie WWD 8200) and considered that the aquifer conditions are likely to be similar at the other proposed bore site.

Regarding how the two bores are to be managed and used, Envirolink's Tony Hewitt advised that groundwater will only be drawn from one bore at a time. No further detail was provided, so it is assumed that the maximum of 100 m³/day applied for could be from either the existing or the proposed bore.

The applicant was advised that the key issue was the need to demonstrate that the groundwater resource can supply the requested amount, and any effects of the proposed taking of groundwater.

3. RELEVANT SUBMISSIONS

Various submitters raise the issue of the lack or inadequacy of the required infrastructure particularly re potable water and sewage reticulation to service the proposal. Many submitters mention the regular summer water shortages relating to the existing TDC Mapua water supply.

Many submitters (eg David M Wilson #8 and Bruce Gilkinson) have concerns about the security of an interim supply of services provided by the proposed Trust.

Various submitters including Judy Mitchell (#58) and The Friends of Mapua Wetland Inc (#57) are critical of the lack of information and certainty relating to the sustainability of the proposed interim water supply and the potential for adverse effects on nearby wetlands. Judy Mitchell submits that the subdivision be declined until such time as full services are available. Others including David J Mitchell (#54) are also concerned about the unreliability of the groundwater source and the lack of certainty and that the interim water supply will become permanent.

Submitters Clinton-Bakers (#72), Helen Beere (#7) and Barbara Simpson(#38) are concerned about direct effects of the proposed groundwater take on their own bores and wells and their existing use of groundwater. Philip Taylor (Submitter #66) also objects to the proposed use of groundwater and cites reduced natural yields in summer and the poor quality of groundwater.

Forest & Bird, David M Wilson and others are also concerned about direct effects of the proposed groundwater take on the local water table and the potential lowering of the water table and seawater intrusion. They are concerned that the applicant's aquifer testing was short term and did not take appropriate account of the scenario of long summer drought, high tides and constant groundwater pumping to supply the house.

Nelson –Marlborough Health Board and others advise that both the local groundwater and rainwater may be contaminated.

Various submitters (eg Aoi Tsuruta #35) are concerned about the visual impact of the tank farm, the practicality of the proposal and the adverse noise effects of pumping tank water 24/7 to the houses. One submitter (#31) describes the interim water supply proposal as “mickey mouse”.

Regarding the proposed fire-fighting supply, the N.Z. Fire Service Commission submits that the current proposal does not satisfy the standard required in the current code of practise and will need to be modified.

Related Issues

Trudes Balles (#43) and Peter Vendelbosch (#44) of Lower Moutere is concerned that the proposed permanent reticulated water supply (ie the proposed Motueka Pipeline) from Lower Moutere, Motueka, will have a detrimental effect on their own water supply.

Submitter John Lee (#4) takes issue with the lack of clear Council policy re water harvesting. He also states that the applicant has no need for a water permit application given their proposed harvesting of rainwater from house roofs. Furthermore, he deplores the suggestion of the privatisation of a public water supply.

4. ASSESSMENT

4.1 Statutory Setting

Section 14 of the Resource Management Act 1991 states that no person may take, use, dam, or divert any water unless expressly allowed by a rule in a regional plan, any relevant proposed regional plan or a resource consent.

Council has a regional water plan covering all Tasman District. Part V of the Proposed Tasman Resource Management Plan (PTRMP) is not yet fully operative but it is considered that any remaining appeals do not apply to either consent application.

Under Rule 31.1.2 of the PTRMP, landowners may take up to 5 cubic metres per property per day of water in the Moutere and Waimea as a *permitted* activity. The applicant's proposed taking and use of groundwater exceeds this amount and, as a new activity, the application falls for consideration under Rule 31.1.6 as a *restricted discretionary* activity.

With regard to the drilling of a proposed (second) bore this activity does not comply with *permitted* activity Rule 16.12.2 of the PTRMP and can be assessed as a *controlled* activity in accordance with Rule 16.12.3 of the PTRMP.

Pursuant to the Act, when considering this application Council shall have regard to the matters outlined in Section 104 of the Act and particularly the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS); and
- (b) the proposed Tasman Resource Management Plan (PTRMP).

Most of the objectives and policies contained within the TRPS are mirrored in the PTRMP and the activity is considered to be consistent with the relevant objectives and policies contained in Chapters 30 and 31 of the PTRMP.

4.2 Proposed Tasman Resource Management Plan (PTRMP)

The applicant's land overlies the Rabbit Island and Tahunanui Sand Aquifer, which is managed separately from the neighbouring Moutere surface/shallow groundwater zone and the deeper Moutere Eastern Groundwater Zone. There are few specific rules in the PTRMP relating to this zone and no allocation limits are stated and applications are assessed on a case by case basis.

As a *restricted discretionary* activity in the PTRMP, consent may be declined, or granted subject to conditions. The writer's assessment is that the stated standards and terms for *restricted discretionary* activity under Rule 31.1.6 are fully complied with. Therefore, if consent is granted then conditions of consent are required to fall within the stated matters under Rule 31.1.6(1)-(14) PTRMP of which the following are considered relevant:

1. *The quantity, rate and timing of the take not otherwise specified above, including rates of take, rostering or rationing steps required to implement condition (e) and any other requirements to maintain any minimum flow given in Schedule 31.1C.*
2. *The location of the point of take or yield of any bore, including taking into account required spacing between bores (see Schedule 16.12A) and aquifer characteristics such as depth, permeability, yields required, and yields available in existing adjacent bores.*
4. *The need for backflow prevention for any take from groundwater.*
5. *Effects on other water users.*
6. *The effects of the take, use, or diversion, including takes from groundwater, either by itself or in combination with other existing takes, on aquatic and riparian ecosystems, fish and eel passage and flows in rivers, coastal streams or coastal water, including in estuaries*
8. *Installation of water meters as provided for in Schedule 31.1B or in Policy 30.2.11.*
9. *Information to be supplied and monitoring requirements.*

10. *Measures to achieve efficient water use or water conservation, including sealing of artesian bores, preparation of property water management plans, and measures to monitor water use.*
11. *Except as provided in (c) above, the duration of the consent as provided for in Schedule 31.1A (Section 123 of the Act), timing of reviews, and the purposes of reviews (Section 128 of the Act).*
12. *Financial contributions, bonds and covenants in respect of the performance of conditions and administration charges (Section 108 of the Act).*

4.3 Principal Issues (Actual and Potential Effects on the Environment)

The principle issues associated with the proposed activity relate to the following actual and potential effects on the environment:

- (a) any effects of the proposed taking at the site including on other users or the environment;
- (b) that the rate of take from either bore, including taking into account aquifer characteristics such as depth and permeability, is available and sustainable.
- (c) ongoing monitoring of the use of water, ensuring that water taken is and continues to be used efficiently and monitoring actual effects on the environment.

4.4 Actual and Potential Effects (Relating to Water take)

The application is to take up to 100 cubic metres per day (1.2 litres per second) of groundwater from two separate bores in a shallow unconfined aquifer to provide potable water for a 96 lot residential subdivision.

The general vicinity of the site, being a former coastal margin, comprises marine and beach deposits as well as remnant sand dunes over lying clay bound gravels (Moutere Gravels). The near surface deposits can be expected to comprise variable areas of gravels (beach ridges), sands (sand bars and dunes), and muds (swamps). It would appear that the production bore WWD 8200 is located in an area of gravels, although it is unknown how extensive these gravels are.

Only bore WWD 8200 has been drilled and tested. The bore log shows that the underlying (and effectively impermeable) Moutere Gravels were encountered at 5.40 metres below ground level.

4.4.1 Sustainable Yield

The applicant has performed two pumped aquifer tests on bore WWD 8200. These tests were analysed by Pattle Delamore Partners Ltd (PDP) who concluded that *...the well is capable of supplying a yield of around 0.9 L/s for extended periods of several days during times when water levels were at the level (or higher) than occurred at the time of the tests...* The PDP report went on to caution that 80 m³/day (0.9 L/s) may not be able to be obtained if the background fluctuations in groundwater level are

significant. They did note, however, that it may be possible to obtain the desired amount utilising a second bore (and this is applied for under RM070656).

Unfortunately, this testing was only undertaken on a single bore and at an abstraction rate lower than the application rate of up to 100 cubic metres per day (1.2 litres per second). Envirolink subsequently advised that pumping will occur only from one bore at any one time. No assessment of the expected effects of pumping from a two bore set-up has been provided.

The ability of the proposed bores to yield the application rate is highly dependant on the seasonal and/or longer term fluctuations of groundwater levels in the surrounding aquifer. The applicant has not provided any actual measurements of groundwater levels in the aquifer during the summer period when levels can be expected to be at their minimum.

