

MINUTES

TITLE: Environment & Planning Committee
DATE: Monday, 21 July 2008
TIME: 9.30 am
VENUE: Council Chamber, 189 Queen Street, Richmond

PRESENT: Cr S G Bryant (Chairman), Crs N Riley and E J Wilkins

IN ATTENDANCE: Principal Consent Planner (J Butler), Consent Planner (W Horner), Policy Planner (D Hewitt), Administration Officer (B D Moore)

1. R WESTENBROEK, HARLEY ROAD AND OLD COACH ROAD, UPPER MOUTERE - APPLICATION NO. RM071176, RM071177, RM071257 - RM071263, RM071250 - RM071256, RM080254, RM080255

1.1 Proposal

RM071176

Subdivision and Land Use Consent

The application seeks to subdivide three existing titles to create:

- Lot 1 of 1.67 hectares;
- Lot 2 of 2.14 hectares;
- Lot 3 of 1.38 hectares;
- Lot 4 of 1.98 hectares;
- Lot 5 of 2.15 hectares;
- Lot 6 of 1.13 hectares;
- Lot 7 of 2.88 hectares;
- Lot 8 of 5,340 square metres to vest as road reserve;
- Lot 9 of 203 square metres to vest as road reserve;
- Lot 10 of 6,370 square metres as right of way access; and
- Lot 11 of 6.14 hectares.

A land use consent is also sought to construct an under-width road, which will serve 12 users, to vest as road reserve.

RM071177

Land Use Consent

To construct a single dwelling within the nominated building area on proposed Lots 1 - 7 of the subdivision application described above (Application RM071176).

RM071257 - RM071263

Discharge Permits

To discharge up to 1,080 litres of secondary treated domestic wastewater per day to land by way of subsurface dripper line irrigation from residential dwellings on proposed Lots 1 - 7 of the subdivision application described above (Application RM071176).

RM071250 - RM071256**Discharge Permits**

To discharge collected stormwater from buildings, accessways and other hardstand areas to land from the subdivision application described above (Application RM071176).

RM080254**Land Use Consent**

To install culverts in gulleys and ephemeral streams for the purpose of constructing accessways associated with the subdivision application described above (Application RM071176).

RM080255**Land Use Consent**

To undertake earthworks and vegetation removal for the construction of accessways and building platforms associated with the subdivision application described above (Application RM071176).

The subject land is zoned Rural 3 Zone and within the Wastewater Management Area according to the Proposed Tasman Resource Management Plan.

The application site is located at Harley Road and Old Coach Road, Upper Moutere, being legally described as Lot 20 DP 335758 (CT 146585), Lot 11 DP 335758 (CT 146576), and Lot 16 DP 335758 (CT 146581).

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

The Committee reserved its decision.

RESOLUTION TO EXCLUDE THE PUBLIC

Moved Crs Bryant / Wilkins

EP08/07/23

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

R Westenbroek

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

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

CARRIED

**Moved Crs Riley / Bryant
EP08/07/24**

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

CARRIED

- 2. R WESTENBROEK, HARLEY ROAD AND OLD COACH ROAD, UPPER MOUTERE - APPLICATION NO. RM071176, RM071177, RM071257 - RM071263, RM071250 - RM071256, RM080254, RM080255**

**Moved Crs Bryant / Riley
EP08/07/25**

THAT pursuant to Section 104B of the Resource Management Act, the Committee GRANTS consent to R Westenbroek as detailed in the following report and decision.

CARRIED

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

Meeting held in the Tasman Room, Richmond

on 21 July 2008, commencing at 9.30 am

A Hearings Committee ("the Committee") of the Tasman District Council ("the Council") was convened to hear the application lodged by **Robert Westenbroek** ("the applicant"), to subdivide two lots at Harley Road into a total of seven lots, to construct houses on the lots, and for associated earthworks and wastewater and stormwater discharges. The subdivision application, made in accordance with the Resource Management Act 1991 ("the Act"), was lodged with the Council and referenced as RM071176, RM071177, RM071257 - RM071263, RM071250 - RM071256, RM080254 and RM080255.

PRESENT:

Hearings Committee

Cr S Bryant, Chairperson
Cr E Wilkins
Cr N Riley

APPLICANT:

Mr G Praat (Counsel for the Applicant)
Mr P Newton (Surveyor)
Mr R Langbridge (Landscape Architect)
Mr M Lile (Planning Consultant)

CONSENT AUTHORITY:

Tasman District Council

Mr W Horner (Consent Planner, Subdivisions)
Ms D Hewitt (Policy Planner)

SUBMITTERS: Ms G Pollock
Nelson Tasman Branch Royal Forest and Bird Pro Soc
Mr R Walker
Mr W Bryant
Mr T Stevens

IN ATTENDANCE: Mr J Butler (Principal Resource Consents Adviser – Assisting the Committee)
Mr B Moore – Committee Secretary

1. DESCRIPTION OF THE PROPOSED ACTIVITY

The applicant lodged 18 resource consent applications relating to the subdivision of two existing lots, located to the north west of the intersection with Old Coach Road and Harley Road, into seven new lots. Lot 20 DP 335758 (CT 146585) has an area of 5.187 hectares and fronts directly onto Harley Road and Lot 11 DP 335758 (CT 146576) has an area of 8.16 hectares with access off Old Coach Road via a right-of-way. Refer to Appendix 1 for a Site Location Map.

The consents applied for were as follows:

RM071176 The application sought to subdivide three existing titles
Subdivision Consent to create:

- Lot 1 of 1.67 hectares;
- Lot 2 of 2.14 hectares;
- Lot 3 of 1.38 hectares;
- Lot 4 of 1.98 hectares;
- Lot 5 of 2.15 hectares;
- Lot 6 of 1.13 hectares;
- Lot 7 of 2.88 hectares;
- Lot 8 of 5,340 square metres to vest as road reserve;
- Lot 9 of 203 square metres to vest as road reserve;
- Lot 10 of 6,370 square metres as right-of-way access; and
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A land use consent was also sought to construct an under-width road, which will serve 12 users, to vest as road reserve.

RM071177 To construct a single dwelling within the nominated
Land Use Consent building area on proposed Lots 1 to 7 of the subdivision application described above (Application RM071176).

- RM071257 - RM071263
Discharge Permits** To discharge up to 1,080 litres of secondary treated domestic wastewater per day to land by way of subsurface dripper line irrigation from residential dwellings on proposed Lots 1 to 7 of the subdivision application described above (Application RM071176).
- RM071250 - RM071256
Discharge Permits** To discharge collected stormwater from buildings, accessways and other hardstand areas to land from the subdivision application described above (Application RM071176).
- RM080254
Land Use Consent** To install culverts in gulleys and ephemeral streams for the purpose of constructing accessways associated with the subdivision application described above (Application RM071176).
- RM080255
Land Use Consent** To undertake earthworks and vegetation removal for the construction of accessways and building platforms associated with the subdivision application described above (Application RM071176).

The right-of-way access to Lot 11 DP 335758 is over the leg in strip to Lot 16 DP 335758. It was originally proposed that the right-of-way be upgraded and vested as road reserve which would require a reduction in the area of Lot 16 DP 335758. This matter will be discussed and addressed later in this decision.

The existing titles were created as part of a previous subdivision consent RM020506 ("the original Rural 2 subdivision") which was granted on 16 April 2003. At the time RM020506 was granted this area was zoned Rural 2. The current application is, therefore, the first Rural 3 subdivision application for these sites.

The existing titles for Lots 11 and 20 DP335758 contain private covenants between the owners of the lots created under RM020506 that are required to be complied with on an ongoing basis.

The application is also to construct a single dwelling within the nominated building area on proposed Lots 1 to 7 of the subdivision application RM071176.

The subdivision is proposed to be developed in two stages with Lots 1 to 3 being developed in Stage 1 with the remaining Lots 4 to 7 being developed in Stage 2.

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

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

Zoning: Rural 3

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

There are no permitted subdivision rules in the PTRMP and, therefore, the proposed subdivision is deemed to be a restricted discretionary activity in accordance with Rule 16.3.9D of the Plan. However, the formation of the right-of-way to proposed lots 4 to 7 is a discretionary activity under Rule 18.10.4.

The construction of dwellings on the proposed lots does not comply with Permitted Activity Rule 17.5A.4 of the PTRMP and is deemed to be a controlled activity in accordance with Rule 17.5A.5 of the Plan.

The discharges of wastewater on each of the proposed lots do not comply with Permitted Activity Rule 36.1.4 of the PTRMP. The relevant rules for new discharges in the Wastewater Management Area are 36.1.13A (controlled) and 36.1.14A (restricted discretionary). The area of the lot is a key trigger in determining which rule applies and in determining the status of each application. The threshold for the activity to be controlled is 2 hectares for the area of the allotment. In this case the sizes of the proposed allotments vary between 2.88 hectares and 1.11 hectares and therefore some of the proposed discharges are controlled activities and others restricted discretionary in status. All of the allotments are sized considerably larger than the minimum needed for on-site wastewater disposal.

The discharge of stormwater to land on each of the proposed lots does not comply with Permitted Activity Rule 36.4.2 of the PTRMP and is deemed to be a discretionary activity in accordance with Rule 36.4.4 of the Plan.

The earthworks to be undertaken on the proposed lots do not comply with Permitted Activity Rule 18.6.2 of the PTRMP and are deemed to be a controlled activity in accordance with Rule 18.6.6 of the Plan.

Finally, the works in the bed of watercourses is not permitted by any rule in the PTRMP as the Chapter addressing such matters is currently inoperative. Therefore the activity is deemed to be a discretionary activity under Section 13 of the Act.

As the most restrictive status must take precedence, the applications are considered to be discretionary overall.

3. NOTIFICATION AND SUBMISSIONS RECEIVED

The applications were notified on 5 April 2008 pursuant to Section 93 of the Act. A total of ten submissions were received. Six submissions oppose the application, two submissions support the application with two neutral or did not indicate support or opposition. The following is a summary of the written submissions received and the main issues raised:

3.2.1 Summary of Submissions:

Submitter	Reasons	Decision
1. G Pollock and G and J Lambert	Concerns relating to wind blown seed from liquidamber, ash species and silver birch that will self germinate across boundaries and have potential health effects for asthmatics. Seeks to remove these species from the amenity planting schedule.	Oppose the application in part Wishes to be heard
2. R and K Bell	The smaller blocks proposed are not compatible with the existing	Decline

Submitter	Reasons	Decision
	surrounding lifestyle/hobby farm blocks.	Wishes to be heard
3. NZ Fire Service Commission	Would like a condition that any new dwelling complies with the NZ Fire Service Code of Practice for Fire Fighting Water Supply SNZ PAS 4509:2003, with an access of no steeper than 1:6. Stated a preference for domestic sprinkler systems as a means of compliance.	Did not indicate Wishes to be heard.
4. Lex Stratford	Stated that the proposed subdivision is the best use of the land in conjunction with appropriate plantings for privacy	Grant Wishes to be heard.
5. Royal Forrest and Bird Protection Society	This submission raised concerns over sedimentation effects, weed control and planting species. Seeks to remove trees that are considered weeds from the amenity planting schedule.	Did not indicate Wishes to be heard
6. Carter Holt Harvey Limited	Concerns that the application does not comply with the R3 rules of the TRMP and that the sites are not too large to manage and are productive. Seeks rigorous compliance with the R3 rules.	Decline Wishes to be heard
7. N and L Nugent	Supports the proposal with the upgrade of the right-of-way.	Grant Does not wish to be heard
8. R Walker	Opposes the proposal and seeks the existing lots to remain un-subdivided. There are limited water resources in this area.	Decline Wishes to be heard
9. W and J Bryant	Seeks to retain the existing density and rural character as protected by the existing covenants.	Decline Wishes to be heard
10. T Stevens	Seeks to retain the existing density and rural character.	Decline Wishes to be heard

Nine written approvals were obtained by the applicant and provided to the Council.

4. PROCEDURAL MATTERS

One submitter, Mr W Bryant, provided a letter to the Committee which called into question the legality of any decision that the Committee may make on the application. Mr Bryant suggested that the Committee may want to consider adjourning the hearing until such legal matters are sorted out. The Chair called a brief adjournment to the hearing to discuss the letter and the legal issues in Committee.

The matters concerned the consent notices that were registered pursuant to Section 221 of the Act as part of the original Rural 2 subdivision, covenants on the titles, and the land transfer instrument. Mr Bryant claimed that the applicant will be in breach of a number of the covenants and that even if the Committee was to grant the consents the applicant will not be able to exercise them legally.

With regard to the consent notices, Section 221 of the Act gives the Council the power to cancel them. The Committee considered that the hearing is the correct forum for that to be decided. Mr Bryant tabled statements from a Carter Holt Harvey representative which stated that “it would make a mockery of Council decisions if they can essentially discard the very conditions of a subdivision that they insisted upon only five years ago” and that he considered it to be “morally dubious”. The Committee considered that the entire context has changed since the imposition of those consent notices with the zoning change to Rural 3.

With regard to the covenants, the Committee considers them to be a private matter between the landowners and not legally relevant to this decision.

Therefore, the Chair considered it appropriate that the hearing continue.

In another matter, Mr J Butler tabled and read a letter from Beca Carter Hollings & Ferner Limited on behalf of the New Zealand Fire Service (NZFS). The letter stated that as the Council’s reporting officer recommends that, in the event the consent be granted, a condition requiring compliance with the NZFS Fire Fighting Water Supplies Code of Practice be imposed, the NZFS does not feel it is necessary to attend the hearing. The Chair accepted the letter.

5. EVIDENCE HEARD

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

5.1 Applicant’s Evidence

Mr G Praat (Counsel)

Mr Praat introduced the applications for subdivision and associated activities. Mr Praat made it clear that the application is on lots created by a recent subdivision completed on land then zoned Rural 2. He said that had the subdivision of the subject land been done under the Rural 3 zone provisions then it would probably look quite different.

Mr Praat stated that “the critical issue for the Committee to consider is whether the intensity of the proposed subdivision is generally consistent with the plan criteria [in Rule] 16.3.9D and in particular the Design Guide for Rural 3”.

Mr Praat then outlined the effects on the environment under the headings: traffic and roading, public access, landscape values, land productivity, cross boundary and reverse sensitivity effects, ecological effects, and wastewater and stormwater disposal. He considered that the ability to achieve a subdivision which is “perfectly consistent” with that framework is problematic in this case due to the size of the existing lots. He suggested that the degree of consistency is a continuum and that

the proposed subdivision is an improvement and goes some distance towards making the land more in keeping with the objectives and policies of the Rural 3 zone.

Mr Praat made the point that the land was previously zoned Rural 2, and is now zoned Rural 3 and that that change has to mean something. There must be some change as a result. He went further and said that the current pattern of subdivision is what the new plan provisions were trying to avoid.

Mr Praat then asked his various witnesses to present.

Mr P Newton (Surveyor)

Mr Newton stated that the density and location of the building sites was determined as a result of landscape and wastewater assessments along with assessments of earthworks and site access. Generally, the layout sought to avoid large scale earthworks. The locations of the boundaries generally lie along natural gullies.

