

## STAFF REPORT

**TO:** Environment & Planning Subcommittee - Commissioner Hearing

**FROM:** Michael Durand – Senior Planner, Nelson City Council

**REFERENCES:** RM070601

**SUBJECT:** **SUSTAINABLE VENTURES LTD EP09/07/01A** - Report prepared for the hearing of 1-3 July 2009

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### 1. INTRODUCTION

#### 1.1 Purpose of this report

This report has been prepared pursuant to section 42A of the Resource Management Act 1991, for the purpose of advising the Environment and Planning Subcommittee on matters relating to the application for resource consent made to Tasman District Council by SUSTAINABLE VENTURES LTD. The application appears to seek to authorise earthworks of >1000 square metres in area per year within 200 metres of the coastal marine area, including modification and ongoing maintenance to rock revetments for coastal protection. The earthworks relate to the proposed subdivision and development of the current Pakawau campground site – a development proposal that is described and assessed in the detail in accompanying reports.

This report is for consideration at a hearing to be held at the Takaka Bowling Club on 1–3 July 2009.

#### 1.2 Application site

Address: 1060 Collingwood Puponga Road, Pakawau, Golden Bay  
Legal description: Part Section 11 Square 15, all land contained in Certificate of Title NL 96/197 (Limited to Parcels)  
Zoning: Residential  
Areas: Special Domestic Wastewater Disposal Area

#### 1.3 Information Assessed in this Report

##### 1.3.1 Reports and Correspondence

The following documents were provided by the applicant and have been assessed here:

- *Sustainable Ventures Ltd Pakawau Village Beach Resort Resource Application*, prepared by Staig and Smith Limited, referenced 8927 and dated May 2007

- Appendix 1 of that document: Architectural Assessment Report, prepared by Arthouse Architecture (undated)
- Submissions
- Accompanying staff report by Rosalind Squire and Eric Verstappen

### 1.3.2 Applicant's proposal

The applicant's proposals with regard to land disturbance are unclear, except for the intention to construct building platforms and driveways by way of earthworks, and also to enhance and maintain rock revetment along the eastern margin of the site, for coastal hazard protection. The latter has been considered in detail in the accompanying report by Rosalind Squire and Eric Verstappen.

The application document refers to Appendix 1 (Arthouse Architecture) for further details on the earthworks proposals – which would be expected to be detailed re-contouring plans with an accompanying Erosion and Sediment Control Plan. This information, however, appears to be absent from the application documents.

The writer suspects that the applicant applied for resource consent for earthworks in light of permitted activity rule 18.5.2.1 which states that:

*No earthworks are undertaken within 200 metres of the coastal marine area, that is:*

- (i) more than 1000 square metres in area, within any 12-month period; and either*
- (ii) in a location that is visible from the coastal marine area or from any publicly accessible viewing point; or*
- (iii) in a location adjoining any area with nationally or internationally important natural ecosystem values listed in Schedule 25.1F*

It is assumed that more than 1000 m<sup>2</sup> of earthworks are proposed each year, hence the need for resource consent.

This being the case, the status of the activity is restricted discretionary in accordance with rule 18.5.2.5 of the TRMP.

## 2. ASSESSMENT AND RECOMMENDATION TO BE PROVIDED LATER

This report shall be supplemented before or at the hearing with a detailed assessment of the proposed earthworks.

Recommended consent conditions shall also be tabled at the hearing.



Michael Durand  
Senior Planner – Nelson City Council