The application does note in the further information, that groundwater levels will be controlled by tide levels and that a neighbouring resident reports that water is always present "in the creek at this point" (it is unclear from the information provided exactly which point is being referred to). The elevation of this point was not provided, however, the invert of the pipe that discharges into this drain is 1.88 metres amsl (i.e. approximately 1 metre above the minimum level of the estuary). This observation would seem to conflict with the original application (Envirolink report) which states that the second pumped aquifer test was ...*undertaken when the drain had stopped flowing....*

4.4.2 Potential for Seawater Intrusion

The proposed abstraction site is located approximately 400 metres from the estuary (the part of the Waimea Estuary above the Leisure park causeway). The flap gated culvert through the causeway has an invert level of 0.86 metre amsl, therefore, the water level in this part of the estuary can not fall below this. The average water level in the estuary will be higher than this as elevated water level will occur over each high tide. An estuary level of approximately 1.72 metre amsl during a 4.5 metre tide with the culvert flap gate open is reported in the further information supplied by John McCartin.

Previous experience is also of seawater reaching the irrigation pond approximately 200 metres to the northwest of the proposed subdivision site suggesting that that the property is almost surrounded by seawater during high tide events.

Based on the groundwater levels presented in the application (and that they are reported to a datum of mean sea level + 10 metre as noted in the further information supplied from Envirolink Ltd) the measured drawdown in the pumped well was 0.84 metre and 0.40 metre amsl respectively for the two pumped aquifer tests. These levels are below the minimum level of the estuary. It is reasonable to assume therefore that pumping at longer periods than for the pumped aquifer testing and, at the higher application rate, greater drawdowns will occur even further below minimum level of the estuary.

Where the estuary is hydraulically connected to the aquifer and groundwater levels close to the coastal margin are lowered below sea level there is a risk of seawater intrusion occurring. No comment is made by the applicant on the likely hydraulic connection between the estuary and the aquifer. The further information (Envirolink) simply notes *...how far the groundwater level will drop below that level [the 2.45 metre amsl static water level measured at the time of pumping] is unknown, but it is submitted that it would be most unlikely to ever be low enough to cause seawater intrusion at the intake site.*

Given that measured drawdowns during the pumped aquifer testing lowered the groundwater level in the pumped bore below the water level of the estuary at a rate lower than that applied for it is considered that prolonged pumping would present a significant risk of seawater intrusion occurring.

4.4.3 Interference Effects on Other Groundwater Users

The only indication of the likely interference effects on other users is from the pumping rate of 0.9 litres per second. The Envirolink report, concludes that after 100 days of pumping at 0.9 litres per second will induce a drawdown of approximately 0.10 metres at the nearest existing bore/well which is 23 m away and reportedly unused (although the PDP graph – their Fig 2 – shows a drawdown of 0.22 m at this distance). At a distance of 270 m the predicted drawdown is less than 0.05 m. At distances several times greater than the separation between the two supply bores the induced drawdown in the aquifer will be similar as if pumping from a single bore.

The application notes that the nearest existing houses to their existing and proposed bores will be at least 70 metres away (PDP Fig 2 shows a drawdown of approximately 0.13 m).

Existing residential properties in Mapua are connected to the Council reticulation. However, at least one non-residential property (Clinton-Baker) have consent to utilise groundwater and some residential properties utilise groundwater such as for garden watering from private wells.

Submitters were also concerned about the potential for adverse (draining) effects on nearby wetlands.

Given the uncertainty of the long term effects of the proposed abstraction it would be prudent to monitor nearby wells/bores to ensure that they are not adversely affected should consent be granted.

4.5 Conclusions and Recommendation

It is the writer's conclusion that the applicant has not demonstrated the ability of the existing and proposed bores to sustainably supply the application rates, particularly during the summer months and periods of low rainfall and drought. That such periods typically coincide with the period of greatest water demand further exacerbates the situation. There is a real risk that prolonged pumping could induce seawater intrusion into the aquifer and, unlike, highly permeable gravel aquifers such as the Hau Plains Aquifer, it is likely to take a considerable period (months or even years) for any seawater to be flushed from the aquifer.

Given that the groundwater is to be used for an urban water supply scheme servicing 96 residential lots, requires a very high security of supply because human health is at stake. Furthermore, the writer is unaware of a guarantee that Council reticulation will be provided to the site, hence the need to consider the proposed supply as permanent versus interim.

For these reasons, it is recommended that this water permit application be declined in its entirety.

4.6 Draft Consents and Conditions

However, if the Hearing Committee is of a mind to grant consent then the following draft consent conditions for both a water permit and bore consent are attached. For administration and metering and compliance reasons, two water permits would be required, one for each pump. The consent conditions are worded so that the allocation can be taken from either bore up to the maximum of 100 cubic metres per day (0.6 L/s).

The applicant volunteers water meter installation to monitor the take. Council's definition for water meters as stated in the PTRMP requires +/-5% meter accuracy and this is easily achievable and recommended. With regard to the frequency of returns, fortnightly returns during summer months is the Council standard and this can be adopted here. Winter month returns can be of lesser frequency, even six monthly. All readings should be weekly.

The other related matter concerns the proposed new bore. If this is drilled and tested and is demonstrated to be a satisfactory supply for both the (proposed) potable supply then the applicant can decide how both wells are to be used. Council's standard is to require a separate resource consent for each pump and a separate water meter. The exception is where the two (or more) pumps feed into a single pipeline and, if this is the case here, a single water permit and meter is sufficient.

Pump noise is an acknowledged issue particularly given the existing residential development. In this case, an electric powered pump is proposed and pump noise is minimised by lining of the individual pump sheds. A condition of consent should provide for improvements to be made, if requested by Council, should noise prove to be problematic.

Regard the Nelson – Marlborough Health Board submission, the writer agrees that the water is likely to be contaminated and will need to be treated to a potable standard.

4.7 Term of Consent

The applicant has not stated a term for their regional consents. The stated common expiry date for Moutere catchment (take) water permits in Schedule 31.1A PTRMP is 31 May 2013, and the next 31 May 2027.

Given the potential problems regarding the water supply in this particular area the common expiry date of 31 May 2013 is adopted. Replacement consents are *controlled* activities under the PTRMP, which gives adequate certainty to consent holders.

Consent to take groundwater should be cancelled by the Consent Holder if and when reticulated water is available.

Neil Tyson
Consent Planner

Draft Water Permit



(DRAFT) RESOURCE CONSENT DECISION

Resource Consent Number: RM070657

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

Aranui Road Trust

(hereinafter referred to as “the Consent Holder”)

Activity authorised by this consent: Take groundwater for community supply.

Location details:

Address of property: 102 Aranui Road, Mapua
Valuation number: 1938036800

Pursuant to Section 108 of the Act, RM070657 is granted for a term expiring on **31 May 2013** and subject to the following conditions:

CONDITIONS

Site and Take Details

- | | |
|-----------------------------------|------------------------------------------------------------------------------------|
| Legal Description of Land: | Subdivision of Lot 2 DP 307114 |
| Category of Water Source: | Rabbit Island and Tahunanui Sand Aquifer |
| Catchment: | Moutere |
| Maximum rates of take authorised: | 4.2 cubic metres per hour
100 cubic metres per day
700 cubic metres per week |
| Well number: | WWD 8200 |
| Location Co-ordinates: | E: 2517933 N: 5995262: (New Zealand Map Grid Datum). |

Water Meter Specifications, Maintenance and Readings

- The Consent Holder or their agent shall, at their own expense, install, operate and maintain a water meter to record all water taken under this consent and the meter shall comply with the Council’s *Water Meter Specifications* as stated in the Tasman Resource Management Plan and, furthermore, the meter shall be installed in accordance with the meter manufacturer’s specifications.

3. The Consent Holder is required to record and supply to Council a complete record of their taking of water required under Condition 2 accurate to plus or minus five percent and at no time shall usage exceed the rates authorised by this consent. The Consent Holder shall, as a minimum, record weekly water meter readings during every November to April inclusive and supply these readings to Council on a fortnightly basis during this period provided that Council reserves the right to require weekly water meter returns if it considers it appropriate given the severity of the drought event.
4. The Consent Holder shall pay the reasonable costs associated with the monitoring of this consent including, if and when requested by Council, the full costs associated with water meter calibration to confirm meter accuracy provided that calibration is not more frequent than five yearly.
5. install two monitoring bores at the eastern end of the subdivision near the estuary margin and monitor

5. **Monitoring**

The Consent Holder shall provide to the Council's Co-ordinator Compliance Monitoring no later than 31 June each year a monitoring report that includes but is not limited to:

- (a) and record each week the groundwater level and electrical conductivity (presence of seawater) and date and time of the reading.
- (b) monitor each week the water level in their pumped bore(s) and one nearby unpumped monitoring bore and record date and time.