With regard to roading and traffic. Mr Newton described proposed Right-of-way A which would serve proposed Lot 2. Right-of-way A will have a gradient of up to 1 in 5 and be constructed to comply with the Council's Engineering Standards and Policies 2008.

Existing Lot 11, which is proposed to be subdivided into proposed Lots 4 to 7, is currently served by a right-of-way. This has been labelled Right-of-way B in the proposed application. It was originally intended that Right-of-way B be vested in Council as road. However, on the basis of further discussions with Council staff it has been agreed that the application be amended so that Right-of-way B remain as such, but with some upgrade work to be completed as part of the subdivision.

Mr Newton also considered that there is a real problem with motorcycles using walkways. He asked that if the volunteered public walkway is approved by the Committee that motorcycles be excluded.

Mr Newton did not consider it appropriate that the reporting officer's recommended condition regarding fire fighting water be included in the consent if granted. He considered such a condition to be over and above that required by the PTRMP and that the New Zealand Fire Service should pursue a plan change process rather than ad hoc submissions on subdivision applications.

Mr Newton suggested that stormwater could be a problem in this location and that the proposed outlets will be designed and located to ensure that there will be no adverse effects on watercourses or adjacent land. The outlets will slow and filter stormwater runoff.

Mr Newton was asked by Cr Riley whether there had been any earthworks on the site, possibly as part of the existing subdivision. Mr Newton stated that the only earthworks that had occurred had been in relation to weed clearance and that no major recontouring had occurred.

Mr R Langbridge (Landscape Architect)

Mr Langbridge stated that an approach had been made to all landowners of the lots formed by the original Rural 2 subdivision to “start again” and design a new Rural 3 style subdivision design. However there was not sufficient interest to enable such an approach to proceed.

Mr Langbridge considered the site to be well contained by physical relief and not prominent within the wider landscape. Mr Langbridge considered the amenity and character of the area to currently be low, with gorse and pine regrowth extensive in the valley floor and tributary areas.

Mr Langbridge then presented a background to the original Rural 2 subdivision. He stated that he was largely responsible for the original layout and that it was at a time when the Rural 3 zone was in its infancy and his client specifically did not want the proposal to be undertaken using the draft principles that were being developed. Loose controls were then put on the building location areas.

In terms of Rural 3 zoning, Mr Langbridge considered the site to still be underdeveloped and that a greater intensity of development could be anticipated. In doing so this proposal is also to work within the natural drainage pattern of the land, consider any impact that additional house sites may have on other existing house locations and reduce impacts where possible, and to emphasise the revegetation of the riparian areas.

On the basis of assessments of views from existing house sites, limits were placed on the heights of houses on the proposed lots.

Mr Langbridge then took the Committee through simulated views of the proposed development from various vantage points. He stated that the adverse effects of the proposal will be minor. He considered that it will still be an open space, Rural 3 style environment. Mr Langbridge also considered the subdivision to be consistent with the objectives and policies of the subdivision provisions of the PTRMP and, specifically, consistent with the “Design Guide for Subdivision and Development in the Coastal Tasman Area” (The Design Guide).

Mr Langbridge then referred to the relevant staff reports. He stated that he agreed with the findings of Mr Horner but did not consider Ms Hewitt’s recommendation to remove some of the proposed lots in order to lessen the adverse impact of the development. Mr Langbridge considered that Ms Hewitt had not embraced the new Rural 3 zoning and is trying to “reflect the character of the existing development”.

Mr Langbridge also pointed out that Mr Bryant, one of the objectors to the development, has built a house in a very prominent location on the ridgeline. He considered that this house is now in conflict with the Rural 3 zone provisions.

Mr M Lile (Planner)

Mr Lile reconfirmed the importance of the Rural 3 zoning of the subject site. He stated that it is significant as the planning framework anticipates and provides for change in this rural environment to accommodate population growth.

Mr Lile presented an assessment of the rural objectives in Chapter 7 of the PTRMP.

Mr Lile stated that Objective 7.1.0 seeks to avoid the loss of productive values, particularly land of high productive value. Mr Lile considered that none of the land is highly productive as it is Class E according to the Productive Land Classification System. He therefore considered that the productivity does not pose a particular constraint upon this subdivision.

Objective 7.2.0 seeks to provide opportunities for non-soil based activities. Providing for rural residential living in the Rural 3 zone is a method used to achieve this objective.

Section 7.2A provides further specific guidance by way of 23 individual policies for the Coastal Tasman Area. Mr Lile specifically noted Policies 7.2A.14 and 7.2A.16A seek to support developments which allow a network of interconnected pedestrian, cycle and equestrian routes to be developed, and which restore and enhance natural features and areas such as wetlands.

With regard to the Design Guide, Mr Lile discussed the guidance given in Chapter 2 of the Design Guide in relation to land productivity, fresh water resources, drainage and stormwater, access and transport, wastewater, water supply, recreation, conservation and open space, allotments, building location areas, buildings and structures, vegetation and long-term management. He considered that the proposal fits in well with the guidance provided in these sections of the Guide.

Overall, Mr Lile considered that the proposal more closely achieves what the PTRMP sets out to achieve compared with the status quo. He considered the proposal to be an efficient use and development of an existing Rural 3 land resource. He also considered that the amenity and quality of the rural environment will be significantly enhanced by the proposal.

Mr Lile was asked whether any assessment had been done of the quality of the road, the sight distances and the impact of the proposal on traffic. Mr Lile stated that consideration had been given to the visibility and that the road will easily be able to handle the increase in traffic.

5.2 Submitters' Evidence

Mr R Walker

Mr Walker considered that the soil is poor for stormwater and wastewater discharge and that there will inevitably be an adverse effect on the lake formed by the dam at the base of the valley. He stated that water permit holders take water from the dam for irrigation.

Mr Walker considered that lots of Rural 3 blocks are already available and that this proposal is ill conceived and inappropriate.

He also considered that the argument that the blocks are too big is weak and questions why anyone would buy the lots if they were too big for them to manage.

Mr Walker also considered precedent to be a serious issue with possibly another 20 or more lots resulting if approval for this proposal is given.

When asked about the dam by Cr Riley, Mr Walker stated that it went a funny colour and began to smell a few years ago and that it had never smelt before.

Ms G Pollock

Ms Pollock spoke on behalf of both herself and the Nelson-Tasman Branch Royal Forest and Bird Protection Society.

She considered that the proposed landscape plan will encourage the use of tree species which can spread rapidly and are considered to be weedy. In sparsely populated areas like the subject properties weeds tend to be ignored for longer and therefore become harder to deal with.

Ms Pollock stated that alder is one of the weeds which is threatening the Mangarakau Swamp in Golden Bay. Ash, silver birch and liquidamber seeds are all spread widely and can cause weed problems.

Ms Pollock stated that the Council's own list of trees, indigenous to the area, provides plenty of excellent options and she asked that amenity plantings to be chosen from that list. In particular, she considered kahikatea and titoki to be very suitable.

Mr W Bryant

Mr Bryant stated that he and his wife bought their current property seeking a hobby farm in a quiet, farming, community-minded environment. He considered that the current application unfairly and unreasonably threatens their dream.

Mr Bryant discussed conversations he has had with the general manager of Carter Holt Harvey Properties. They consider that it would make a "mockery of Council decisions if they can essentially discard the very conditions of a subdivision that they insisted upon only five years ago"

Mr Bryant stated that there are both consent notices and covenants on the titles and that the Council cannot disregard them. Mr Bryant stated that he has obtained legal advice (verbal only) to this effect.

With regard to the consent notices, these were imposed as part of the original Rural 2 subdivision.

Mr Bryant presented to the Committee copies of the transfer instrument and covenant deed which described various covenants. Of particular relevance are those limiting at least 75% of any buildings on an allotment to within a building circle, and requiring a landscaping plan to be complied with.

Mr Bryant stated that he had been advised by the reporting officer, Mr W Horner, that the covenants were not a matter that the Council has control over and neither are they a significant consideration for Council. He disputed this and stated that legal advice has suggested otherwise.

My Bryant went on to say that he and his wife don't want "urban sprawlers" moving into the area and that he wants to see pasture and wants a community of hobby farmers.

He stated that purchasers must have reasonable certainty when making purchases, and that the Council cannot be fickle.

Mr Bryant also objected to the Harley Road area being described as only good for growing weeds and of poor quality. He said that he has got good quality pasture to grow and has planted extensively. He said that it is the speculators who bought some of the sections who have not planted who have let the area go to weeds. He said that fertiliser is required but vegetables and plants will grow.

He did not agree that Harley Road itself is good road. He considered it to be undulating and dangerous.

Finally, Mr Bryant stated that precedent is also a major concern. If he thought this application would be the end of the development then he could live with it. However, he believes that there will be more applications to subdivide.

When asked by Cr Bryant whether it is the appearance of the extra houses that is the main concern or the precedent created by the development, should it be granted, Mr Bryant stated that he did not think it will stop with just five more. He said that the overall activity level is a concern. He wants to live with like-minded people who can look after each other's animals.

Mr T Stevens

Mr Stevens said that he bought his property (Lot 12 of the original Rural 2 subdivision) for its rural characteristics. He stated that he bought it because it is on a right-of-way and that he wanted a property that was away from the public.

He stated that all owners bought their blocks knowing their sizes and that it is a weak argument to state that they are too big and need to be subdivided.

He said that there seems to be a lot of support for the proposal but he believes that this is just because people think it will help them to obtain approval to subdivide.

Mr Stevens stated that there has been a big emphasis on planting and landscaping and visual impact. He considered that a major point that had been overlooked was that each new house will have an implement shed which will mean another seven buildings in addition to the houses.

Mr Stevens agreed with Mr Bryant that the proposal would bring about a change of attitudes and expectations and would lead to more conflict between rural and residential land uses.

He was also concerned about the accesses into the proposed allotments on existing Lot 11. He said that currently he would have one access way coming off the right-of-way to the south of his property. Under the current proposal he will have two access-ways off the right-of-way immediately adjacent to his property.

Mr Stevens also questioned how any stock would be excluded from Mr Langbridge's plantings. He said that the layout is impractical for fencing but that stock access into the plantings could not be allowed.

He also questioned how the public would get access to the walkway if the access road to proposed Lots 4 to 7 was to be retained as a private right-of-way.

Cr Wilkins asked for his opinion on Ms Hewitt's view that the number of additional allotments should be reduced. Mr Stevens was positive about this but said that he would rather there was no subdivision. He did, however, concede that the existing Lot 11 is very big and could be cut in half.

Following a question from Cr Bryant, Mr Stevens stated that his property looked north and west.

5.3 Council's Reporting Officers' Report and Evidence

Ms D Hewitt (Policy Planner)

Ms Hewitt discussed the rationale behind the Rural 3 zone. She stated that distances should be kept between houses and between houses and roads. She stated that she had some concerns as to whether the landforms of the lots, especially existing Lot 20, could support the proposed increase in lot numbers.

With regard to the revegetation and plantings she considered that these would be good to have but that she hasn't really got a feeling from the application as to how the revegetation will look. She recommended that a cross-sectional sequence through the revegetation plantings be produced.

Overall, she considered that, due to the visual prominence of the sites, the landforms and the rural character, that three lots (one on existing Lot 20 and two on existing Lot 11) be removed from the subdivision plan. She stated that this recommendation had not changed based on the evidence presented.

Cr Bryant sought clarification of the recommendation by asking whether Ms Hewitt was effectively recommending a subdivision of one into two for each existing lot. Ms Hewitt agreed with this but stated that she wouldn't consider it fatal if the application was to go through as proposed.

Mr W Horner (Consent Planner, Subdivisions)

Mr Horner reiterated the intent of the Rural 3 zone.

Mr Horner considered that Right-of-way B should be legal road but that there were legal and physical impediments to this which led him to recommend that it be retained as a right-of-way. He stated that if it remained as a right-of-way then a turning head would not be required.

Mr Horner did consider that there would be visual effects resulting from the proposal but that these are not such that the proposal should be declined. He considered that Mr Langbridge had not included the effects of the ancillary buildings that go with the dwellings on each lot. Mr Horner did consider that the visual impacts are reduced by the volunteered maximum building heights.

Mr Horner raised the point about how successful the Rural 2 subdivision was at getting the drainage gullies revegetated. He said there had been very little revegetation happen. He considered that it would be better to get revegetation done

upfront to ensure that it is completed and maintained until the plantings are well established.

Mr Horner confirmed that he met with Mr Bryant (submitter) and stated that he considered the covenants on the title to be a private matter between residents and that the Council is not involved in those documents. Mr Horner also considered this hearing to be the appropriate forum to review the consent notices resulting from the original Rural 2 subdivision.

With regard to public access, Mr Horner considered that the proposed link will not work if the right-of-way is left in private hands. When asked by Cr Bryant if it is worth taking the link as a walkway Mr Horner stated that he believed it would be worth it as, at the least, it may allow all the landowners who hold rights to the right-of-way to use the access way. In the future it may become more widely available and useful to the public.

5.4 Applicant's Right of Reply

Mr Praat discussed Mr Walker's submission. He stated that the stormwater would be carefully managed so as to provide appropriate protection against siltation and high stormwater volumes.

With regard to the suggestion of the erosion of rural character by the proposal, Mr Praat stated that he is in full agreement with the reporting officer that in changing the zoning from Rural 2 to Rural 3 the Council has clearly provided more opportunity for development and some residential intensification.

Mr Praat considered that a true precedent will not be set by the granting of this proposal. He said that each application must be assessed on its merits.

Addressing Ms Pollock's submission, Mr Praat said that landowners will have a choice of species and that there is two layers of planting; revegetation in the valleys in the first three years, and amenity planting which will come later on. He considered that the nature of the latter should be determined at building consent time.

Mr Praat then addressed the NZFS letter and stated that he has never seen a rural subdivision that hasn't had a request for compliance with the fire fighting code of practice. He stated that this condition is not agreed to by the applicant as, if the proposal is approved, the new owners of properties will be held to a higher standard than other adjacent property owners. He considered that the NZFS should advance their requirement through a plan change rather than lodging submissions on each consent application.

Mr Praat then turned to Mr Bryant's submission. Mr Praat stated that consent notices are between the Council and landowners under Section 221 of the Act, and that the Council can review or cancel them through this hearing process. Mr Praat stated that he has discussed this matter with Mr J Ironside (the Council's solicitor) and that Mr Ironside is in agreement with this approach.

With regard to the other set of obligations encompassed by the private covenants on the title, Mr Praat said that they are binding and enforceable between the 16 lots. He also stated that there is nothing in the current proposal that offends those covenants.

Mr Praat said that it appears the submissions by Mr Bryant and Mr Stevens indicate that they are mourning the rural style subdivision. He stated that the zoning has changed and that, as a result, the area will change. A public process has been conducted to assess the zoning change and Mr Bryant would have had a chance to have input into that process.

With regard to Ms Hewitt's comments, Mr Praat considered that removing lots is not embracing the Rural 3 zoning and that it would be benchmarking the proposal against the existing Rural 2 style development. He considered that she appeared to be lamenting the inability to "start again".

Mr Praat said that the applicant is relaxed about the public access issue. He considered that public access is an important part of the Rural 3 zone and that while it would not result in a widespread increase in access, this part at least would be filled in.