Demonstrate that the completed dual bore setup can actually sustain 100 m³/day (1.2 L/s) (i.e. verify instantaneous abstraction rate) before subdivision commences.

Demonstrate that the completed dual bore setup can sustainably yield 100 m³/day (1.2 L/s) over a prolonged period (e.g. 100 days) before subdivision commences.

- (e) prepare a rationing plan with clear steps and triggers (e.g. salinity levels in the monitoring bores and/or minimum groundwater levels in monitoring and/or pumped bores.
 - (f) document alternative water supply arrangements should groundwater abstraction be limited.
5. The Consent Holder shall only install and operate electric driven pumps for the taking of all water pursuant to this consent and all practical effort shall be made to avoid pump noise outside of the pump shed.
 6. Council may, for the duration of this consent and within the three month period following the anniversary of its granting each year, review the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for the purposes of:

- (a) dealing with any unexpected adverse effect on the environment, including but not limited to pump noise, that may arise from the exercise of the consent and which is appropriate to deal with at a later stage; and
 - (b) to reduce the quantities and rates of water authorised to be taken if the consent is not fully exercised or to reflect the sustainable yield of the bore; and
 - (c) when relevant national environmental standards have been made under Section 43 of the Resource Management Act 1991; and
 - (d) to comply with the requirements of a relevant operative rule in the Proposed Tasman Resource Management Plan or its successor, including maximum or minimum levels or flows or rates of use of water including water rationing, or water metering requirements; and
7. The Consent Holder shall keep such other records as may be reasonably required by the Council and shall, if so requested, supply this information to the Council. If it is necessary to install measuring devices including a water meter to enable satisfactory records to be kept, the Consent Holder shall, at his or her own expense, install, operate and maintain suitable devices.
 8. The Consent Holder shall surrender this consent if and when Council reticulated water is made available at the property boundary.
 9. This resource consent shall lapse if the resource consent remains unexercised without good reason for any continuous period exceeding five years.

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.

RESOURCE CONSENT DECISION

Resource consent number: RM070656

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

Aranui Road Trust
(hereinafter referred to as “the Consent Holder”)

Activity authorised by this consent: Consent to construct a bore.

Location details:

Address of property: 102 Aranui Road
Property valuation number: 1938036800

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

CONDITIONS

Site and Bore Details

- | | |
|------------------------|----------------------------------------------|
| Aquifer: | Rabbit Island and Tahunanui Sand Aquifer |
| Water Management Area: | Moutere |
| Maximum depth (m): | 8 |
| Maximum diameter (mm): | 150 |
| Council (well) number | Location co-ordinates (New Zealand Map Grid) |
| WWD 8199 | E: 2517889 N: 5995219 |
| WWD 8200 | E: 2517933 N: 5995262 |
| WWD 8201 | E: 2517933 N: 5995262 |
- All work carried out during the construction of the bore shall be of a standard which conforms with good drilling practice, including full compliance with the New Zealand Standard for Drilling of Soil and Rock: NZS 4411:2001 (or subsequent versions).
- The bore head casing and reticulation shall be located and/or suitably constructed and sealed to avoid ingress of any surface water including floodwater, or foreign matter, into the bore and shall be located a minimum of five metres from the property boundary.

Measuring and Sampling Facilities

- There shall be adequate facility and access for future vertical lowering of a 3 centimetre diameter probe that allows pressure readings to be taken for the purpose of measuring water level.

Provision shall be made for the installation of a water meter on any proposed production bore.

There shall be adequate facility and access for future water quality sampling such as a hand-operated tap-valve that is located at least 0.33 metre above ground level (unless otherwise specified by special condition) and is sourced from the direct pump outlet, before the reticulation encounters pressure tanks/reservoir/treatment plant.

Records to be Kept

5. A fully completed bore log shall be supplied to the Council by the Consent Holder or their agent for each drilled bore as soon as is practicable, but not later than three months following completion of the construction of the bores. The bore log shall be in a form and to a standard satisfactory to the Council, and shall include:
 - (a) results of any pump tests carried out on the bore;
 - (b) results of any chemical analyses performed on underground water taken from the bore; and
 - (c) results of the pressure test(s) carried out on the bore.

Consent to be Supplied

6. The Consent Holder shall provide a copy of this consent to their driller and any other parties working on the structure authorised by this consent.

Lapsing of Consent and Completion of Works

7. Pursuant to Section 125 of the Act, this consent shall lapse one year after the date of this consent unless either the consent is given effect to, or the Council has granted an extension pursuant to Section 125(1)(b) of the Act. In addition, once the consent has been given effect to, all works shall be completed within one year.
8. This consent also authorises the removal of the investigation bores.

ADVICE NOTES

1. The consent is given effect to once the drilling commences.
2. If a production bore is drilled for a community water supply then tests will need to be undertaken to provide information of a standard suitable for the effective calculation of future well performance, or possible interference effects, and of aquifer characteristics, in support of any consent application to take and use groundwater.
3. Access by the Council's officers or its agents to the property is reserved pursuant to Section 332 of the Resource Management Act 1991.
4. 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.

5. In particular, water usage is restricted to 5 cubic metres of water per day as a permitted activity; any greater quantity of take will require that a resource consent (water permit) be obtained.
6. Monitoring of this resource consent may be required under Sections 35 and 36 of the Resource Management Act 1991, and a deposit fee may be 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. Council draws your attention to the provisions of the Historic Places Act 1993. In the event of discovering an archaeological find during the earthworks (eg, 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.
8. There are no records available on seasonal variation. The expectation is that levels are controlled by tide levels, and that variations will not be great. The creek alongside the test bore is a good indication of this. Neighbouring resident states he has never seen no water in the creek at this point. Levels indicate the creek water is emergent groundwater except when stormwater is present. A level taken in the test bore 28 July (following a relatively low rainfall period) was very close to the level at the time of the test.
9. As above
10. Without a history of groundwater recordings it is impossible to be absolute about security of supply. The supply will come from two sources, rainwater when available, but predominantly groundwater. Water quality tests to date give no indication that contamination exists or that the water cannot be treated to NZ Drinking Water Standards. The application is for up to 10 years supply, which is a reasonably short planning horizon.
11. Groundwater levels stated in the report are AMSL + 10m. This was to avoid any possibility of negative values in the pump test. Eight years of tidal records at Mapua wharf give an average annual maximum level of 2.521m (amsl datum). The minimum natural (unpumped) groundwater level at the time of the test was approximately 2.4m, a similar level. How far the groundwater level will drop below that level is unknown, but it is submitted that it would be most unlikely to ever be low enough to cause seawater intrusion at the intake site. Ongoing monitoring of water levels and quality would be reasonable conditions of consent.

The analysis of the testing undertaken by Pattle Delamore Partners Ltd (PDP) of the bore that has been constructed concluded that 80 m³/day (0.9 L/s) (ie, less than the amount applied for) could be sustainably pumped from the bore for extended periods of a few days when conditions (ie, background groundwater levels) are similar to that encountered during the aquifer testing. The PDP report cautioned that 80 m³/day (0.9 L/s) may not be able to be obtained if the background fluctuations in

groundwater level are significant. The PDP report notes that greater volumes and/or reliability could be achieved if a second bore is used but no further detail of this option is provided.

10. We note that the supply includes limited storage capacity. As such, it can be expected that the new lots will be totally reliant on the groundwater source for their water supply over extended periods. To be able to adequately assess the effects of the application and the sustainability of the proposed abstraction rate, we consider that a better understanding of the seasonal groundwater level fluctuations is necessary.
11. Security of supply is particularly important as the water take is to supply drinking water to 100 or so houses. A greater security of supply than for other water uses (such as irrigation) is necessary. The application does not state what security of supply will be achieved.
12. Several data have been used when referring to the various elevations and levels. It would be useful if these could be expressed to a common datum. In particular, the level of the aquifer and the associated groundwater levels should be assessed with respect to mean sea level. It would appear the base of the aquifer is below sea level and that excessive pumping could result in a drawdown below sea level. Confirmation of these levels relative to sea level is requested, as well as some specific comment on the likelihood of seawater intrusion occurring during periods of seasonally low groundwater levels being exacerbated by the proposed groundwater abstraction.

TO: Environment & Planning Subcommittee

FROM: Eric Verstappen,
Resource Scientist (Rivers and Coast)

DATE: 7 December 2007

FILE NO: RM070637, RM070658

SUBJECT: COASTAL AND FLOOD HAZARD RISK EXPOSURE

Purpose

The purpose of this report is to assess the coastal and flood hazard risks the proposed subdivision is subject to and to determine whether proposed mitigation measures are appropriate and acceptable.