Finally, Mr Praat endorsed Mr Horner's report and comments.

6. PRINCIPAL ISSUES

The principal issues that were in contention were:

- a) Will the proposed subdivision and associated dwellings, ancillary buildings, roading, earthworks, and landscaping have an unreasonable adverse effect on the landscape values and visual amenity of the Harley Road area?
- b) Will the proposed subdivision have an unreasonable adverse effect on the rural character of the Harley Road area?
- c) As this subdivision is essentially a Rural 3 subdivision over two lots of a recent Rural 2 subdivision, will the proposal make the area more consistent with the objectives and policies of the Rural 3 zone and will it give the area greater consistency with the Design Guide? Also, what weight should be given to the Rural 3 zone objectives, policies and rules over those of the Rural 2 zone under which the existing Rural 2 subdivision was done?
- d) Will this subdivision set a precedent that may lead to unreasonable residential development in the Harley Road area?
- e) Is it appropriate that the existing right-of-way be vested with Council as legal road or to remain as a right-of-way?
- f) If the existing right-of-way is left as such, the volunteered public walkway will be relatively isolated. In this case, is it appropriate that the legal corridor for the walkway be established to provide for a future walkway through the site?
- g) Will the proposal unreasonably compromise the productive values of the site?
- h) Will the proposal result in positive environmental and ecological outcomes?
- i) Will the stormwater discharges cause significant adverse effects such as siltation and peak flow intensification?

The proposed wastewater discharges on each of the proposed lots, the earthworks and the works in the bed of watercourses did not emerge as principal matters of contention during the hearing. The Chair considered that it was not necessary for Dr M Durand (Coordinator, Natural Resource Consents) to speak to his reports. The only matter that was raised in this regard was a reference to the length of drip irrigation line that would be required for each lot. Mr Butler advised the committee that the correct recommendation was for 540 lineal metres on each lot.

7. MAIN FINDINGS OF FACT

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

- a) The subdivision of the two existing lots as proposed will certainly result in a more “built-up” and rural residential appearance. However, the impact will be largely limited to the two existing lots in question and there is adequate larger lots surrounding Lots 11 and 20 to balance the intensification. The limitations and requirements volunteered by the applicant, such as the maximum building heights, screening of water tanks and minimisation of roading cuts, provides confidence to the Committee that the adverse visual effects of the intensification will be minor. The proposed revegetation and amenity planting will, to use Mr Langbridge’s terminology, soften and provide capacity for buildings to be absorbed into the landscape.
- b) If approved, the smaller lots resulting from this proposal will certainly appeal to a different sector of society which may shift the social makeup of the Harley Road area somewhat. However, the Committee does not consider that the shift will be as marked or detrimental to the rural character and local community as expressed by some submitters. There will be many larger lots which will retain hobby-farm capacity and which will balance the more rural residential style lots. Overall, it is considered that any shift in rural character as a result of this proposal will only be very minor.
- c) The Committee agrees with the case stated by the applicant and Council staff that the objectives and policies of the current zoning (Rural 3) are pre-eminent and must have priority over those under which the original Rural 2 subdivision was granted. The Committee also agrees that designing a new subdivision in the “Rural 3 style” would be ideal to achieve the best design outcomes for the Harley Road area. But this is clearly an unrealistic aspiration.

The relevant Rural 3 zone objectives and policies, correctly identified by Council staff, do encourage rural residential development in the zone generally and in the Harley Road Landscape Unit. While the original Rural 2 subdivision layout does limit the implementation of the Design Guide, the current proposal is consistent with those objectives and policies and a farm park type environment is clearly a consideration for this landscape unit. In essence, change is anticipated in this location, as was stated by the applicant. The Rural 3 zone provides for, and directs, this change and the current proposal is considered to be an appropriate part of this change.

The Committee is sympathetic towards Messrs Bryant's and Stevens' position, but considers that a public process was conducted in changing the zoning and, no doubt, they had all due opportunity to state their case for the retention of the Rural 2 zone or, at least, discouraging guidance in the Design Guide for subdivision in the Harley Road area. As a relevant aside, all residents should be aware that the zone in which they live is the principal guide to the direction of development. Submitting in opposition on individual resource consent applications which are more or less consistent with the objectives of that zone is analogous to shutting the barn door after the horse has bolted.

- e) The existing width which would be available for any legal road along the existing right-of-way is insufficient. Therefore the right-of-way should be left with an unchanged legal status but with necessary upgrades to accommodate greater usage if this proposal is granted.
- f) If the consent is granted, there will be significant value in having a walkway legally identified. Even if the access to the walkway from the Old Coach Road direction remains as a right-of-way, and thereby legal access is only available to the owners of the lots served by the right-of-way and their invited visitors, it will still be of significant benefit. At least 10 lots will have legal access to the walkway and there may be opportunity for increasing access to the general public in the future. All such usage does, of course, rely on completing a link through either Lot 7 or Lot 14 DP335758, but the Committee considers that this should be achievable. Public access, walking, cycling and horse riding are all priorities for the Rural 3 zone, particularly with its envisaged increases in population. Any contribution to a widespread public access network is encouraged.
- g) Written evidence from both Mr A Burton (Council's Resource Scientist, Land) contained in the hearing agenda and a letter presented by the applicant from Mr D Bennison of Duke and Cooke (registered valuers, property and farm management consultants) said that, while the land has its productive uses, the productive values are low. Messrs Bryant and Stevens disagreed and said that they had achieved some productivity. While some enhanced productivity could possibly be achieved in the future, the land is in a damaged state from the forestry and associated recent harvest. The Committee considers that the more productive lands, with better soils and lower gradients, to the west and east of the original Rural 2 subdivision are adequately protected by virtue of not being included in the Rural 3 zone and being zoned either Rural 1 or Rural 2.
- h) The proposal may have very positive environmental and ecological outcomes. Revegetative planting, weed clearance and maintenance in the tributary gullies and main gully down to the irrigation pond is clearly needed to soften the landscape, improve ecological and life supporting values, improve water quality and reduce erosion. The Committee accepts Mr Horner's evidence that revegetation of the gullies under the existing Rural 2 subdivision decision has been ineffective and more proactive steps are needed. While this proposal can only implement revegetation on the subject properties, it is hoped that other landowners will follow suit.

It is expected that revegetation of the main and tributary gullies will slow stormwater runoff, capture sediment eroded from the higher slopes and building platforms and provide habitat corridors for native fauna.

- i) The Committee is satisfied that the proposed dwellings, building sites, access roads and right-of-ways can be adequately serviced by stormwater capture and discharge structures which will minimise the erosion of sediment. Mr Walker had concerns about the increases in stormwater and sediment runoff. However the Committee considers that the revegetation planting will more than offset these effects and lead to a positive effect overall on stormwater quality and quantity.

8. RELEVANT STATUTORY PROVISIONS

8.1 Policy Statements and Plan Provisions

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

- a) Tasman Regional Policy Statement (TRPS);
- b) the Transitional Regional Plan (TRP); and
- c) the Proposed Tasman Resource Management Plan (PTRMP).

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

8.2 Part II Matters

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

9. DECISION

Pursuant to Section 104B of the Act, the Committee **GRANTS** consents to all proposed activities subject to conditions.

10. REASONS FOR THE DECISION

The proposal is consistent with the objectives and policies of the PTRMP for the Rural 3 zone. It is also consistent, taking into account the existing Rural 2 subdivision pattern, with the Design Guide.

The proposal is consistent with the objectives and policies contained within Sections 33.3 and 33.4 which relate to stormwater and wastewater discharges, respectively.

The proposed development will not lead to an unreasonable adverse effect on the landscape values and visual amenity and rural character of the area. While the Committee considers that there will be some adverse effects, they are considered reasonable taking into account the rural residential intensification anticipated by the Rural 3 zone and the mitigation measures volunteered by the applicant. The adverse effects are also expected to be relatively short lived as the programme of revegetation and amenity planting should reduce the impact of the additional buildings and driveways markedly.

While the land has some productive values, the Committee considers them to be low. The rezoning of the land as Rural 3, while other land to the east which is apparently more valuable for productive purposes was left unchanged as Rural 1 or 2 zone, indicates that some guided rural residential intensification is appropriate. The steepness of the landforms compared to the more gently rolling topography to the east also makes it better suited to exploiting quality views down to the Moutere Inlet.

There are a number of positive social and environmental outcomes that will come out of the proposal, namely the revegetation planting which will be positive for the reasons discussed in Section 7 above, the improved right-of-way and the opportunities for future public pedestrian access between Old Coach Road and Harley Road.

Overall, the Committee is satisfied that the proposal is consistent with the matters set out in Sections 6, 7 and 8 of the Act. The Committee is also satisfied that the proposal constitutes sustainable management of natural and physical resources and, therefore, is consistent with the purpose of the Act as specified in Section 5.

11. COMMENTARY ON CONDITIONS OF CONSENT

Condition 1.2 of subdivision consent RM071176 specifies a number of changes that are to be made to the survey plan. These changes include the widening of the pedestrian access strip. This widening and splay at the eastern end recommended by Council staff was largely unchallenged by the applicant during the hearing. Also included, however, is the requirement to extend the seal along Right-of-way B. The Committee considers that, as a turning head will now not be formed, it is appropriate that all of the new lots, as well as Lot 12 DP 335758, be served by a sealed right-of-way.

Mr Langbridge made it clear in his evidence that he envisaged two distinct types and phases of landscaping. Firstly, the revegetation planting and, secondly, the amenity planting, with the former to be completed entirely by the Consent Holder and the latter to be done as part of the development of each lot. This approach is supported by the Committee and conditions have been imposed on the subdivision consent (Condition 4.1) and the land use consent (Condition 8) accordingly. The Committee accepted in part the evidence presented by Mrs Pollock and has thereby excluded several exotic tree species from the landscape planting list.

Overall, the conditions on the consents have been imposed in order to avoid, remedy, or mitigate adverse effects that may result.

12. LAPSING OF CONSENT(S)

Pursuant to Section 125(1) of the Act, resource consents, by default, lapse in five years unless they are given effect to it before then.

Section 125(2) of the Act makes particular provision for the lapsing of subdivision consents. In the case of the subdivision consent (RM071176), this consent is given effect to when a Survey Plan is submitted to the Council for the subdivision under Section 223 of the Act. Once the Survey Plan has been approved by the Council under Section 223 of the Act, the consent lapses three years thereafter unless it has been deposited with the District Land Registrar as outlined in Section 224 of the Act.

The land use consent to erect dwellings (RM071177), the wastewater discharge permits consents (RM071257 to RM071263) and the stormwater discharge permits (RM071250 to RM071256) will lapse five years after the issue of each of the certificates of title for the respective allotments (Lots 1 to 7) inclusive. This is a pragmatic approach to ensure that delays with the subdivision do not compromise the effective 'life' of the discharge permits and the land use consent for the dwellings to be erected on the titles created by the subdivision.

The remaining consents, RM080254 and RM080255, lapse 5 years from the date of issue.

13. EXPIRY OF CONSENT(S)

Pursuant to Section 123 of the Act, land use consents have no expiry provided they are given effect to within the lapse period provided and also provided that the use is not discontinued for a continuous period of more than 12 months.

The Discharge Permits, (RM071257 to RM071263 and RM071250 to RM071256) expire in 20 years, which is a standard term provided by the Council for such discharge permits.

The land use consents for earthworks and disturbance of watercourses expire in 10 years.

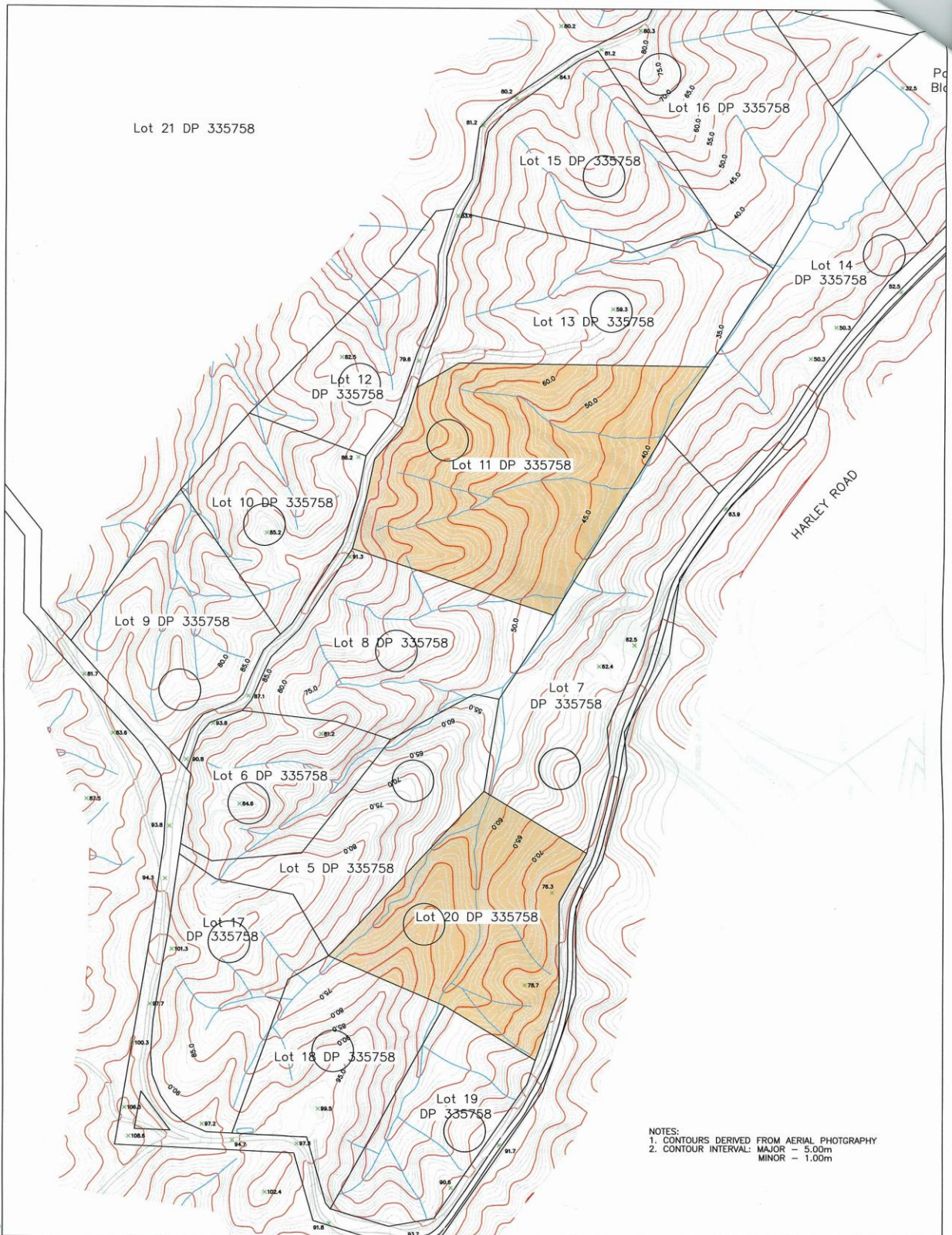
Consents that have a set duration have the relevant date of expiry recorded on each consent.