Introduction

A significant residential subdivision is proposed for land between Aranui Road and the Mapua Estuary, inland of the causeway connecting the Mapua Leisure Park with Mapua township. The application is described elsewhere, but the salient points include;

- the relatively flat and low lying nature of the land (mostly below RL 4.0m amsl),
- an eastern boundary with the upper Mapua estuary, where water levels are affected by both rainfall runoff and tidal influences,
- an open channel that conducts stormwater runoff through the subdivision to the estuary, that is proposed to be piped.

The principle hazard to be concerned with is inundation. This may occur as a result of land levels in the subdivision being sufficiently low as to be affected by water levels in the estuary, or where subdivision drainage reticulation cannot meet minimum engineering service requirements resulting from incident rainfall on the subdivision.

Assessment

Water levels in the upper estuary are affected by a combination of rainfall runoff from the Seaton Valley catchment and by tidal flows through the culverts in the Mapua Leisure Park causeway. The Seaton Valley catchment is partially developed at present. Future development may increase stormwater runoff volume and/or peak flow, particularly if no attenuation of these additional flows occurs (such as by stormwater detention). Council is also investigating channel upgrading works between State Highway 60 and the estuary, which may increase the volume or peak flow rate into the upper estuary.

Tidal flows into the upper estuary are governed by two 900mm diameter culverts through the causeway, one of which is permanently open and the other gated. These culverts moderate tidal flows into the upper estuary. Council also proposes to increase the culvert

outflow capacity through the causeway by constructing another culvert through the causeway at a lower level than the two existing culverts. This additional culvert will be fitted with a floodgate, to prevent tidal inflow into the upper estuary.

Council has commissioned a study through consultants MWH Ltd to determine the range of upper estuary water levels resulting from various combinations of:

- present and future rainfall events in the Seaton Valley catchment,
- present and future channel works,
- present and future tidal/climate change scenarios, and
- present and future causeway culvert configurations

Several “envelope” scenarios were modelled for present day and future events, including 1% AEP rainfall on the present day catchment, present day sea level, and with present and possible future drainage/culvert upgrades. Also modelled were the 2100 1% AEP rainfall in the catchment, in combination with both existing and future catchment development, 500mm sea level rise and full channel/culvert upgrade.

A Upper Estuary Water Levels

The model predicted an estuary water level varying between 2.49m and 2.81m amsl. (see Figure 1 attached). The subdivision proposes a minimum road level of RL 3.0m amsl and minimum building platform level of RL 3.50m amsl. Both proposed road and building platform levels are considered sufficiently elevated above the “worst case scenario” estuary water level to be acceptable minimum design standards. An additional model run was conducted using present day 5% AEP rainfall and development in the Seaton Valley catchment (equating to a future 10% AEP and engineering reticulation design rainfall) coinciding with 3 tidal scenarios (present day MHWS RL 4.1m, MHWS plus 0.5m, MHWS plus 1.0m). In each instance, water levels in the upper estuary do not exceed around RL 2.1m amsl. (see figure 2). This is comfortably below proposed road and building platform levels.

Overall, the proposed is not considered to be exposed to flood hazard risk due to elevated water levels in the estuary. Road and building platform levels are a minimum of 0.2m and 0.7m respectively above extreme estuary water levels arising from rainfall and tidal influences, both in the present day and in the future, under a range of existing and proposed development scenarios.

B Incident Rainfall Effects

With respect to incident rainfall on the subdivision and adjacent catchment draining through the subdivision to the estuary, the applicant’s consultant, Mr John McCartin has modelled 20%, 5% and 1% AEP rainfall on these areas, draining via a 1200mm diameter pipe into the estuary with water level at RL 2.1m. He also models 2 scenarios of 5% and 1% AEP rainfall discharging via a 1350mm pipe to the estuary with a tailwater level of RL 2.50m amsl. Only part of the proposed subdivision stormwater runoff is directed to the proposed 1200/1350mm diameter pipe. This pipe is buried at a flat grade in the subdivision roadway, with an invert level of RL 1.1m near Aranui Rd and at the estuary of RL 0.7m.

For a 20% AEP rainfall on the “subdivision catchment” discharging to the upper estuary, stormwater does not reach a surcharge level that causes ponding in the subdivision roading network.

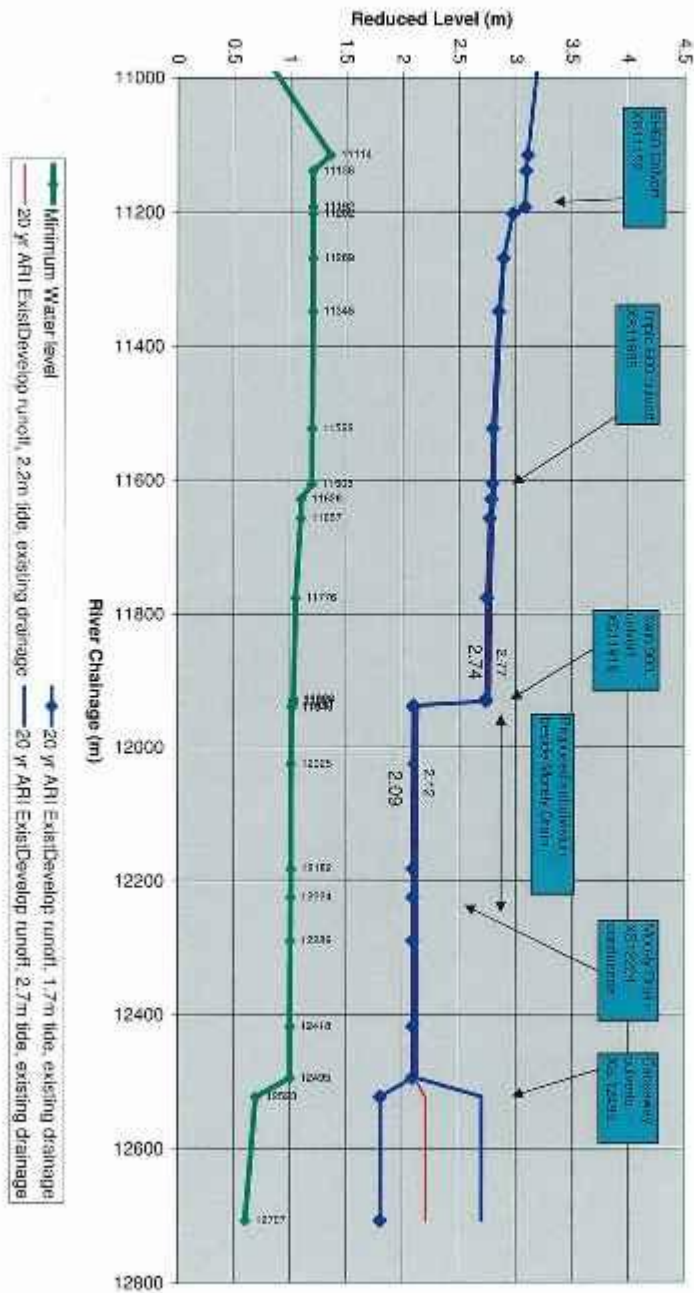
This just begins to occur to a minor degree (22mm depth, 34 litres/sec discharge) under a 5% AEP rainfall event. Under a 1% AEP rainfall in the “subdivision catchment”, ponding in the subdivision road network occurs to approximately 200mm depth.

While estuary water levels remain at or below RL 2.1m, current design performance criteria for stormwater reticulation performance (current 20% AEP rainfall and future 10% AEP rainfall), where no stormwater ponding occurs in the street, is met. Greater rainfall intensity in the subdivision catchment, or significant rainfall in the Seaton Valley catchment, that increases estuary water levels above RL 2.1m, will cause flooding in the subdivision roading network. This is modelled by Mr McCartin, with 1% and 5% AEP rainfall in the subdivision catchment discharging to the estuary having a water level of RL 2.5m amsl. Floodwater depths of 178mm and 14 mm respectively will occur in the streets under these scenarios. In all cases where inundation of the street network occurs, flood hazards can be managed through the requirement for secondary overland flow path mechanisms to the estuary to be provided and preserved.

Summary

Both Council and Mr McCartin model scenarios of the proposed future design rainfall on the catchment (5% AEP present day rainfall) coinciding with 3 tidal scenarios, ranging from present day MHWS to MHWS plus 1.0m. Under these scenarios, subdivision runoff management tests the minimum limit for serviceability. Incident rainfall is all but contained within the pipe network, with 22mm water depth resulting in the street. Rainfalls exceeding this intensity, or higher estuary water levels, will result in flooding in the street network, relying on secondary flows paths to conduct this water to the upper estuary.

Mapua / Seaton Valley Drain - 20 Year ARI Flood Levels
Peak Flood Levels



P:\222000up\222008020 Mapua Seaton Valley floodplain modelling\hydrology\Flood Model November 2007.xls[20 year ARI Results] 1/13/2007

TO: Environment & Planning Subcommittee
FROM: Michael Durand - Co-ordinator Natural Resources Consents
REFERENCES: RM070658 – Discharge of Stormwater
SUBJECT: **ARANUI ROAD TRUST**

1. INTRODUCTION

This report assesses the application for a resource consent (discharge permit) to discharge stormwater from the proposed subdivision at Aranui Road, Mapua. The report describes the proposed activity as it is understood by Council staff, and makes an assessment of the adverse environmental effects of this discharge. A recommendation is made to the Committee on whether or not Consent for this activity should be granted. Throughout this report, extensive reference is made to the accompanying reports by Eric Verstappen (Resource Scientist, Rivers & Coast) and Dugald Ley (Development Engineer). This report has been prepared in close consultation with those staff.

2. DESCRIPTION OF THE PROPOSED ACTIVITY

2.1 General

The Aranui Road Trust has lodged a resource consent application to subdivide Lot 2 DP 307114 (102 Aranui Rd, Mapua), to conduct associated earthworks and to discharge stormwater. The land is zoned Rural 1 with a deferred status of Residential pending the provision of adequate stormwater control measures.

The following report assesses application RM070658 which seeks to authorise the discharge of stormwater from the subdivision to the Seaton Valley Stream immediately to the east of Mapua township, and from there to the Waimea Inlet.

2.2 Site Location and Description

The 10 hectare site and its location has been described in other reports associated with the subdivision, particularly that by Mark Morris.

The application area is very low lying and slightly undulating with an RL of 3.0–4.5 m.

As described in Mr Ley's (Development Engineer) report, in the south-western corner of the subject property there is an existing 1,200 mm Ø stormwater pipe with an invert RL of 1.88 m. This discharges to an open drain leading to the Seaton Valley Stream. Modifications to this drain are proposed as a major feature of the subdivision's stormwater system. Further details on this matter are provided later in this report.

3. PROPOSED TASMAN RESOURCE MANAGEMENT PLAN (PTRMP) ZONING, AREAS AND RULES AFFECTED

The application site is zoned Rural 1 with a residential deferment. The proposed discharge does not meet Permitted Activity rule 36.4.2(e) which precludes the discharge of stormwater into coastal water without a resource consent being obtained first. The activity is therefore Controlled under rule 36.4.3A, and control is reserved over matters including:

- the operation and maintenance of the stormwater network;
- alternative stormwater solutions to avoid, remedy or mitigate adverse effects related to erosion, flooding and contamination;
- the types and concentrations of contaminants in the discharged stormwater;
- effects on aquatic ecosystems;
- potential for the use of treatment devices;
- methods or management solutions that might be necessary to ensure effective integration of the proposed stormwater system with existing systems;
- matters necessary to meet the requirements of the TDC Engineering Standards;
- bonds and covenants in respect to the performance of such systems.

4. SUBMISSIONS

Submissions are summarised in the report by Mark Morris. Submitters who raised issues of potential flooding caused by unattenuated stormwater flows, and adverse effects of estuary caused by contaminants in stormwater, included: Hawthorne, Tiakina Te Taiao, John Lee, Calman, Trotter, Niemann, Randall, Williams, Vaughan, Patchett, Mitchell, Taylor, Mitchell, Goette, Lawson and Caswell. Their comments on these matters are summarised in Mark Morris' report.

5. STATUTORY PROVISIONS

The application is a Controlled activity in the Rural 1 Zone. The Council must consider the application pursuant to Section 104 of the Resource Management Act 1991.

The matters for the Council to address in Section 104 are:

- Part II matters;
- the actual and potential effects on the environment of allowing the activity (Section 104 (1)(a));
- relevant objectives and policies in the Tasman Regional Policy Statement, and the Proposed Tasman Resource Management Plan (Section 104 (1) (b));

- any other matter the Council considers relevant and reasonably necessary to determine the application (Section 104 (1)(c)).

5.1 Resource Management Act Part II Matters

In considering an application for resource consent, Council must ensure that if granted, the proposal is consistent with the purpose and principles set out in Part II of the Act.

Section 5 sets out the **purpose** of the Act which is to promote the sustainable management of natural and physical resources. “Sustainable management” means:

“Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while -

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

Sections 6, 7 and 8 set out the principles of the Act:

Section 6 of the Act refers to matters of national importance that the Council shall recognise and provide for in achieving the purpose of the Act. The matters relevant to this application are:

- The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development.
- The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Section 7 of the Act identifies other matters that the Council shall have particular regard to in achieving the purpose of the Act. Relevant matters to this application are:

- 7(d) intrinsic values of ecosystems
- 7(f) maintenance and enhancement of the quality of the environment, and
- 7(g) any finite characteristics of natural and physical resources

If consent is granted, the proposed activity must be deemed to represent the sustainable use and development of a physical resource and any adverse effects of the activity on the environment are avoided, remedied or mitigated. These principles underpin all relevant Plans and Policy Statements, which provide more specific guidance for assessing this application.

6. ASSESSMENT

6.1 Actual and Potential Environmental Effects

6.1.1 Background

The applicant's agent John McCartin submitted a report with the initial application for resource consent that was, by its own admission, "conceptual". This report provided an overview of what were considered by the applicant to be "options" for stormwater management and discharge at the site. The options were considered by Council staff to be somewhat vague and did not make the applicant's intentions, nor the feasibility of any possible options, clear. The report included a mixture of possibilities for stormwater management including traditional systems (i.e. subsurface pipes) and low impact designs (typically combinations of swales or open drains, wetlands and rain gardens). However, the main subdivision application report by Jane Hilson and the attached plans showing the design of the subdivision showed only conventional piping. It would normally be expected that the applicant's preferred methods for stormwater management, and a detailed assessment of their efficacy, will be provided at the outset with any application for an extensive subdivision such as this.

One aspect of the stormwater system that was clear at the time of application, and is still a component of the system, was the provision for the collection and containment of stormwater from roofs. This water is proposed to be treated and re-circulated to the dwellings to supplement domestic water supply. This, along with a small groundwater, is proposed to be an interim measure to provide domestic water supply to the dwellings until the TDC supplies additional piped water to Mapua. The staff reports by Neil Tyson and Dugald Ley argue that this roof supply is indeed necessary to make domestic supply feasible. This is the case because first, there is insufficient surplus in the current Mapua water supply to service the proposed subdivision, and second the sustainability of the water take from the proposed bore has not been demonstrated. A combination of bore and roof supply is therefore needed to make a domestic water supply possible for the site. Mark Morris' assessment is that the water supply for the subdivision is marginal at best.

It should be noted that the interception of rainfall on roofs and subsequent use of this water for domestic supply does reduce the volume of stormwater that will enter the Seaton Valley Stream as a result of the subdivision (compared to the normal situation where there is little or no collection of runoff from roofs). The proposed system will essentially divert that intercepted water from its normal path (stormwater runoff) to the sewerage reticulation, as water that becomes domestic wastewater.

However, the flows of stormwater from the proposed subdivision have correctly been assessed as those possible when there is no longer any roof collection and subsequent use of water. This will be the case when mains water supply is installed at the subject site. The timeframe for such work is unclear but is likely to be several years as a minimum.

In this sense, the attenuation of stormwater flows in the Seaton Valley Stream is temporary, just as the proposed collection of stormwater on site is. The discharge of stormwater from the proposed subdivision should be assessed on the basis that there will be no on-site collection or attenuation of stormwater.

Further information was requested by the Council on 24 July and provided by John McCartin on 22 August. This request pointed out that the proposed stormwater system design was unclear and requested that a complete design be provided: "The report does not advocate one type of management over the other [i.e. conventional over low impact systems]." The information provided did not clarify the situation, and appeared to advocate a combined system of pipes and low impact systems, without making the layout or design of those clear: "... if soakage systems were to be entertained on other aspects of the subdivision, such as swale drainage along the roads, then of course site specific designs will need to be produced." Site specific designs are normally provided at subdivision stage, but the applicant appeared unwilling or unable to do this.

During the preparation of this report, John McCartin provided two further sets of information in a series of meetings with Michael Durand, Eric Verstappen, David Stephenson and Dugald Ley. The applicant's preference is now clear to construct a piped system to replace the open drain currently on the site, and assessments of the efficacy of this pipe have been presented. Further details and assessment of this can be found in the staff reports by Eric Verstappen and Dugald Ley. However, some aspects of the stormwater design remain unclear, for example the presence or absence of any swales or other features that were discussed as options in the initial application but never clarified.