Issued this 25th day of August 2008




Cr Stuart Bryant
Chair of Hearings Committee

Appendix 1 - Site Location Map



NOTES:
 1. CONTOURS DERIVED FROM AERIAL PHOTOGRAPHY
 2. CONTOUR INTERVAL: MAJOR - 5.00m
 MINOR - 1.00m

© Copyright of this drawing shall remain the property of Newton & Associates Ltd. Contractor shall verify all dimensions prior to work commencing. This drawing shall be read in conjunction with all relevant documents. N244 - CONTOURS.dwg	Surveyed _____ Designed _____ Drawn GWM Checked _____ Approved _____ Date _____	Client: _____ Date: 04/2007	 newton survey Registered Professional Surveyors	Drawing Title: TOPOGRAPHIC PLAN HARLEY ROAD MAPUA	Scale (A1): 1 : 2000 Scale (A3): 1 : 4000
				Project: WESTENBROEK	Project No. N244 Drawing No. T01 Revision: _____

Phone 03 544 3246, Fax 03 544 3247, PO Box 3180 Richmond, Nelson

RESOURCE CONSENT NUMBER: RM071176

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To subdivide two existing residential lots into seven residential lots.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road, Harley Road
Legal descriptions:	Lot 11 DP 335758, Lot 20 DP 335758
Certificate of titles:	146576, 146585
Valuation numbers:	1928072807, 1928072816
Eastings and Northings:	251237E 6001188N, 2512339E, 6000678N

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

CONDITIONS

General

- 1.1 The subdivision shall be undertaken in general accordance with the information submitted with the application for consent and in particular with the plan entitled “Proposed Subdivision of Lots 11 and 20 DP 335758” Project No. N244 Drawing No. R01 Revision A, prepared by Newton Survey, and attached to this consent as Plan A. If there is any conflict between the information submitted with the consent application and any conditions of this consent, then the conditions of this consent shall prevail.
- 1.2 Notwithstanding Condition 1.1, the survey plan submitted for the purposes of Section 233 of the Act shall be amended as follows:
 - (a) The width of the Pedestrian Access shall be increased to 5 metres and shall be shown as an easement;
 - (b) The eastern end of the Pedestrian Access shall include a 10 metre wide splay so that there is a 5 metre width directly abutting both Lots 7 and 14 DP 335758; and
 - (c) The sealed surface shown as extending to the boundary between Lots 10 and 12 DP 335758 shall be extended to the boundary between Lot 4 of the subdivision authorised by this consent and Lot 13 DP 335758.

Staging of Subdivision

- 2.1 The subdivision shall be staged in two stages as follows:

Stage 1: comprising Lots 1, 2 and 3 and the development of Right-of-way A. Prior to a completion certificate being issued pursuant to Section 224(c) of the Act all conditions of this consent must be complied with.

Stage 2: comprising Lots 4, 5, 6 and 7 and the upgrade of the existing right-of-way (Right-of-way B) over Lot 16 DP 335758. Prior to a completion certificate being issued pursuant to Section 224(c) of the Act all conditions of this consent must be complied with.

Building Location Areas and Platforms

- 3.1 The Consent Holder shall create building platforms on Lots 1 to 7. The earthworks shall be done in accordance with the plans entitled "Proposed Subdivision of Lot 20 DP 335758 Earthworks" and "Proposed Subdivision of Lot 11 DP 335758 Earthworks" both prepared by Newton Survey, and attached to this consent as Plans B and C. The earthworks shall also be done in accordance with the conditions of Resource Consent RM080255.
- 3.2 The building platforms shall be constructed and as-built plans submitted to the Council's Engineering Manager showing compliance with finished ground levels prior to a completion certificate being issued pursuant to Section 224(c) of the Act.

Landscape Planting

- 4.1 A Revegetation Planting Plan (RPP) shall be prepared by an appropriately qualified and experienced landscape professional for Lots 1 to 7. The RPP shall reflect, and be generally consistent with, the Landscape Report dated 27 November 2007 prepared by Rory Langbridge Landscape Architects Ltd, but shall only include the Proposed Regeneration Planting areas shown on Plans D and E (attached to this consent). The RPP shall be submitted for approval to the Council's Environment and Planning Manager and shall include, but not be limited to, the following information:
 - i) planting implementation and maintenance programmes and schedules, including animal and plant pest control;
 - ii) the numbers, sizes, and species of plants to be planted;
 - iii) any establishment works required to implement the RPP;
 - iv) replacement planting protocols for any plant mortality; and
 - v) a rationale for the layout and composition of the RPP including an assessment of how the landscaping will look and function in ten years from the date of submission of the plan (assuming effective ongoing maintenance by lot owners during years four to ten).

The planting required by the RPP shall be completed prior to the issue of the Section 224(c) certificate. A written statement shall be provided from an appropriately qualified and experienced landscape professional that the plantings have been fully completed in accordance with the approved RPP.

The Consent Holder shall be responsible for maintenance, pest control, replacement and management of the planting required by the RPP within the development for a minimum of three years following the provision of the statement that the plantings have been fully completed. These maintenance responsibilities thereafter shall devolve to the owners of the lots. Once the three year maintenance period expires the Consent Holder shall inform all owners of Lots 1 to 7 in writing that the Consent Holder's management and maintenance period has expired and that they will now be responsible for maintenance pursuant to the consent notice on their title (See Condition 16.1(g))

Easements

- 5.1 Easements are to be created over any services located outside the boundary of the allotment that they serve. Reference to easements is to be included in the Council resolution on the Section 223 certificate and shown in a memorandum of easements on the survey plan required by Section 223 of the Act.
- 5.2 An easement shall also be created along Right-of-way B to allow the conveyance of reticulated water to the lots served by the right-of-way.

Electricity and Telephone

- 6.1 Electricity substation sites shall be provided as required by the supply authority. Substations shall be shown as "Road to Vest" on the survey plan required by Section 223 of the Act if adjacent to a road or road to vest.
- 6.2 Full servicing for live underground power and telephone cables shall be provided to the boundary of Lots 1 to 7. The Consent Holder shall provide written confirmation to the Council's Engineering Manager from the relevant utility provider that live power and telephone connections have been made to the boundaries of the allotment. The written confirmation shall be provided prior to a completion certificate being issued pursuant to Section 224(c) of the Act.

Street Numbers and Signage

- 7.1 New street numbers allocated shall be as follows:

Lot 1: 258 Harley Road
Lot 2: 264 Harley Road
Lot 3: 262 Harley Road
Lot 4: 1110c Old Coach Road
Lot 5: 1110b Old Coach Road
Lot 6: 1110a Old Coach Road
Lot 7: 1110 Old Coach Road

The street numbers shall be shown on the engineering plans required by Condition 10.1.

The street number for the existing house shall be changed and correctly displayed before the final title plan is approved.

Right-of-Ways

8.1 The right-of-ways shall be formed to the minimum specifications set out in the Appendix 6.2 of the Council's Engineering Standards and Policies 2008 or as otherwise approved by the Council's Engineering Manager. With reference to Appendix 6.2, the right-of-ways shall be classified as:

Right-of-way	Road type (see Appendix 6.2 of Engineering Standards and Policies 2008)
Right-of-way A	Type 19
Right-of-way B	Type 19

8.2 Notwithstanding Condition 8.1, Right-of-way B shall vary from specifications set out in Appendix 6.2 of the Council's Engineering Standards and Policies 2008 as follows:

- (a) The total legal width is existing and may remain unchanged;
- (b) The minimum sealed surface width shall be 5.0 metres;
- (c) The shoulders shall be 400 millimetres in width, but in all other respects shall be as specified for road Type 19;
- (d) The total minimum carriageway width shall be 5.8 metres; and
- (e) The surface shall be sealed with a minimum of two coat chip seal (minimum Grade 4 chip first coat, followed by a Grade 6 void fill second coat).

8.3 Turnouts shall be formed between Right-of-way B and Lots 4 to 7 in the location shown on the Plan A (attached). Each turnout shall have a width of at least 3.5 metres and be surfaced out to five metres from the edge of the carriageway of the right-of-way with the same or better standard of surfacing as that required for the carriageway of the right-of-way.

8.4 Right-of-way B shall, within the existing road reserve, be upgraded to be at right angles to the existing Old Coach Road formation.

8.5 The Consent Holder shall erect a sign at the start of Right-of-way B indicating that it is a private right-of-way and that it is not open for public access.

8.6 The sealed formation of Right-of-way B shall be extended as far as to be adjacent to the boundary between Lot 4 of this subdivision and Lot 13 DP 335758.

Access

9.1 The vehicle crossings from Harley Road for each of Lot 1 and Lot 3 (Right-of-way A) shall have a minimum carriageway width of 3.5 metres and shall be designed and constructed in accordance with Figure 1 below with:

- i) a formed and sealed surface between the edge of the seal of the carriageway of Harley Road to at least 10 metres from the edge of the carriage way;
- ii) the first 6 metres in from the vehicle access carriageway formation shall have a maximum grade of not more than 1 in 9;

- iii) A minimum 375 millimetre diameter culvert drain shall be provided where the vehicle crossing is over a roadside drain.
- iv) Vehicle crossings shall be permanently surfaced with chip seal (minimum Grade 4 chip first coat, followed by a Grade 6 void fill second coat), asphaltic concrete or concrete.

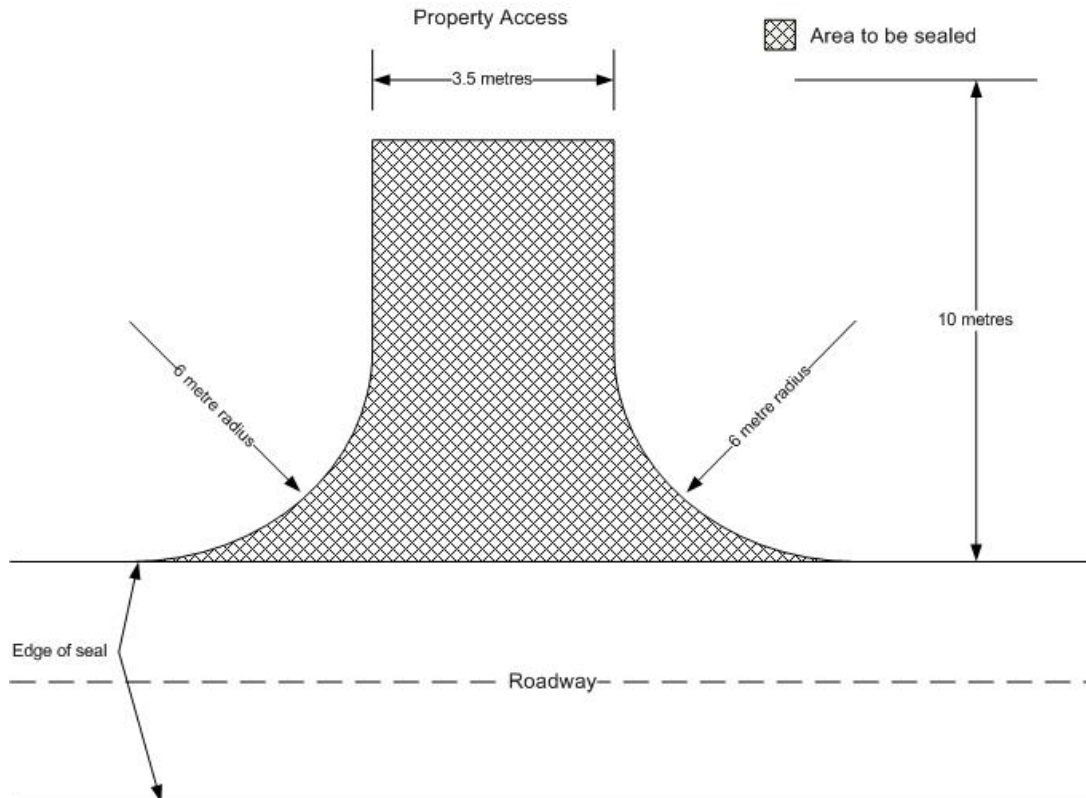


Figure 1: Vehicle crossing design and on-site seal.

Engineering Works and Plans

10.1 Engineering Plans for all engineering works, including the access crossing from Harley Road, the upgrade of the Old Coach Road/Right-of-way B intersection, the right-of-ways, the right-of-way turnouts, the building site access earthworks, the building platforms, stormwater control and discharge structures and all services, shall be submitted to the Council's Engineering Manager and approved prior to the commencement of any works on the subdivision.

10.2 All engineering works, including the access crossings from Harley Road, the upgrade of the Old Coach Road/ Right-of-way B intersection, the right-of-ways, the right-of-way turnouts, the building site access earthworks, the building platforms and all stormwater control and discharge structures, shall be constructed in accordance with the Council's Engineering Standards and Policies 2008 or else to the Council's Engineering Manager's satisfaction.

Commencement of Works and Inspection

11.1 The Council's Engineering Manager shall be contacted at least five working days prior to the commencement of any engineering works. In addition, five working days notice shall be given to the Council's Engineering Manager when soil density testing, pressure testing, beam testing or any other major testing is undertaken.

Engineering Certification

- 12.1 At the completion of works, a suitably experienced chartered professional engineer or registered surveyor shall provide the Council's Engineering Manager with written certification that all works have been constructed in accordance with the conditions of this consent and the Council's Engineering Standards and Policies 2008.
- 12.2 Certification from a chartered professional engineer or geotechnical engineer experienced in the field of soils engineering (and more particularly land slope and foundation stability) that all building platforms and nominated building sites on Lots 1 to 7 are suitable for the erection of residential buildings shall be submitted to the Council's Engineering Manager. The certificate shall define on Lots 1 to 7 within the building location area, the area suitable for the erection of residential buildings and shall be in accordance with Schedule 2A of NZS 4404:2004. Any limitations identified in Schedule 2A shall be noted on a consent notice pursuant to Section 221 of the Resource Management Act 1991 prior to the issue of the Section 224(c) certificate. This consent notice shall be prepared by the Consent Holder's solicitor at the Consent Holder's expense and shall be complied with by the Consent Holder and subsequent owners on an ongoing basis.

Stormwater

- 13.1 The management of stormwater shall be carried out in accordance with the conditions of the relevant associated stormwater discharge permit, RM071250 to RM017256.

Financial Contributions

- 15.1 The Consent Holder shall pay a financial contribution for reserves and community services in accordance with following:
- a) The amount of the contribution shall be 5.5 per cent of the total market value (at the time subdivision consent is granted) of a notional 2,500 square metre building site within each of Lots 2, 3, 5, 6 and 7, less the value of the public access easement shown as Area B on Plan C (attached).
 - b) The Consent Holder shall request in writing to the Council's Consent Administration Officer (Subdivision) that the valuation be undertaken. Upon receipt of the written request the valuation shall be undertaken by the Council's valuation provider at the Council's cost.
 - c) If payment of the financial contribution is not made within two years of the granting of the resource consent, a new valuation shall be obtained in accordance with (b) above, with the exception that the cost of the new valuation shall be paid by the Consent Holder, and the 5.5 per cent contribution, less the value of the public access easement, shall be recalculated on the current market valuation. Payment shall be made within two years of any new valuation.

Advice Notes:

A copy of the valuation together with an assessment of the financial contribution will be provided by the Council to the Consent Holder.

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

The Development Contributions Policy is found in the Long Term Council Community Plan (LTCCP) and the amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid in full. This consent will attract a development contribution on five lots in respect of roading and water.

Consent Notices

16.1 The following consent notices shall be registered on the certificates of title for Lots 1 to 7 pursuant to Section 221 of the Resource Management Act. The consent notices shall be prepared by the Consent Holder's solicitor and submitted to the Council for approval and signing. All costs associated with approval and registration of the consent notices shall be paid by the Consent Holder.

- a) The construction of all buildings shall be restricted to the Building Location Areas shown on the plans prepared by Newton and Associates Limited, Project No. N244 and attached to this consent as Plans A, B and C and all buildings shall be fully contained within each building site.
- b) Any recommendations or recommended conditions resulting from the engineering certification required under Condition 12.2 of Resource Consent RM071176.
- c) There shall be no further subdivision unless:
 - i) the subdivision is a boundary adjustment where no additional titles are created;
 - ii) the Tasman Resource Management Plan (or subsequent relevant planning document) changes such that the proposed subdivision is either a permitted or controlled activity; or
 - iii) the subdivision is for the sole purpose of creating a separate title for a network utility to be used by a network utility operator (as defined in Section 166 of the Resource Management Act 1991).

For the purposes of this consent notice "subdivision" has the same meaning as that set out in Section 218 of the Resource Management Act 1991.

- d) The owner shall comply with all conditions of land use consent RM071177 which authorises the construction of a dwelling on each of the lots created by subdivision consent RM071176. Land Use consent RM071177 includes restrictions in respect of maximum building heights (being 5.5 metres for the dwellings on Lots 1 to 6 and 5.0 metres for the dwelling on Lot 7), building colours, landscaping requirements and fencing requirements.
- e) The owner shall comply with all conditions of the lot's respective wastewater discharge permit:

- Lot 1: RM071257
- Lot 2: RM071258
- Lot 3: RM071259
- Lot 4: RM071260
- Lot 5: RM071261
- Lot 6: RM071262
- Lot 7: RM071263

Each discharge permit authorising the discharge of wastewater to each of the lots should be transferred to the new owners when the ownership of each lot changes. Discharge permits do not “attach to the land” and as such should be transferred to the new owner as there are ongoing consent requirements that need to be met.

- f) The owner shall comply with all conditions of the lot’s respective stormwater discharge permit:

- Lot 1: RM071250
- Lot 2: RM071251
- Lot 3: RM071252
- Lot 4: RM071253
- Lot 5: RM071254
- Lot 6: RM071255
- Lot 7: RM071256

Each discharge permit authorising the discharge of stormwater to each of the lots should be transferred to the new owners when the ownership of each lot changes. Discharge permits do not “attach to the land” and as such should be transferred to the new owner as there are ongoing consent requirements that need to be met.

- g) After three years from the date of completion of the revegetation planting required by Condition 4.1 of subdivision consent RM071176, the owner of each lot shall maintain the revegetation plantings on their property so that it is kept largely weed free, any stock on the property cannot get access and any other minor maintenance duties that may be required.

16.4 The existing Consent Notices on Lots 11 and 20 DP 335758 shall be cancelled.

Review


17.1 Council may, during the month of August each year, review the conditions of this consent pursuant to Section 128 of the Resource Management Act 1991, to:

- a) deal with any unexpected adverse effect on the environment which may arise from the exercise of the consent;
- b) to require compliance with operative rules in the Tasman Resource Management Plan or its successor plan; or
- c) when relevant national environmental standards have been made under Section 43 of the RMA.

GENERAL ADVICE NOTES

1. The Consent Holder should meet the requirements of the Council with respect to all Building Bylaws, Regulations and Acts.
2. This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents “attach to the land” and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to “Consent Holder” in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.
3. This resource consent only authorises the activities described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Act; or
 - c) be authorised by a separate consent.
4. Access by the Council officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act 1991.
5. Monitoring of this resource consent is required under Section 35 and 36 of the Resource Management Act 1991, and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, the Council will recover the additional amount from the resource Consent Holder. Monitoring costs can be minimised by consistently complying with the resource consent conditions.
6. The Council draws your attention to the provisions of the Historic Places Act 1993. In the event of discovering an archaeological find during the earthworks (e.g., shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) you are required under the Historic Places Act 1993 to cease the works immediately until, or unless, authority is obtained from the New Zealand Historic Places Trust under Section 14 of the Historic Places Act 1993.
7. Plans attached to this consent are reduced copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing from the Council on request.
8. Copies of the Council’s Standards and Documents referred to in this consent are available for viewing from the Council on request.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071177

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To construct a dwelling on each of Lots 1 to 7 of the subdivision authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road, Harley Road
Legal descriptions:	Lot 11 DP 335758, Lot 20 DP 335758
Certificate of titles:	146576, 146585
Valuation numbers:	1928072807, 1928072816
Eastings and Northings:	251237E 6001188N, 2512339E, 6000678N

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

CONDITIONS

Commencement Date and Lapsing of Consent

1. The commencement date for the land use consent shall be the issue date of the certificate of title for the respective allotments. Lapsing of the consent, subject to Section 125 of the Act, will apply five years after that date.

Building Location Restrictions

2. The construction of buildings on Lots 1 to 7 inclusive shall be restricted to the Building Location Areas shown on Plans A, B and C attached to this consent, and all buildings shall be fully contained within each Building Location Area, except that this condition does not apply to any buildings solely associated with utilities within the subdivision or accessory buildings on Lots 1 to 7.

Building Heights

3. All buildings on Lots 1 to 6 shall have a maximum height restriction of 5.5 metres above the respective finished ground levels shown on Plans B and C.
4. All buildings on Lot 7 shall have a maximum height restriction of 5.0 metres above the finished ground level shown on Plan C.

Building Colour

5. The exterior of all buildings (including water tanks) on Lots 1 to 7 shall be finished in colours that are recessive and which blend in with the immediate environment.

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

Colour Group*	Walls	Roofs
Group A	A05 to A14 and reflectance value $\leq 50\%$	That the roof colour is complementary with the rest of the building/s and is no greater a percentage than 25 per cent reflectance value.
Group B	B19 to B29 and reflectance value $\leq 50\%$	
Group C	C35 to C40, reflectance value $\leq 50\%$, and hue range 06-16	
Group D	D43 to D45, reflectance value $\leq 50\%$, and hue range 06-12.	
Group E	Excluded	
Finish	Matt or Low-gloss	Matt or Low-gloss

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

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

- a) Exterior surfaces of all buildings shall be non-reflective.
 - b) Water tanks are to be incorporated into the structure of the buildings or partially buried and/or screened sufficiently within each lot so as not to be visible from beyond the site.
6. For each of Lots 1 to 7 an Amenity Landscape Plan (ALP) shall be developed by an appropriately qualified and experienced landscape professional. The ALP shall reflect, and be generally consistent with, the Landscape Report dated 27 November 2007 and prepared by Rory Langbridge Landscape Architects Ltd, but shall only include the Amenity Planting Areas and the Proposed Specimen Trees and Screen Planting shown on Plans D and E (attached). The ALP shall be submitted for approval to the Council's Environment and Planning Manager and shall include, but not be limited to, the following information:
- a) How the proposed buildings would be integrated within the site. The ALP shall take into account the natural form of the land, the form of the buildings and any existing plantings;
 - b) Issues of privacy and views shall be specifically identified on the ALP and shown how these will be addressed and/or protected. Views enjoyed from adjacent properties need to be specifically considered when planning the development of the Lot;
 - c) planting implementation and maintenance programmes and schedules, including animal and plant pest control;
 - d) the numbers, sizes, and species of plants to be planted;
 - e) replacement planting protocols for any plant mortality; and

- f) fencing requirements to protect plants and landscaped areas from stock.

Notwithstanding the above, the species list for the ALP shall not include *Betula pendula* (silver birch), *Liquidambar styraciflua* (liquidambar) or *Fraxinus excelsior* (common or golden ash).

No building shall commence on the lot until the ALP has been approved by the Council's Environment & Planning Manager.

The planting required by the ALP shall be completed within two years following the commencement of the building construction on the lot. Written confirmation shall be provided to the Council's Environment & Planning Manager from a suitably qualified and experienced landscaping professional confirming that the ALP has been fully implemented.

The plantings done under the ALP shall be maintained by the Consent Holder. Any dead plants shall be replaced within the next planting season.

7. If any farm animals are kept on the property the revegetation planting required by resource consent RM071176 shall be fully fenced so that no animals can get access. All trees and amenity planting shall be protected from animals.
8. Council may, during the month of August each year, review the conditions of this consent pursuant to Section 128 of the Resource Management Act 1991, to:
 - a) deal with any unexpected adverse effect on the environment which may arise from the exercise of the consent;
 - b) to require compliance with operative rules in the Tasman Resource Management Plan or its successor plan; or
 - c) when relevant national environmental standards have been made under Section 43 of the RMA.

GENERAL ADVICE NOTES

1. Each residential dwelling is required to be serviced by a wastewater treatment and disposal system in accordance with the conditions of each lot's respective wastewater discharge permit:

Lot 1: RM071257
Lot 2: RM071258
Lot 3: RM071259
Lot 4: RM071260
Lot 5: RM071261
Lot 6: RM071262
Lot 7: RM071263

2. The management of stormwater for each lot is required to be done in accordance with the conditions of the each lot's respective stormwater discharge permit:

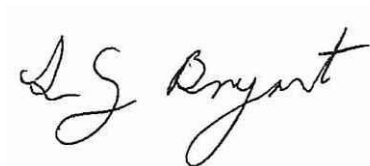
Lot 1: RM071250
Lot 2: RM071251

Lot 3: RM071252
Lot 4: RM071253
Lot 5: RM071254
Lot 6: RM071255
Lot 7: RM071256

3. The owner of each lot is advised that it may be prudent to install a water supply system that complies with SNZ PAS 4509:2003 - The NZFS Fire Fighting Water Supplies Code of Practice.”
4. The applicant shall meet the requirements of Council with respect to all Building Bylaws, Regulations and Acts.
5. 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.
6. This consent is granted to the abovementioned consent holder but Section 134 of the Act states that such land use consents "attach to the land" and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "consent holder" in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent as there may be conditions which are required to be complied with on an ongoing basis.
7. The Consent Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Council Community Plan (LTCCP). The amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid.

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

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071250

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge stormwater to land from dwellings, buildings, roads and associated hard-surfaced areas constructed on Lot 1 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	Harley Road
Legal description:	Lot 20 DP 335758
Certificate of title:	146585
Valuation number:	1928072816
Easting and Northing:	2512378E 6000709N

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

CONDITIONS

1. The Consent Holder shall ensure that all works are carried out in general accordance with the application and plans submitted with the application, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the stormwater discharge system, the Consent Holder shall submit a “Stormwater Discharge Design Report”, prepared by a suitably experienced and qualified person, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met.

2. The stormwater disposal system shall not cause any damming or diversion of floodwaters that may affect adjoining properties or any Council road. To achieve this, the Consent Holder shall ensure adequate on-site disposal of roof and surface waters is provided through an appropriate stormwater drainage system.
3. The stormwater disposal point shall be located not less than 20 metres away from any surface water body, 1.5 metres from any property boundary and 20 metres from any bore for domestic water supply.
4. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
5. The discharge shall not cause or contribute to any damage caused by flooding.

6. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:
 - a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
7. All systems associated with the discharge (such as the interceptors, connecting drains and soak pits) shall be maintained in effective, operational order at all times.
8. The Council may, during the month of August each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
 - e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Lapse and Expiry

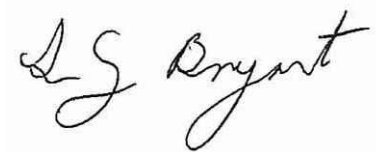
9. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
10. This resource consent expires on 1 August 2028.

GENERAL ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.

4. All reporting required by this consent should be made in the first instance to the Council's Co-ordinator Compliance Monitoring.
5. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust should be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and the New Zealand Historic Places Trust.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071251

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge stormwater to land from dwellings, buildings, roads and associated hard-surfaced areas constructed on Lot 2 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	Harley Road
Legal description:	Lot 20 DP 335758
Certificate of title:	146585
Valuation number:	1928072816
Easting and Northing:	2512255E 6000655N

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

CONDITIONS

1. The Consent Holder shall ensure that all works are carried out in general accordance with the application and plans submitted with the application, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the stormwater discharge system, the Consent Holder shall submit a “Stormwater Discharge Design Report”, prepared by a suitably experienced and qualified person, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met.

2. The stormwater disposal system shall not cause any damming or diversion of floodwaters that may affect adjoining properties or any Council road. To achieve this, the Consent Holder shall ensure adequate on-site disposal of roof and surface waters is provided through an appropriate stormwater drainage system.
3. The stormwater disposal point shall be located not less than 20 metres away from any surface water body, 1.5 metres from any property boundary and 20 metres from any bore for domestic water supply.
4. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
5. The discharge shall not cause or contribute to any damage caused by flooding.

6. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:
 - a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
7. All systems associated with the discharge (such as the interceptors, connecting drains and soak pits) shall be maintained in effective, operational order at all times.
8. The Council may, during the month of August each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
 - e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Lapse and Expiry

9. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
10. This resource consent expires on 1 August 2028.

GENERAL ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.

4. All reporting required by this consent should be made in the first instance to the Council's Co-ordinator Compliance Monitoring.
5. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust should be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and the New Zealand Historic Places Trust.

Issued this 25th day of August 2008

A handwritten signature in black ink, appearing to read 'Stuart Bryant', written in a cursive style.

Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071252

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge stormwater to land from dwellings, buildings, roads and associated hard-surfaced areas constructed on Lot 3 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	Harley Road
Legal description:	Lot 20 DP 335758
Certificate of title:	146585
Valuation number:	1928072816
Easting and Northing:	2512350E 6000580N

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

CONDITIONS

1. The Consent Holder shall ensure that all works are carried out in general accordance with the application and plans submitted with the application, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the stormwater discharge system, the Consent Holder shall submit a “Stormwater Discharge Design Report”, prepared by a suitably experienced and qualified person, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met.

2. The stormwater disposal system shall not cause any damming or diversion of floodwaters that may affect adjoining properties or any Council road. To achieve this, the Consent Holder shall ensure adequate on-site disposal of roof and surface waters is provided through an appropriate stormwater drainage system.
3. The stormwater disposal point shall be located not less than 20 metres away from any surface water body, 1.5 metres from any property boundary and 20 metres from any bore for domestic water supply.
4. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
5. The discharge shall not cause or contribute to any damage caused by flooding.

6. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:
 - a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
7. All systems associated with the discharge (such as the interceptors, connecting drains and soak pits) shall be maintained in effective, operational order at all times.
8. The Council may, during the month of August each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
 - e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Lapse and Expiry

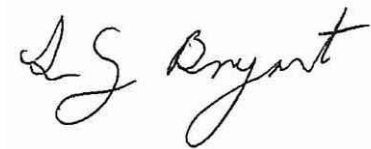
9. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
10. This resource consent expires on 1 August 2028.