6.1.2 Summary of proposal

The stormwater (and water supply) design has been discussed in other reports and above, but can be summarised as follows:

- Rainfall is to be intercepted from roofs and collected in centralised holding tanks for later domestic consumptive use. This is an interim measure (though may be used for several years) and effectively removes a proportion of runoff from the stormwater system.
- Rainfall from other hard surfaces is to be piped and channelled to a large pipe running under Road B.
- This pipe will be connected to (and therefore extend) the 1,200 mm Ø pipe outlet currently existing in the south-west corner of the subject site.
- This pipe has an invert RL of 1.88 m at the upstream end and discharges to the open drain presently on the site.
- The open drain will be replaced with a pipe of 1,200 mm Ø that increases to 1,350 mm Ø near the outlet to the Seaton Valley Stream.
- This pipe, in order to be accommodated under the road and discharge to Stream, will fall to RL 1.1 m immediately downstream of the connection with the existing pipe, and then be laid at a gradient of ~1:1000 (i.e. almost level) to reach the estuary at 0.7 m.
- The invert of the outlet will lie at RL ~0.7 m and therefore the larger proportion of the pipe will be subject to tidal influence. There will also be insufficient velocity of flow through the pipe to prevent sedimentation in the pipe itself.

These matters are discussed in detail in the reports by Dugald Ley and Eric Verstappen.

- It is understood that once the reticulated water supply in Mapua has been improved, the roof collection system will be disestablished and all stormwater flows from impermeable surfaces on the subject site will flow into the piped system and therefore directly to the Seaton Valley Stream and the Waimea Inlet.

6.1.3 Stormwater Discharge Assessment

Stormwater Attenuation and Management Assessment

There is no long term stormwater attenuation proposed on the site. Although roof collection is proposed, this is an interim measure and the subdivision should be assessed in terms of possible flows in the absence of attenuation.

The pre- and post-development flows of stormwater, their effects on the Seaton Valley Stream, and the potential for flooding has been assessed in detail by Eric Verstappen in his report.

The reader is referred to that report for a detailed assessment. However, in that report, the reporting staff member states:

“The principle hazard to be concerned with [on the subject site] is inundation. This may occur ... where subdivision drainage reticulation cannot meet minimum engineering service requirements resulting from incident rainfall on the subdivision.

[...]

“With respect to incident rainfall on the subdivision and adjacent catchment draining through the subdivision to the estuary, the applicant’s consultant, Mr John McCartin has modelled 20%, 5% and 1% AEP rainfall on these areas, draining via a 1200mm diameter pipe into the estuary with water level at RL 2.1m.”

This is modelling of rainfall events of 1 in 5, 1 in 20 and 1 in 100 year probability, respectively, occurring coincidentally with a present-day spring tide. The results of this modelling work have been summarised by the reporting officer thus:

“For a 20% AEP rainfall on the “subdivision catchment” discharging to the upper estuary, stormwater does not reach a surcharge level that causes ponding in the subdivision roading network. This just begins to occur to a minor degree (22mm depth, 34 litres/sec discharge) under a 5% AEP rainfall event. Under a 1% AEP rainfall in the “subdivision catchment”, ponding in the subdivision road network occurs to approximately 200mm depth.”

This does not necessarily mean that stormwater management cannot be achieved on the subject site whilst avoiding environmental effects that are more than minor. However, the modelling does suggest that there is little scope for error and that a relatively modest increase in water level in the Seaton Valley Stream above that modelled, or a more intense rainfall event, will result in flooding of the subject site:

“Greater rainfall intensity in the subdivision catchment, or significant rainfall in the Seaton Valley catchment, that increases estuary water levels above RL 2.1m, will cause flooding in the subdivision roading network. This is modelled by Mr McCartin, with 1% and 5% AEP rainfall in the subdivision catchment discharging to the estuary having a water level of RL 2.5m amsl. Floodwater depth of 14mm and 178 mm respectively will occur in the streets under these scenarios.”

Runoff Quality Assessment

No assessment of stormwater quality has been provided and no clear plans to treat stormwater have been submitted with the application. John McCartin’s reports have variously mentioned options such as swales, but these appear to have remained options rather or been dismissed than become part of the system design. The consent application has therefore been assessed on the understanding that no efforts are to be made to remove contaminants from the stormwater prior to discharge into the Seaton Valley Stream and then the Waimea Inlet.

Whilst there is little or no treatment of stormwater discharges that currently enter the Waimea Inlet from land in Mapua, the treatment of stormwater is a matter over which the Council reserves control in this application. Contamination of fresh and coastal waters with suspended solids, increased biochemical oxygen demand (BOD₅), pathogens, metals, hydrocarbons, toxic trace organics, nutrients, solvents, surfactants, litter and other contaminants is now widely recognised as a significant source of environmental pollution. In some recent cases of subdivisions in the District, applicants have sought to treat stormwater via ponds, raingardens, swales and other constructed or semi-natural features incorporated into subdivision designs. These are widely known as low impact designs, as they both remove some contaminants from runoff and also help to attenuate flows. No such features have been proposed as part of the present subdivision, and the applicant has adopted a conventional system design that achieves little or no treatment of stormwater prior to discharge.

6.2 Relevant Objectives and Policies of the PTRMP

The following Policies and Objectives have been considered relevant for this proposal:

Objectives and Policies
<p>Objectives and policies related to stormwater diversion, damming and discharge</p> <p>30.1.0 Objective</p> <ol style="list-style-type: none"> 1. The maintenance, restoration and enhancement, where necessary, of water flows and levels in water bodies that are sufficient to: <ol style="list-style-type: none"> (a) preserve their life-supporting capacity (the mauri of the water); (b) protect their natural, intrinsic, cultural and spiritual values, including aquatic ecosystems, natural character, and fishery values including eel, trout and salmon habitat, and recreational and wildlife values; and (c) maintain their ability to assimilate contaminants. 2. The maintenance, restoration and enhancement where possible, of the quality

Objectives and Policies

and extent of wetlands in the District.

30.1.17 Policies

To avoid, remedy or mitigate the adverse effects of water damming either by itself or cumulatively with other dams, including adverse effects on:

- (a) the flow regime or water levels in rivers, lakes and wetlands;
- (b) passage of fish and eels;
- (c) other water users;
- (d) aquatic ecosystems and riparian habitat;
- (e) water quality;
- (f) groundwater recharge; and
- (g) adverse effects of dam failure on (a) to (f) above.

33.3.0 Objective

Stormwater discharges that avoid, remedy or mitigate the actual and potential adverse environmental effects of downstream stormwater inundation, erosion, water contamination, and on aquatic ecosystems.

Policies

- 33.3.1 To require all owners, particularly the Council as stormwater asset manager, of all or part of any stormwater network to avoid, remedy, or mitigate adverse effects of stormwater discharges.
- 33.3.2 To advocate works to restore and protect stream or coastal habitats and improve and protect water quality affected by stormwater and drainage water discharges.
- 33.3.3 To manage the adverse effects of stormwater flow, including primary and secondary flow management, and the potential for flooding and inundation.
- 33.3.4 To avoid, remedy or mitigate the potential for erosion and sedimentation arising from stormwater run off.
- 33.3.5 To avoid, remedy or mitigate the adverse effects of stormwater on water quality and the potential for contamination.
- 33.3.6 To maintain or enhance stormwater infiltration to enhance groundwater recharge.
- 33.3.7 To require all owners of all or part of any stormwater drainage network to avoid, remedy, or mitigate the adverse effects of stormwater discharges.
- 33.3.8 To encourage an integrated whole-catchment approach to the management and discharge of stormwater.
- 33.3.9 To require the use of low impact design in the management of

Objectives and Policies

stormwater discharges in any new development where practicable.

33.3.10 To encourage the restoration and rehabilitation of stormwater drainage networks where natural drainage networks have been significantly modified.

33.3.11 To take into account the long-term management of stormwater drainage in consideration of land development, including subdivision and land-use changes.

7. ENGINEERING MATTERS

Stormwater reticulation systems constructed as part of subdivisions are usually vested in the Council and become the Engineering Services department's responsibility to maintain. The TDC's Engineering Standards document seeks to ensure that such developments meet minimum standards of construction, efficacy and serviceability. This matter is discussed in detail in the report by Dugald Ley.

That report is explicit that the proposed stormwater pipe does not meet current Engineering Standards, and concludes that:

“the proposal to pipe the existing open channel is unacceptable [because] the proposal is inconsistent with both Council's proposed and current Engineering Standards [...], the pipe will be difficult to construct, particularly at the proposed grade (1:1000) and level [...], the proposed level and grade of the pipe [...] will result in low flow velocities and likely sedimentation, [and] the pipe will be significantly more difficult to service than an open channel, resulting in higher long term costs to Council.”

The conclusion that the proposed pipe is “unacceptable” is highly significant here. The Engineering Services staff position is not only categorical, but this position is also based upon a series of considerable problems posed by the applicant's preferred design. Reasons for their position are described in some detail in the report by Dugald Ley and the reader is referred to that document for clarification.

In the case of the present report, it is difficult to recommend that consent be granted for the proposed discharge of stormwater, when the proposed system is clearly problematic from an engineering perspective.

7. SUMMARY

The principal issue is whether stormwater flows from the proposed subdivision can be discharged so the effects on the environment will be no more than minor.

An associated matter is whether the proposed stormwater management system is acceptable to the Council's Engineering Services department. Indeed, a matter of Control under rule 36.4.3A of the TRMP (7F) is: “any matter necessary to meet the requirements of the Tasman District Council Engineering Standards current at the time of the application.” The proposed stormwater system does not meet these standards.

There are also considerable uncertainties present in the applicant's intentions. As discussed above, details of the proposed stormwater system are lacking and there is insufficient detail to make a complete assessment of all the system's components. The absence of detail provided by the applicant is an unfortunate problem that has occurred despite numerous requests by Council staff for clarification.

8. RECOMMENDATION

The recommendation to grant or decline these applications for the discharge of stormwater is a consequential and dependent upon the Committee's decision whether or not to grant the subdivision consent.

Having considered the information provided by the application, and drawing on my own and the Council staff's experiences of stormwater issues, it is my view that consent for the discharge of stormwater should not be granted.



Michael Durand
Co-ordinator Natural Resources Consents

TO: Environment & Planning Subcommittee

FROM: Michael Durand - Co-ordinator Natural Resources Consents

REFERENCES: RM070659 – Earthworks

SUBJECT: **ARANUI ROAD TRUST - REPORT EPXX/XX/XX -**

1. INTRODUCTION

This report assesses the application for resource consent to conduct earthworks (recontouring) on land subject to a proposed subdivision at Aranui Road, Mapua. The report describes the proposed activity and makes an assessment of the adverse environmental effects of this activity.

The recontouring is a Controlled Activity and has the provision, under rule 18.6.4 and Section 94(1)(b) of the Resource Management Act 1991 to be considered without notification and without the need to provide written approvals from affected parties.

Resource consent for the activity must therefore be granted, and may be subject to conditions on matters over which the Council has reserved control. It should be noted that, were it not part of a suite of applications for resource consent including a subdivision, this activity could be processed on a non-notified basis without the need for the applicant to obtain written approvals from adversely affected parties. Being a Controlled Activity, the Council would be obliged to grant consent.

2. PROPOSED TASMAN RESOURCE MANAGEMENT PLAN (PTRMP) ZONING, AREAS AND RULES AFFECTED

The land is zoned Land Disturbance Area 1, in which the relevant Permitted Activity rule for land recontouring is 18.6.2. The proposed activity does not meet rule 18.6.2(ia) as there is proposed to be work undertaken within 200 m of the Coastal Marine Area that amounts to more than 1000 m² in area, and the work will be visible from public areas. The proposed work also fails to meet rule 18.6.2(ia)(iii) as the area arguably adjoins the nationally significant Waimea Inlet. The activity therefore becomes Controlled. Note that the relevant Controlled rule is not 18.6.3 as the land disturbance is not primarily for the formation, construction or reconstruction or any road, track or firebreak. Moreover, rule 18.6.4 is the appropriate rule the proposed activity is correctly described as recontouring (“earthworks that result in the reshaping, raising or lowering of the surface of a more or less continuous area of ground”).

3. SUBMISSIONS

None of the submitters raised specific concerns regarding land disturbance activities.

4. STATUTORY PROVISIONS

The status of the work proposed in the application is controlled. The Council must grant the application pursuant to Section 104A of the Resource Management Act 1991, unless it has insufficient information to determine if the activity is controlled. The Council may impose conditions upon that consent under Section 108 of the Act for matters over which it has reserved control in the TRMP.

4.1 Tasman Regional Policy Statement

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

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

4.2 Tasman Resource Management Plan

The most relevant Objectives and Policies to this application are contained in:

- Chapter 12

This chapter articulates Council's key objectives:

The avoidance, remedying, or mitigation of adverse effects of land disturbance, including:

- a) damage to soil;
- b) acceleration of the loss of soil;
- c) sediment contamination of water and deposition of debris into rivers, streams, lakes, wetlands, karst systems, and the coast;
- d) damage to river beds, karst features, land, fisheries or wildlife habitats, or structures through deposition, erosion or inundation;
- e) adverse visual effects;
- f) damage or destruction of indigenous animal, plant, and trout and salmon habitats, including cave habitats, or of sites or areas of cultural heritage significance; and
- g) adverse effects on indigenous biodiversity or other intrinsic values of ecosystems.

5. ASSESSMENT

5.1 Background to the Proposed Activity

Overview

The applicant's proposals were set out clearly in a letter of further information provided by Peter Newbury (Planscapes NZ Ltd) on 30 July 2007. The proposal can be summarised as follows:

- Land recontouring (i.e. cutting and filling) to provide a more-or-less level site for the construction of houses will be undertaken over the greater part of the 10 hectare site.
- Approximately 12,000 m³ of material is proposed to be imported for this purpose.
- The areas of fill are proposed to be no deeper than 0.5 m.
- The type of fill material to be used is unclear at this stage (except that it will be clean fill material), but it is proposed to be placed and compacted under the supervision of an engineer.
- It is also proposed that the types of sediment control measures to be employed will vary and be finalised during the construction phase. However, it is acknowledged that there are accepted methods for the proper control of sediment from earthworks, such as silt fences and settling ponds. The applicant considers that the soil and subsoil present at the site are well drained, and therefore believe that surface runoff of stormwater during the construction phase (and therefore transport of sediment off-site) will be minimised.
- The applicant proposes that, notwithstanding the above, the site is relatively flat so sediment control should be relatively straightforward.
- Finished surfaces are proposed to be revegetated as soon as possible.
- Earthworks are proposed to be undertaken during fine weather when compaction is best achieved and the risk of sedimentation is minimised.

5.2 Assessment: Discussion of Key Potential Environmental Effects

Potential adverse effects listed above—some of which were discussed by the applicant, and some of which were not—can be split into two categories: (i) those that are *short term* effects associated with the *activity of recontouring* the land, and (ii) those that are *long term effects* associated with *the land having been recontoured*.

Short term effects

Short term adverse effects of the proposed work are those that may occur during the recontouring work and include dust generation, the tracking of dirt off site onto the road, loss of soil and other material from the site by wind or water erosion, and the visual effects (either of the activity itself or the condition of the site prior to the

completion of the work). There are standardised and effective methods available to the applicant and their contractor to minimise these effects so that they are no more than minor.

Long term effects

Loss or damage to productive soil is a potential adverse effect of land recontouring. However, in the present case it is the writer's view that such effects will be attributable primarily to the change in landuse proposed to occur at the site, rather than to the recontouring per se. The land is proposed to be taken out of primary production by the proposed residential development itself, and this effect would be present even in the absence of any land recontouring.

6. SUMMARY

6.1 Principal Issues

The principal issue is whether the proposed land recontouring can be carried out so the effects on the environment will be no more than minor.

6.2 Overall Conclusion

Overall the writer's assessment is that the actual adverse effects on the environment are minor and the proposal is generally consistent with the objectives and policies, and matters of discretion in the Tasman Resource Management Plan.

7. RECOMMENDATION

Having considered the application in detail, it is the writer's view that the adverse environmental effects of the proposed activity will be no more than minor.

However, this activity is consequential to the main activity which is the proposed subdivision. The staff recommendations on the resource consent applications to subdivide the site and discharge stormwater, are that those applications be declined. I cannot therefore recommend that consent be granted to undertake earthworks at the subject site.



Michael Durand
Co-ordinator Natural Resources Consents

TO: Environment & Planning Subcommittee
FROM: Rosalind Squire, Planner, Community Services
DATE: 10 December 2007
SUBJECT: **RM070637 Aranui Road Trust, 102 Aranui Road, Mapua.**

The report by the principal planner outlines the proposed subdivision. This memorandum summarises the issues with respect to the acquisition of reserves within the proposed subdivision. Staff from the Community Department have visited the application site, considered it in the wider context and make the following recommendations. The recommendations are made without prejudice, subject to Council approving the application.

Background

The application as notified proposed the subdivision of a 10.2 hectare rural 1 (Residential deferred) title into 103 allotments with two areas of reserve and three walkway links. Community Services staff considered the proposal and requested a meeting with the applicants to discuss the issue of reserves. Staff then met with the applicants on 12th October in order to discuss the desire to acquire additional reserve land adjacent to the Mapua Domain. The applicant agreed that a portion of proposed 82 and lots 83, 84, 85 and 86 in addition to lot 100 could be added to the Domain subject to a reserve fund credit (See Figure 1).