GENERAL ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.

4. All reporting required by this consent should be made in the first instance to the Council's Co-ordinator Compliance Monitoring.
5. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust should be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and the New Zealand Historic Places Trust.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071253

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge stormwater to land from dwellings, buildings, roads and associated hard-surfaced areas constructed on Lot 4 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road
Legal description:	Lot 11 DP 335758
Certificate of title:	146576
Valuation number:	1928072807
Easting and Northing:	2512479E 6001276N

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

CONDITIONS

1. The Consent Holder shall ensure that all works are carried out in general accordance with the application and plans submitted with the application, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the stormwater discharge system, the Consent Holder shall submit a “Stormwater Discharge Design Report”, prepared by a suitably experienced and qualified person, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met.

2. The stormwater disposal system shall not cause any damming or diversion of floodwaters that may affect adjoining properties or any Council road. To achieve this, the Consent Holder shall ensure adequate on-site disposal of roof and surface waters is provided through an appropriate stormwater drainage system.
3. The stormwater disposal point shall be located not less than 20 metres away from any surface water body, 1.5 metres from any property boundary and 20 metres from any bore for domestic water supply.
4. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
5. The discharge shall not cause or contribute to any damage caused by flooding.
6. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:

- a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
7. All systems associated with the discharge (such as the interceptors, connecting drains and soak pits) shall be maintained in effective, operational order at all times.
8. The Council may, during the month of August each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
- a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
 - e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Lapse and Expiry

9. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
10. This resource consent expires on 1 August 2028.

GENERAL ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
4. All reporting required by this consent should be made in the first instance to the Council’s Co-ordinator Compliance Monitoring.

5. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust should be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and the New Zealand Historic Places Trust.

Issued this 25th day of August 2008

A handwritten signature in black ink, appearing to read 'Stuart Bryant', written in a cursive style.

Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071254

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge stormwater to land from dwellings, buildings, roads and associated hard-surfaced areas constructed on Lot 5 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road
Legal description:	Lot 11 DP 335758
Certificate of title:	146576
Valuation number:	1928072807
Easting and Northing:	2512289E 6001233N

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

CONDITIONS

1. The Consent Holder shall ensure that all works are carried out in general accordance with the application and plans submitted with the application, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the stormwater discharge system, the Consent Holder shall submit a “Stormwater Discharge Design Report”, prepared by a suitably experienced and qualified person, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met.

2. The stormwater disposal system shall not cause any damming or diversion of floodwaters that may affect adjoining properties or any Council road. To achieve this, the Consent Holder shall ensure adequate on-site disposal of roof and surface waters is provided through an appropriate stormwater drainage system.
3. The stormwater disposal point shall be located not less than 20 metres away from any surface water body, 1.5 metres from any property boundary and 20 metres from any bore for domestic water supply.
4. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
5. The discharge shall not cause or contribute to any damage caused by flooding.

6. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:
 - a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
7. All systems associated with the discharge (such as the interceptors, connecting drains and soak pits) shall be maintained in effective, operational order at all times.
8. The Council may, during the month of August each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
 - e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Lapse and Expiry

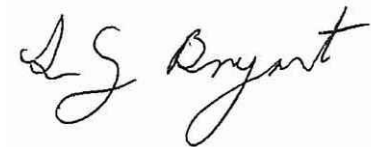
9. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
10. This resource consent expires on 1 August 2028.

GENERAL ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.

4. All reporting required by this consent should be made in the first instance to the Council's Co-ordinator Compliance Monitoring.
5. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust should be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and the New Zealand Historic Places Trust.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071255

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge stormwater to land from dwellings, buildings, roads and associated hard-surfaced areas constructed on Lot 6 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road
Legal description:	Lot 11 DP 335758
Certificate of title:	146576
Valuation number:	1928072807
Easting and Northing:	2512237E 6001159N

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

CONDITIONS

1. The Consent Holder shall ensure that all works are carried out in general accordance with the application and plans submitted with the application, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the stormwater discharge system, the Consent Holder shall submit a “Stormwater Discharge Design Report”, prepared by a suitably experienced and qualified person, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met.

2. The stormwater disposal system shall not cause any damming or diversion of floodwaters that may affect adjoining properties or any Council road. To achieve this, the Consent Holder shall ensure adequate on-site disposal of roof and surface waters is provided through an appropriate stormwater drainage system.
3. The stormwater disposal point shall be located not less than 20 metres away from any surface water body, 1.5 metres from any property boundary and 20 metres from any bore for domestic water supply.
4. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
5. The discharge shall not cause or contribute to any damage caused by flooding.
6. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:

- a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
7. All systems associated with the discharge (such as the interceptors, connecting drains and soak pits) shall be maintained in effective, operational order at all times.
8. The Council may, during the month of August each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
- a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
 - e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Lapse and Expiry

9. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
10. This resource consent expires on 1 August 2028.

GENERAL ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
4. All reporting required by this consent should be made in the first instance to the Council’s Co-ordinator Compliance Monitoring.

5. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust should be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and the New Zealand Historic Places Trust.

Issued this 25th day of August 2008

A handwritten signature in black ink, appearing to read 'Stuart Bryant', written in a cursive style.

Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071256

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge stormwater to land from dwellings, buildings, roads and associated hard-surfaced areas constructed on Lot 7 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road
Legal description:	Lot 11 DP 335758
Certificate of title:	146576
Valuation number:	1928072807
Easting and Northing:	2512295E 6001100N

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

CONDITIONS

1. The Consent Holder shall ensure that all works are carried out in general accordance with the application and plans submitted with the application, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the stormwater discharge system, the Consent Holder shall submit a “Stormwater Discharge Design Report”, prepared by a suitably experienced and qualified person, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met.

2. The stormwater disposal system shall not cause any damming or diversion of floodwaters that may affect adjoining properties or any Council road. To achieve this, the Consent Holder shall ensure adequate on-site disposal of roof and surface waters is provided through an appropriate stormwater drainage system.
3. The stormwater disposal point shall be located not less than 20 metres away from any surface water body, 1.5 metres from any property boundary and 20 metres from any bore for domestic water supply.
4. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
5. The discharge shall not cause or contribute to any damage caused by flooding.

6. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:
 - a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
7. All systems associated with the discharge (such as the interceptors, connecting drains and soak pits) shall be maintained in effective, operational order at all times.
8. The Council may, during the month of August each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate.
 - e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Lapse and Expiry

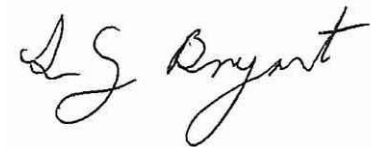
9. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
10. This resource consent expires on 1 August 2028.

GENERAL ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.

4. All reporting required by this consent should be made in the first instance to the Council's Co-ordinator Compliance Monitoring.
5. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust should be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and the New Zealand Historic Places Trust.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071257

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge secondary treated wastewater to land on Lot 1 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	Harley Road
Legal description:	Lot 20 DP 335758
Certificate of title:	146585
Valuation number:	1928072816
Easting and Northing:	2512378E 6000709N

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

CONDITIONS

1. The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report “*On-site wastewater management report – R Westenbroek – 4 Lot Subdivision of Lot 11, DP 335758 – Harley Road, Tasman, Nelson*” or “*On-site wastewater management report – R Westenbroek – 3 Lot Subdivision of Lot 20, DP 335758 – Harley Road, Tasman, Nelson*”, both prepared by Tasman Consulting Engineers Limited and dated 3 December 2007, and that were supplied in support of the application for resource consent, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the collection, treatment and land application system, the Consent Holder shall submit a “Wastewater Collection, Treatment, and Disposal Design Report”, prepared by a person who is suitably experienced in designing wastewater treatment and land application systems, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met and shall include, but not be limited to, the following information:

- a) the location and dimensions of land application area (including reserve area), including setbacks from neighbouring properties, watercourses and domestic bores, depth of unsaturated soils beneath dripper lines and avoidance of slopes greater than 20 degrees;
- b) full design details of the land application area, including the locations of cut-off valves and flushing ports;

- c) certification that the selected land application areas are of suitable topography and soil type and are suitable for the loading rates proposed and sufficiently stable for wastewater land application;
 - d) details regarding management of vegetation at the land application area for the duration of consent;
 - e) the measures proposed to minimise stormwater infiltration and inflow into the land application field; and
 - f) manufacturer and model of the wastewater treatment plant with details of the treatment plant layout, including storage capacities of all tanks and layout of pumps.
2. The maximum volume of discharge shall not exceed 1,080 litres per day and shall occur in the locations shown on Plans F or G attached to this consent.

Treatment and Land Application System

3. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The land application area shall be no less than 540 square metres in area and incorporate at least 540 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each shall emit wastewater at a rate of no more than 1.6 litres per hour. Adjacent lateral drip irrigation lines shall be laid no more than 1 metre apart.
4. The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 11, shall comply at all times with the following limits:
- a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
5. The wastewater treatment system shall be fitted with an audible and visual alarm.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with Conditions 1, 3, and 11 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the approval of the Council's Co-ordinator Compliance Monitoring, showing the location of all components of the wastewater treatment and land application system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, including the sampling point required to be installed in accordance with Condition 11.
 9. No grazing stock shall be allowed access to the land application area at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the land application area to prevent access by such animals.
 10. A suitable reserve land application area equivalent to not less than 540 square metres shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped, meaning that no buildings or structures shall be constructed on the area set aside as reserve land application areas, however the reserve areas may be planted with trees or other vegetation.
 11. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the land application area.

Maintenance and Monitoring

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

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

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

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

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

14. Notwithstanding Condition 13, the wastewater treatment and land application system shall be inspected and serviced at least once in any twelve month period and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
 - a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system; and
 - f) a description of the appearance of the land application area (ponding, vegetation growth, etc).

Review of Consent Conditions

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

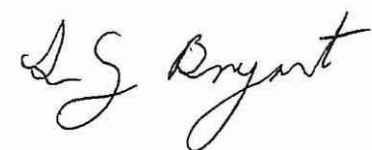
Lapse and Expiry

16. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
17. This resource consent expires on 1 August 2028.

ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not "attach to the land". Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council's Technical Publication 58.
3. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
4. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
5. All reporting required by this consent should be made in the first instance to the Council's Co-ordinator Compliance Monitoring.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071258

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge secondary treated wastewater to land on Lot 2 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	Harley Road
Legal description:	Lot 20 DP 335758
Certificate of title:	146585
Valuation number:	1928072816
Easting and Northing:	2512255E 6000655N

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

CONDITIONS

1. The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report “*On-site wastewater management report – R Westenbroek – 4 Lot Subdivision of Lot 11, DP 335758 – Harley Road, Tasman, Nelson*” or “*On-site wastewater management report – R Westenbroek – 3 Lot Subdivision of Lot 20, DP 335758 – Harley Road, Tasman, Nelson*”, both prepared by Tasman Consulting Engineers Limited and dated 3 December 2007, and that were supplied in support of the application for resource consent, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the collection, treatment and land application system, the Consent Holder shall submit a “Wastewater Collection, Treatment, and Disposal Design Report”, prepared by a person who is suitably experienced in designing wastewater treatment and land application systems, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met and shall include, but not be limited to, the following information:

- a) the location and dimensions of land application area (including reserve area), including setbacks from neighbouring properties, watercourses and domestic bores, depth of unsaturated soils beneath dripper lines and avoidance of slopes greater than 20 degrees;
- b) full design details of the land application area, including the locations of cut-off valves and flushing ports;

- c) certification that the selected land application areas are of suitable topography and soil type and are suitable for the loading rates proposed and sufficiently stable for wastewater land application;
 - d) details regarding management of vegetation at the land application area for the duration of consent;
 - e) the measures proposed to minimise stormwater infiltration and inflow into the land application field; and
 - f) manufacturer and model of the wastewater treatment plant with details of the treatment plant layout, including storage capacities of all tanks and layout of pumps.
2. The maximum volume of discharge shall not exceed 1,080 litres per day and shall occur in the locations shown on Plans F or G attached to this consent.

Treatment and Land Application System

3. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The land application area shall be no less than 540 square metres in area and incorporate at least 540 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each shall emit wastewater at a rate of no more than 1.6 litres per hour. Adjacent lateral drip irrigation lines shall be laid no more than 1 metre apart.
4. The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 11, shall comply at all times with the following limits:
- a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
5. The wastewater treatment system shall be fitted with an audible and visual alarm.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with Conditions 1, 3, and 11 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the approval of the Council's Co-ordinator Compliance Monitoring, showing the location of all components of the wastewater treatment and land application system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, including the sampling point required to be installed in accordance with Condition 11.
 9. No grazing stock shall be allowed access to the land application area at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the land application area to prevent access by such animals.
 10. A suitable reserve land application area equivalent to not less than 540 square metres shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped, meaning that no buildings or structures shall be constructed on the area set aside as reserve land application areas, however the reserve areas may be planted with trees or other vegetation.
 11. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the land application area.

Maintenance and Monitoring

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

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

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

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

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

14. Notwithstanding Condition 13, the wastewater treatment and land application system shall be inspected and serviced at least once in any twelve month period and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
 - a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system; and
 - f) a description of the appearance of the land application area (ponding, vegetation growth, etc).

Review of Consent Conditions

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


Lapse and Expiry

16. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
17. This resource consent expires on 1 August 2028.

ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council’s Technical Publication 58.
3. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
4. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
5. All reporting required by this consent should be made in the first instance to the Council’s Co-ordinator Compliance Monitoring.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071259

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge secondary treated wastewater to land on Lot 3 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	Harley Road
Legal description:	Lot 20 DP 335758
Certificate of title:	146585
Valuation number:	1928072816
Easting and Northing:	2512350E 6000580N

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

CONDITIONS

1. The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report “*On-site wastewater management report – R Westenbroek – 4 Lot Subdivision of Lot 11, DP 335758 – Harley Road, Tasman, Nelson*” or “*On-site wastewater management report – R Westenbroek – 3 Lot Subdivision of Lot 20, DP 335758 – Harley Road, Tasman, Nelson*”, both prepared by Tasman Consulting Engineers Limited and dated 3 December 2007, and that were supplied in support of the application for resource consent, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the collection, treatment and land application system, the Consent Holder shall submit a “Wastewater Collection, Treatment, and Disposal Design Report”, prepared by a person who is suitably experienced in designing wastewater treatment and land application systems, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met and shall include, but not be limited to, the following information:

- a) the location and dimensions of land application area (including reserve area), including setbacks from neighbouring properties, watercourses and domestic bores, depth of unsaturated soils beneath dripper lines and avoidance of slopes greater than 20 degrees;
- b) full design details of the land application area, including the locations of cut-off valves and flushing ports;

- c) certification that the selected land application areas are of suitable topography and soil type and are suitable for the loading rates proposed and sufficiently stable for wastewater land application;
 - d) details regarding management of vegetation at the land application area for the duration of consent;
 - e) the measures proposed to minimise stormwater infiltration and inflow into the land application field; and
 - f) manufacturer and model of the wastewater treatment plant with details of the treatment plant layout, including storage capacities of all tanks and layout of pumps.
2. The maximum volume of discharge shall not exceed 1,080 litres per day and shall occur in the locations shown on Plans F or G attached to this consent.