In early November the need to widen the reserve adjacent to Seaton Valley Stream to accommodate a possible future upgrade of Seaton Valley Stream (subject to resource consent approval) was raised with the applicants by the Engineering Department of Council. An enlargement of the proposed reserve was agreed and the subdivision plan was amended to accommodate their request.

The subdivision plan now contains the following reserve land:

- *Proposed Lot 95 (6,860m²) adjoining Seaton Valley Stream which now has a width varying from 15 to 38 metres, (with an average width of the proposed reserve of 24 metres over and above the existing 3 metre esplanade reserve. This widens the existing esplanade reserve from 3 to an average of 27 metres;*
- *Proposed Lot 94 which provides a link from the proposed road within the subdivision to Mapua Domain and an additional 3,370m² to expand the Domain;*
- *Proposed Lot 97 (140m²) which provides a walkway link with Morland Place;*
- *Proposed Lot 93 and 96 (440 and 620m² respectively) which provides pedestrian access links and secondary flow paths for stormwater; and*

- Proposed Lot 98 (110m²) located between proposed Lot 24 and 25 which provides a future walkway link with the adjoining property (This was volunteered in response to the Mapua Walkway Group submission to the application).

Figure 1 – Amended Subdivision Plan



Lots 1 to 98 hereon being Proposed Subdivision of Lot 2 DP 307114

Submissions

There were 72 submissions and one late submission to the application. The following is a summary of the submissions which refer to reserves/walkway issues.

Issue Submitter	Inadequate area of reserve adjoining Stream and within subdivision generally	Inadequate area of reserve adjoining Domain	Narrowness of reserve adjoining Stream/effects on the estuary	Parking within the reserve	Provision of walk/cycleway for school children	Comments
C and Pezarro		√				Concerned about the future expansion of Mapua Domain and how the subdivision (as notified) would preclude expansion of the Domain.
T Hamlen - Williams	√					Object to the narrowness of the reserve area next to the stream.
T Knowles	√			√		Concerned about the provision of parking within the reserve and submits that it is not big enough.
P and P Lockhart	√	√				Concerned that the application (as notified) does not provide for sufficient reserve area.
D Wilson	√	√	√	√		Concerned that the area of reserves to vest is inadequate and submits that the reserve adjoining the estuary is too narrow to accommodate parking or to be able to protect an estuary of international significance. He is also concerned the

						subdivision (as notified) does not provide sufficient area for the domain the be enlarged
J Gammie		√				Concerned about the implications of the subdivision for future expansion of the domain.
J and G Allen	√		√			Concerned about the adjacent estuary and the width of the reserve adjacent to Seaton Valley Stream.
J Linn	√	√			√	Would like to see more green areas and walkways created as an alternative access to school.
S Randall		√				Concerned about the lack of communal space and submits that the existing domain is too small.
G Joy		√				Concerned about the effects of the proposed subdivision (as notified) on Mapua Domain.
S Wilson	√	√	√			Concerned about the width of the reserve adjoining the estuary and the effect of the proposed development on the sensitive values within the estuary and "land locking" the domain.
N Bibby	√	√				Submits that the area of reserves that the applicants have provided for is inadequate and represents less than 1% of the total area.
E Bibby		√				Concerned about effect of subdivision on the future expansion of the domain.
G McAlpine	√	√				Concerned about the adequacy of green space within the proposed subdivision and adjoining the waterway.
Mapua/Ruby Bay & Districts		√		√	√	The Group raise the following issues with respect to reserves and walkways:

Cycle/Walkways Group						<ul style="list-style-type: none"> - The pathway adjoining Aranui Road is designated a dual cycle and walkway. They submit that the increase in pedestrians and traffic which would result from the proposed subdivision would increase the risks that children are exposed to on this pathway. They request that a walkway in the vicinity of Lot 24 be a condition of consent in order to alleviate that risk; - They submit that granting the consent would make the development of the Seaton Valley Stream walk/cycle way an imperative in order to address the traffic safety of children accessing Mapua School; - They submit that proposed Lot 99 <i>must be</i> reserve in order for consent to be granted and that the ownership and designation of the existing thin strip of land adjoining the stream needs clarification; and <i>Note: This thin strip of land is owned by Council and is designated as esplanade reserve.</i> - They support the vesting of proposed Lot 102 as reserve and any additional land to enlarge the domain.
D Mitchell	√	√			√	Concerned with the inadequate area of reserves within the subdivision as a whole and specifically adjoining Seaton Valley Stream and the Mapua Domain. Mr Mitchell also expresses concerns

						over the lack of provision for a walk/cycleway along Seaton Valley Stream.
S Moon and H Gordon	√	√				Questions the applicant's statement that there is no need for a small neighbourhood reserve and is concerned that the subdivision will cut off any possibility of increasing the size of the domain.
Friends of Mapua Wetland		√			√	Would like to see the start of a safe, wide walk/cycleway adjoining Seaton Valley Stream linking Iwa Street and the subdivision with the beach and Mapua School. The Friends submit that the Domain is an important local asset which needs to be enlarged.
J Mitchell	√	√			√	Submits that there is insufficient space for so many dwellings, that the Domain needs to be expanded on the northern side and that there is no safe, wide walk/cycleway for children to reach the school or to use as an alternative to car travel.
R Goette	√	√				Submits that more reserve area is needed.
D Eden	√					Submits that there is insufficient reserve adjacent to the estuary.
Mapua District Community Association	√	√				Submit that additions to the Domain need to be considered as part of this subdivision as it will preclude any future expansion of the Domain if granted. The Association also submits that the areas set aside for reserves are inadequate.

P Taylor		√				Submits that there needs to be more green space within the proposed subdivision, specifically adjoining the domain.
B Gikison	√	√				Submits that the proposed reserves are inadequate for the number of families.
Royal Forest and Bird Protection Society (Nelson Branch)		√				Submits that proposed Lot 99 close to the estuary and along Seaton Valley Stream should be considered to be an esplanade reserve, so its width should be at least 20 metres.
P and M Clinton-Baker	√	√			√	Submit that the creation of reserves in the subdivision could enhance the walkway adjoining Seaton Valley Stream and the Mapua Domain. They submit that the proximity of the road to the reserve would not be the best way to enhance walkway links. They also note that a narrower reserve adjacent to the stream would enable additional land to be taken adjoining the Domain.

Recommendations and Reasons

Reserve land adjoining Mapua Domain

As stated above, Community Services staff met with the applicants in early October to discuss the proposed subdivision and the possibility of acquiring additional reserve land adjacent to the Domain in order to provide for its future expansion. The Domain is already very well used and is an important focal area for the community and the Department has for some time indicated a desire to obtain additional land in this location.

Following our discussions the applicant volunteered to amend the subdivision plan to provide additional reserve land. The total additional area available to enlarge the Domain is now 3,370m². Unless the applicant volunteers otherwise, compensation is payable for the vesting of this area as reserve.

Esplanade Reserve

Within the medium to long term planning horizon it is the Department's aim to provide a walkway and cycleway along the length of the Seaton Valley Stream. This will provide an important future link within an increasingly urbanised area and will provide an alternative, safer access for both schoolchildren and the community off Aranui Road. It is anticipated that the creation of this walkway will be achieved progressively through the vesting of land on subdivision and/or by negotiation between landowners and Council.

Walkway links

Community Services supports the creation of a walkway link (shown as proposed lot 97 in the amended plan) with Morland Place and the two pedestrian access links (shown as proposed lots 93 and 96) within the subdivision. These links, in addition to walkways adjacent to Seaton Valley Stream, will provide enhanced access for the wider Mapua community.

Council understands that the walkway link shown as proposed lot 98 on the amended plan was volunteered in response to the Mapua District Cycle and Walkway Group. While staff appreciate the aim of the group, given the proposal to create a cycleway and walkway adjoining Seaton Valley Stream, we have some reservations as to the benefits to be gained from a link in this location. The completion of this link to the public access easement over the adjoining right of way would be dependent on the adjoining small title being subdivided which is unlikely. If the larger title adjoining proposed lots 5 – 24 was to be subdivided and a road vested in Council, a future link could be created. However, given the development of a link adjoining Seaton Valley Road and the proximity of the main subdivision access road to Aranui Road we feel the benefits to be gained would be limited.

In addition to the reserves discussed above Community Services would like a minimum of two parking spaces to be formed within the road reserve adjoining proposed lot 95. This will enable people to drive to the reserve and access walkway loops. It is anticipated that additional parking will be provided over and above this within Mapua Domain.

Rosalind Squire

Planner, Community Services

AMMENDED SUBDIVISION PLAN
5 December 2007