Treatment and Land Application System

3. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The land application area shall be no less than 540 square metres in area and incorporate at least 540 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each shall emit wastewater at a rate of no more than 1.6 litres per hour. Adjacent lateral drip irrigation lines shall be laid no more than 1 metre apart.
4. The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 11, shall comply at all times with the following limits:
- a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
5. The wastewater treatment system shall be fitted with an audible and visual alarm.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with Conditions 1, 3, and 11 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the approval of the Council's Co-ordinator Compliance Monitoring, showing the location of all components of the wastewater treatment and land application system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, including the sampling point required to be installed in accordance with Condition 11.
 9. No grazing stock shall be allowed access to the land application area at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the land application area to prevent access by such animals.
 10. A suitable reserve land application area equivalent to not less than 540 square metres shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped, meaning that no buildings or structures shall be constructed on the area set aside as reserve land application areas, however the reserve areas may be planted with trees or other vegetation.
 11. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the land application area.

Maintenance and Monitoring

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

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

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

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

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

14. Notwithstanding Condition 13, the wastewater treatment and land application system shall be inspected and serviced at least once in any twelve month period and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
 - a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system; and
 - f) a description of the appearance of the land application area (ponding, vegetation growth, etc).

Review of Consent Conditions

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

Lapse and Expiry

16. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
17. This resource consent expires on 1 August 2028.

ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council’s Technical Publication 58.
3. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
4. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
5. All reporting required by this consent should be made in the first instance to the Council’s Co-ordinator Compliance Monitoring.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071260

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge secondary treated wastewater to land on Lot 4 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road
Legal description:	Lot 11 DP 335758
Certificate of title:	146576
Valuation number:	1928072807
Easting and Northing:	2512479E 6001276N

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

CONDITIONS

1. The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report “*On-site wastewater management report – R Westenbroek – 4 Lot Subdivision of Lot 11, DP 335758 – Harley Road, Tasman, Nelson*” or “*On-site wastewater management report – R Westenbroek – 3 Lot Subdivision of Lot 20, DP 335758 – Harley Road, Tasman, Nelson*”, both prepared by Tasman Consulting Engineers Limited and dated 3 December 2007, and that were supplied in support of the application for resource consent, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the collection, treatment and land application system, the Consent Holder shall submit a “Wastewater Collection, Treatment, and Disposal Design Report”, prepared by a person who is suitably experienced in designing wastewater treatment and land application systems, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met and shall include, but not be limited to, the following information:

- a) the location and dimensions of land application area (including reserve area), including setbacks from neighbouring properties, watercourses and domestic bores, depth of unsaturated soils beneath dripper lines and avoidance of slopes greater than 20 degrees;
- b) full design details of the land application area, including the locations of cut-off valves and flushing ports;

- c) certification that the selected land application areas are of suitable topography and soil type and are suitable for the loading rates proposed and sufficiently stable for wastewater land application;
 - d) details regarding management of vegetation at the land application area for the duration of consent;
 - e) the measures proposed to minimise stormwater infiltration and inflow into the land application field; and
 - f) manufacturer and model of the wastewater treatment plant with details of the treatment plant layout, including storage capacities of all tanks and layout of pumps.
2. The maximum volume of discharge shall not exceed 1,080 litres per day and shall occur in the locations shown on Plans F or G attached to this consent.

Treatment and Land Application System

3. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The land application area shall be no less than 540 square metres in area and incorporate at least 540 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each shall emit wastewater at a rate of no more than 1.6 litres per hour. Adjacent lateral drip irrigation lines shall be laid no more than 1 metre apart.
4. The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 11, shall comply at all times with the following limits:
- a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
5. The wastewater treatment system shall be fitted with an audible and visual alarm.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with Conditions 1, 3, and 11 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the approval of the Council's Co-ordinator Compliance Monitoring, showing the location of all components of the wastewater treatment and land application system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, including the sampling point required to be installed in accordance with Condition 11.
 9. No grazing stock shall be allowed access to the land application area at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the land application area to prevent access by such animals.
 10. A suitable reserve land application area equivalent to not less than 540 square metres shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped, meaning that no buildings or structures shall be constructed on the area set aside as reserve land application areas, however the reserve areas may be planted with trees or other vegetation.
 11. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the land application area.

Maintenance and Monitoring

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

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

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

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

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

14. Notwithstanding Condition 13, the wastewater treatment and land application system shall be inspected and serviced at least once in any twelve month period and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
 - a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system; and
 - f) a description of the appearance of the land application area (ponding, vegetation growth, etc).

Review of Consent Conditions

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

Lapse and Expiry

16. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
17. This resource consent expires on 1 August 2028.

ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council’s Technical Publication 58.
3. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
4. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
5. All reporting required by this consent should be made in the first instance to the Council’s Co-ordinator Compliance Monitoring.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071261

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge secondary treated wastewater to land on Lot 5 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road
Legal description:	Lot 11 DP 335758
Certificate of title:	146576
Valuation number:	1928072807
Easting and Northing:	2512289E 6001233N

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

CONDITIONS

1. The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report “*On-site wastewater management report – R Westenbroek – 4 Lot Subdivision of Lot 11, DP 335758 – Harley Road, Tasman, Nelson*” or “*On-site wastewater management report – R Westenbroek – 3 Lot Subdivision of Lot 20, DP 335758 – Harley Road, Tasman, Nelson*”, both prepared by Tasman Consulting Engineers Limited and dated 3 December 2007, and that were supplied in support of the application for resource consent, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the collection, treatment and land application system, the Consent Holder shall submit a “Wastewater Collection, Treatment, and Disposal Design Report”, prepared by a person who is suitably experienced in designing wastewater treatment and land application systems, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met and shall include, but not be limited to, the following information:

- a) the location and dimensions of land application area (including reserve area), including setbacks from neighbouring properties, watercourses and domestic bores, depth of unsaturated soils beneath dripper lines and avoidance of slopes greater than 20 degrees;
- b) full design details of the land application area, including the locations of cut-off valves and flushing ports;

- c) certification that the selected land application areas are of suitable topography and soil type and are suitable for the loading rates proposed and sufficiently stable for wastewater land application;
 - d) details regarding management of vegetation at the land application area for the duration of consent;
 - e) the measures proposed to minimise stormwater infiltration and inflow into the land application field; and
 - f) manufacturer and model of the wastewater treatment plant with details of the treatment plant layout, including storage capacities of all tanks and layout of pumps.
2. The maximum volume of discharge shall not exceed 1,080 litres per day and shall occur in the locations shown on Plans F or G attached to this consent.

Treatment and Land Application System

3. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The land application area shall be no less than 540 square metres in area and incorporate at least 540 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each shall emit wastewater at a rate of no more than 1.6 litres per hour. Adjacent lateral drip irrigation lines shall be laid no more than 1 metre apart.
4. The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 11, shall comply at all times with the following limits:
- a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
5. The wastewater treatment system shall be fitted with an audible and visual alarm.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with Conditions 1, 3, and 11 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the approval of the Council's Co-ordinator Compliance Monitoring, showing the location of all components of the wastewater treatment and land application system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, including the sampling point required to be installed in accordance with Condition 11.
 9. No grazing stock shall be allowed access to the land application area at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the land application area to prevent access by such animals.
 10. A suitable reserve land application area equivalent to not less than 540 square metres shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped, meaning that no buildings or structures shall be constructed on the area set aside as reserve land application areas, however the reserve areas may be planted with trees or other vegetation.
 11. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the land application area.

Maintenance and Monitoring

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

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

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

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

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

14. Notwithstanding Condition 13, the wastewater treatment and land application system shall be inspected and serviced at least once in any twelve month period and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
 - a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system; and
 - f) a description of the appearance of the land application area (ponding, vegetation growth, etc).

Review of Consent Conditions

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

Lapse and Expiry

16. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
17. This resource consent expires on 1 August 2028.

ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council’s Technical Publication 58.
3. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
4. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
5. All reporting required by this consent should be made in the first instance to the Council’s Co-ordinator Compliance Monitoring.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071262

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge secondary treated wastewater to land on Lot 6 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road
Legal description:	Lot 11 DP 335758
Certificate of title:	146576
Valuation number:	1928072807
Easting and Northing:	2512237E 6001159N

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

CONDITIONS

1. The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report “*On-site wastewater management report – R Westenbroek – 4 Lot Subdivision of Lot 11, DP 335758 – Harley Road, Tasman, Nelson*” or “*On-site wastewater management report – R Westenbroek – 3 Lot Subdivision of Lot 20, DP 335758 – Harley Road, Tasman, Nelson*”, both prepared by Tasman Consulting Engineers Limited and dated 3 December 2007, and that were supplied in support of the application for resource consent, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the collection, treatment and land application system, the Consent Holder shall submit a “Wastewater Collection, Treatment, and Disposal Design Report”, prepared by a person who is suitably experienced in designing wastewater treatment and land application systems, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met and shall include, but not be limited to, the following information:

- a) the location and dimensions of land application area (including reserve area), including setbacks from neighbouring properties, watercourses and domestic bores, depth of unsaturated soils beneath dripper lines and avoidance of slopes greater than 20 degrees;
- b) full design details of the land application area, including the locations of cut-off valves and flushing ports;

- c) certification that the selected land application areas are of suitable topography and soil type and are suitable for the loading rates proposed and sufficiently stable for wastewater land application;
 - d) details regarding management of vegetation at the land application area for the duration of consent;
 - e) the measures proposed to minimise stormwater infiltration and inflow into the land application field; and
 - f) manufacturer and model of the wastewater treatment plant with details of the treatment plant layout, including storage capacities of all tanks and layout of pumps.
2. The maximum volume of discharge shall not exceed 1,080 litres per day and shall occur in the locations shown on Plans F or G attached to this consent.

Treatment and Land Application System

3. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The land application area shall be no less than 540 square metres in area and incorporate at least 540 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each shall emit wastewater at a rate of no more than 1.6 litres per hour. Adjacent lateral drip irrigation lines shall be laid no more than 1 metre apart.
4. The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 11, shall comply at all times with the following limits:
- a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
5. The wastewater treatment system shall be fitted with an audible and visual alarm.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with Conditions 1, 3, and 11 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the approval of the Council's Co-ordinator Compliance Monitoring, showing the location of all components of the wastewater treatment and land application system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, including the sampling point required to be installed in accordance with Condition 11.
 9. No grazing stock shall be allowed access to the land application area at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the land application area to prevent access by such animals.
 10. A suitable reserve land application area equivalent to not less than 540 square metres shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped, meaning that no buildings or structures shall be constructed on the area set aside as reserve land application areas, however the reserve areas may be planted with trees or other vegetation.
 11. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the land application area.

Maintenance and Monitoring

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

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

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

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

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

14. Notwithstanding Condition 13, the wastewater treatment and land application system shall be inspected and serviced at least once in any twelve month period and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
 - a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system; and
 - f) a description of the appearance of the land application area (ponding, vegetation growth, etc).

Review of Consent Conditions

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

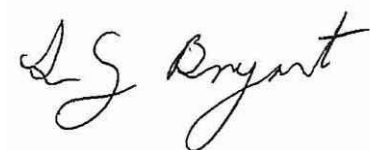
Lapse and Expiry

16. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
17. This resource consent expires on 1 August 2028.

ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council’s Technical Publication 58.
3. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
4. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
5. All reporting required by this consent should be made in the first instance to the Council’s Co-ordinator Compliance Monitoring.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER: RM071263

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To discharge secondary treated wastewater to land on Lot 7 authorised by subdivision consent RM071176.

LOCATION DETAILS:

Address of property:	1110 Old Coach Road
Legal description:	Lot 11 DP 335758
Certificate of title:	146576
Valuation number:	1928072807
Easting and Northing:	2512295E 6001100N

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

CONDITIONS

1. The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report “*On-site wastewater management report – R Westenbroek – 4 Lot Subdivision of Lot 11, DP 335758 – Harley Road, Tasman, Nelson*” or “*On-site wastewater management report – R Westenbroek – 3 Lot Subdivision of Lot 20, DP 335758 – Harley Road, Tasman, Nelson*”, both prepared by Tasman Consulting Engineers Limited and dated 3 December 2007, and that were supplied in support of the application for resource consent, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

Notwithstanding the above, prior to the construction of the collection, treatment and land application system, the Consent Holder shall submit a “Wastewater Collection, Treatment, and Disposal Design Report”, prepared by a person who is suitably experienced in designing wastewater treatment and land application systems, to the Council’s Co-ordinator Compliance Monitoring for approval. This report shall provide evidence of how design requirements imposed by this consent on the treatment and land application systems will be met and shall include, but not be limited to, the following information:

- a) the location and dimensions of land application area (including reserve area), including setbacks from neighbouring properties, watercourses and domestic bores, depth of unsaturated soils beneath dripper lines and avoidance of slopes greater than 20 degrees;
- b) full design details of the land application area, including the locations of cut-off valves and flushing ports;

- c) certification that the selected land application areas are of suitable topography and soil type and are suitable for the loading rates proposed and sufficiently stable for wastewater land application;
 - d) details regarding management of vegetation at the land application area for the duration of consent;
 - e) the measures proposed to minimise stormwater infiltration and inflow into the land application field; and
 - f) manufacturer and model of the wastewater treatment plant with details of the treatment plant layout, including storage capacities of all tanks and layout of pumps.
2. The maximum volume of discharge shall not exceed 1,080 litres per day and shall occur in the locations shown on Plans F or G attached to this consent.

Treatment and Land Application System

3. The maximum loading rate at which the wastewater is applied to land shall not exceed 2 millimetres per day (2 litres per square metre per day). The land application area shall be no less than 540 square metres in area and incorporate at least 540 lineal metres of pressure-compensating drip irrigation line. The emitters in the drip irrigation line shall be spaced no more than 0.6 metres apart along the line and each shall emit wastewater at a rate of no more than 1.6 litres per hour. Adjacent lateral drip irrigation lines shall be laid no more than 1 metre apart.
4. The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 11, shall comply at all times with the following limits:
- a) the five day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre; and
 - b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
5. The wastewater treatment system shall be fitted with an audible and visual alarm.
6. There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
7. The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with Conditions 1, 3, and 11 and shall also confirm the following:

- a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
 - b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
8. The Consent Holder shall submit a set of final "as-built" plans to the approval of the Council's Co-ordinator Compliance Monitoring, showing the location of all components of the wastewater treatment and land application system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans, including the sampling point required to be installed in accordance with Condition 11.
 9. No grazing stock shall be allowed access to the land application area at any time. In the event that such stock are held elsewhere on the property, suitable fences shall be installed around the land application area to prevent access by such animals.
 10. A suitable reserve land application area equivalent to not less than 540 square metres shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped, meaning that no buildings or structures shall be constructed on the area set aside as reserve land application areas, however the reserve areas may be planted with trees or other vegetation.
 11. A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the land application area.

Maintenance and Monitoring

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

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

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

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

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

14. Notwithstanding Condition 13, the wastewater treatment and land application system shall be inspected and serviced at least once in any twelve month period and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
- a) the date the inspection was undertaken and the name of the service provider;
 - b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
 - c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
 - d) a description of the appearance of the filter/s and tanks;
 - e) the location and source of any odour detected from the system; and
 - f) a description of the appearance of the land application area (ponding, vegetation growth, etc).

Review of Consent Conditions

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

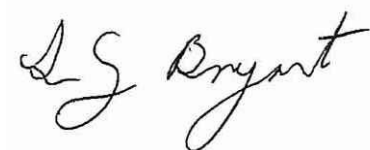
Lapse and Expiry

16. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of the titles authorised to be created by subdivision consent RM071176.
17. This resource consent expires on 1 August 2028.

ADVICE NOTES

1. This consent is a discharge permit and is, therefore, not subject to Section 134 of the Act and does not "attach to the land". Therefore, when the ownership of the lot that this consent pertains to changes, this discharge permit should also be transferred to the new owners as there are ongoing consent requirements that must be met.
2. It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2000 and Auckland Regional Council's Technical Publication 58.
3. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
4. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
5. All reporting required by this consent should be made in the first instance to the Council's Co-ordinator Compliance Monitoring.
6. 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:
 - a) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

Issued this 25th day of August 2008



Cr Stuart Bryant
Chair of Hearings Committee

RESOURCE CONSENT NUMBER:

RM080254 and RM080255

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

Robert Westenbroek
(hereinafter referred to as “the Consent Holder”)

ACTIVITIES AUTHORISED BY THESE CONSENTS:

RM080254: To disturb the bed of an unnamed intermittently flowing stream for the purpose of excavations, removal of vegetation and planting of vegetation.

RM080255: To undertake earthworks and land recontouring; and

LOCATION DETAILS:

Address of property:	1110 Old Coach Road, Harley Road
Legal description:	Lot 11 DP 335758, Lot 20 DP 335758
Certificate of title:	146576, 146585
Valuation number:	1928072807, 1928072816
Eastings and Northing:	251237E 6001188N, 2512339E, 6000678N

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

CONDITIONS

1. The works shall be carried out in general accordance with plans submitted in application for resource consents RM080254 and RM080255.
2. Notwithstanding Condition 1, the Consent Holder shall prepare an Environmental Management Plan (EMP) to the written satisfaction of the Council’s Co-ordinator Compliance Monitoring. The EMP shall be consistent with the recommendations of the Auckland Regional Council Technical Publication TP90 (Erosion and Sediment Control: Guidelines for land disturbing activities) and also be in accordance with the objectives and policies in Chapter 12 of the Proposed Tasman Resource Management Plan (PTRMP). The EMP shall provide details of matters including, but not limited to:
 - a) methods of construction for the earthworks;
 - b) erosion, sediment and stormwater control during construction, to avoid adverse effects arising from subdivision construction works;
 - c) hours of operation for site works;
 - d) noise mitigation;
 - e) remediation of material tracking onto Harley Road or Old Coach Road;
 - f) structures and maintenance procedures for ensuring the ongoing effectiveness of sediment control measures;

- g) a spill management plan that addresses responses to incidences of spills or discharges of substances within 50 metres of the main gully in the base of the catchment, that may be hazardous to aquatic or wetland ecosystems; and
- h) a maintenance plan that describes the maintenance regime of the sediment control system(s).

All practicable measures shall be taken to limit the discharge of sediment with stormwater run-off to water or land where it may enter water during and after the construction period. Earthworks should be carried out during fine weather periods when the likelihood of erosion and sedimentation will be least.

3. A copy of the EMP required by Condition 2 shall be submitted to the Council's Co-ordinator Compliance Monitoring for approval prior to exercising this consent. Any changes to this plan shall be in accordance with the conditions of this consent and submitted to the Council's Co-ordinator Compliance Monitoring prior to them taking effect.
4. The Consent Holder shall contact both the Council's Co-ordinator Compliance Monitoring and the Council's Engineering Manager at least 24 hours prior to commencing works for monitoring purposes.
5. All bare areas shall be revegetated as soon as is practicable and no later than three months after the completion of the works to limit erosion and downhill movement of exposed material.
6. The Consent Holder shall ensure that the site is left in a neat and tidy condition following the completion of the works.
7. Pursuant to Section 128 of the Resource Management Act 1991, the Consent Authority may review the conditions of these consents by serving notice during the month of August each year each year, and for any of the following purposes:
 - a) to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which it is appropriate to deal with at a later stage;
 - b) to require the Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment;
 - c) to change the compliance standards imposed by conditions of this consent to standards that are consistent with any relevant Regional Plan, District Plan, National Environmental Standard, or Act of Parliament.
8. Pursuant to Section 125 of the Act this consent shall lapse five years after the date of this consent unless the consent is either: a) given effect to; or b) the Council has granted an extension pursuant to Section 125(1)(b) of the Act.

Advice Note:

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

9. The Council may, during the month of August each year, review any or all of the conditions of these consents pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:

- a) to deal with any adverse effect on the environment which may arise from the exercise of the consents that was not foreseen at the time of granting of the consents, and which is therefore more appropriate to deal with at a later stage;
- b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the exercise of these consents; and/or
- c) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Lapse and Expiry

- 10. Subject to Section 125 of the Act, this resource consent will lapse five years after the date of issue of these consents.
- 11. This resource consent expires on 1 August 2018.

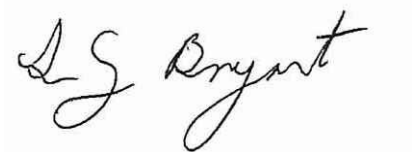
ADVICE NOTES

- 1. RM080254 is a land use consent required by Section 13 of the Act and is, therefore, not subject to Section 134 of the Act and does not “attach to the land”. Therefore, when the ownership of the lot that this consent pertains to changes, this land use consent should also be transferred to the new owners as there are ongoing consent requirements that must be met.
- 2. RM080255 is a land use consent required by Section 9 of the Act and is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents “attach to the land” and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to “Consent Holder” in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.
- 3. The Consent Holder’s attention is drawn to permitted rule 36.2.4 which permits the discharge of sediment or debris to water. No consent to breach the conditions of this rule has been applied for and therefore the Consent Holder must meet the conditions of this consent during land disturbance activities or else a separate resource consent must be obtained.
- 4. This resource consent only authorises the activities described above. Any matters or activities not referred to in these consents or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
- 5. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
- 6. Monitoring of this resource consent may be required under Section 35 and 36 of the Resource Management Act 1991, and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, the Council will recover the additional amount

from the Consent Holder. Monitoring costs are able to be minimised by consistently complying with the resource consent conditions.

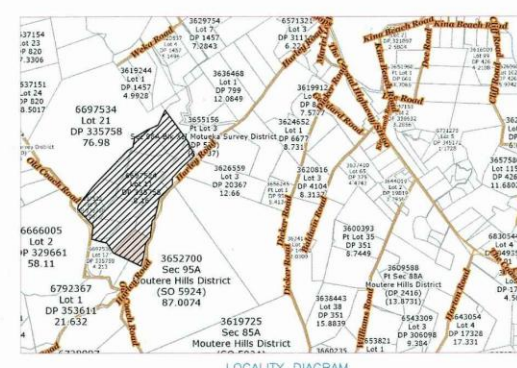
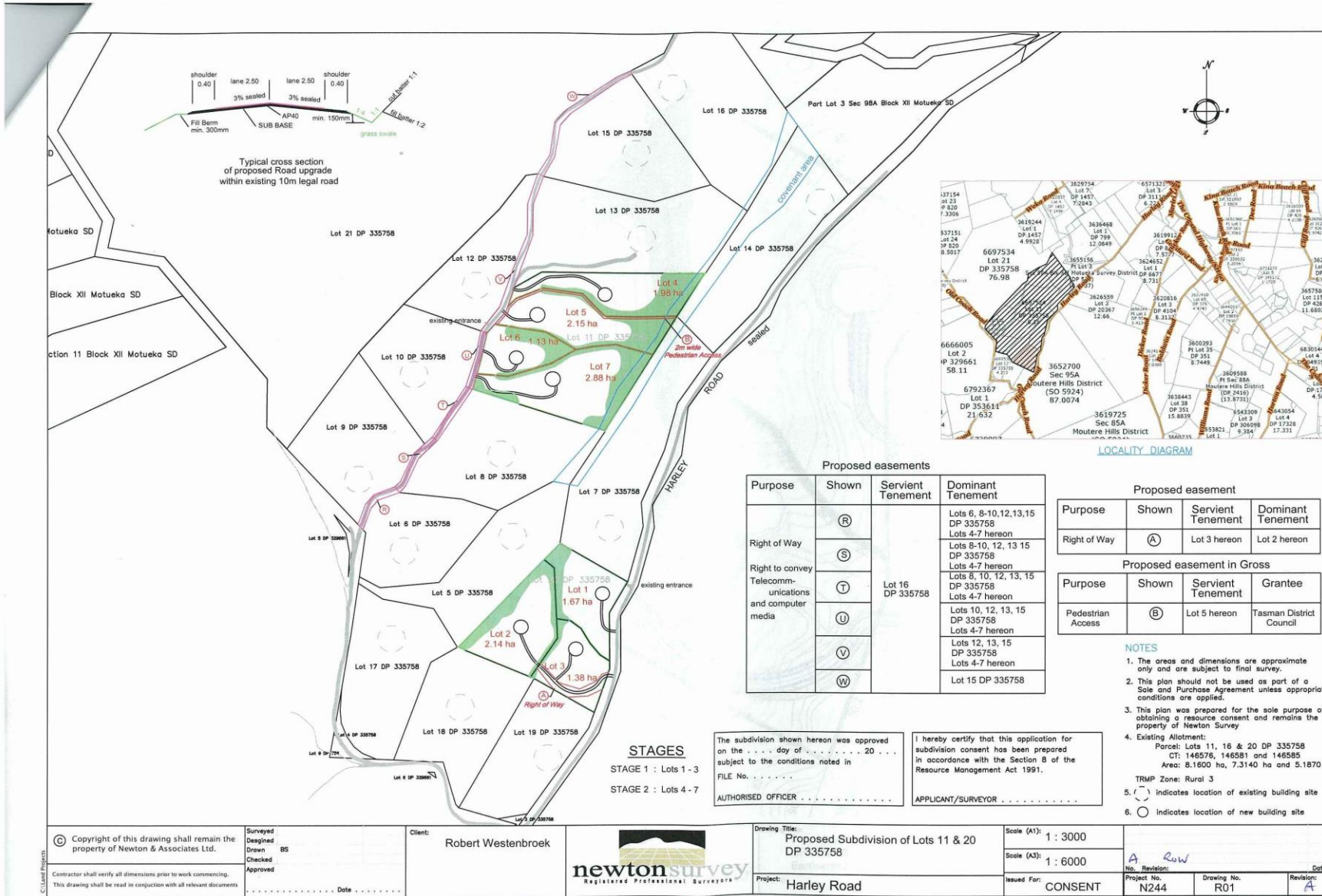
7. The Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g., shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata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

Issued this 25th day of August 2008

A handwritten signature in black ink, appearing to read 'Stuart Bryant', written in a cursive style.

Cr Stuart Bryant
Chair of Hearings Committee

Plan A – Subdivision Plan



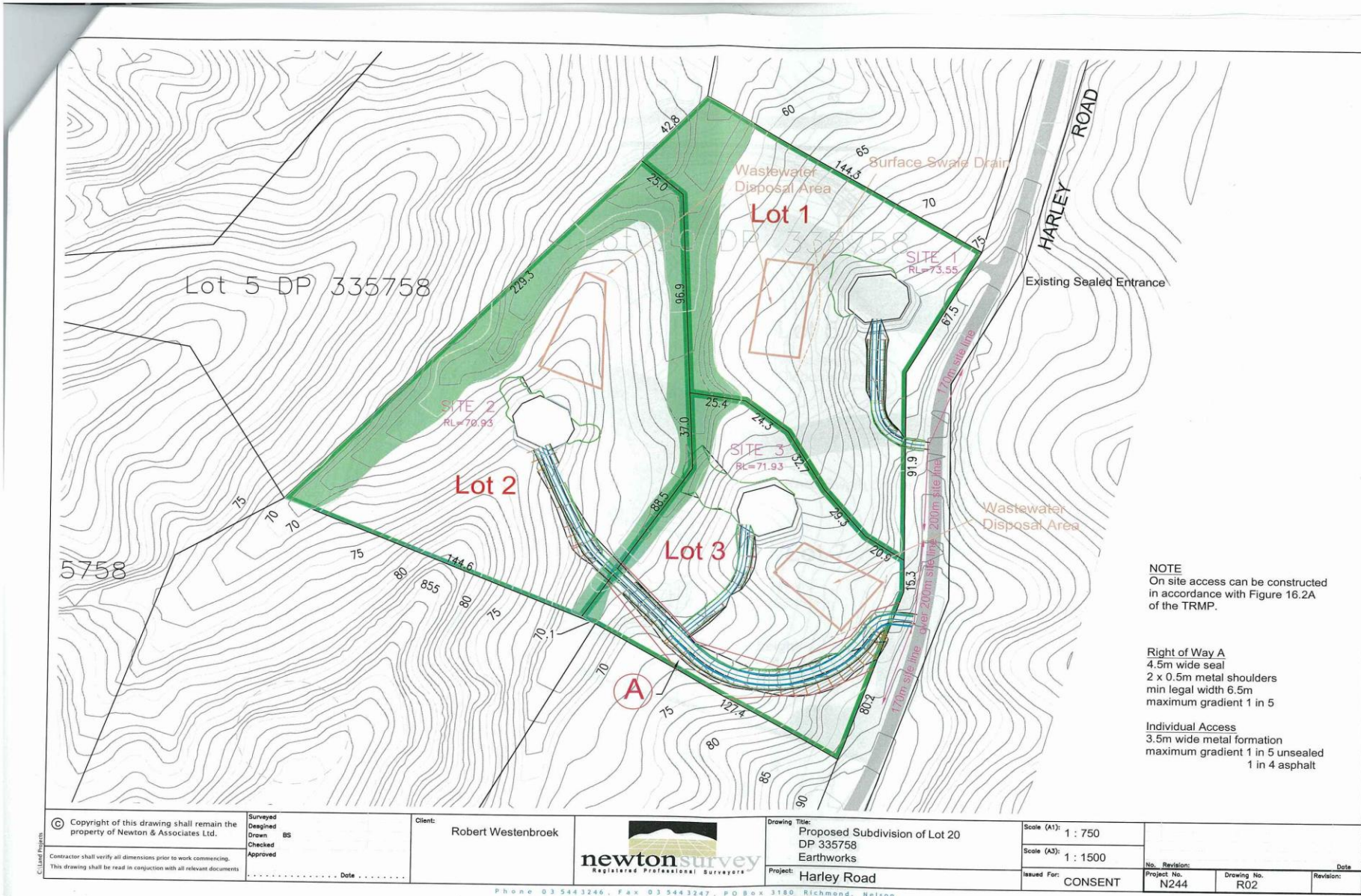
The subdivision shown hereon was approved on the day of 20 subject to the conditions noted in FILE No.

AUTHORISED OFFICER APPLICANT/SURVEYOR

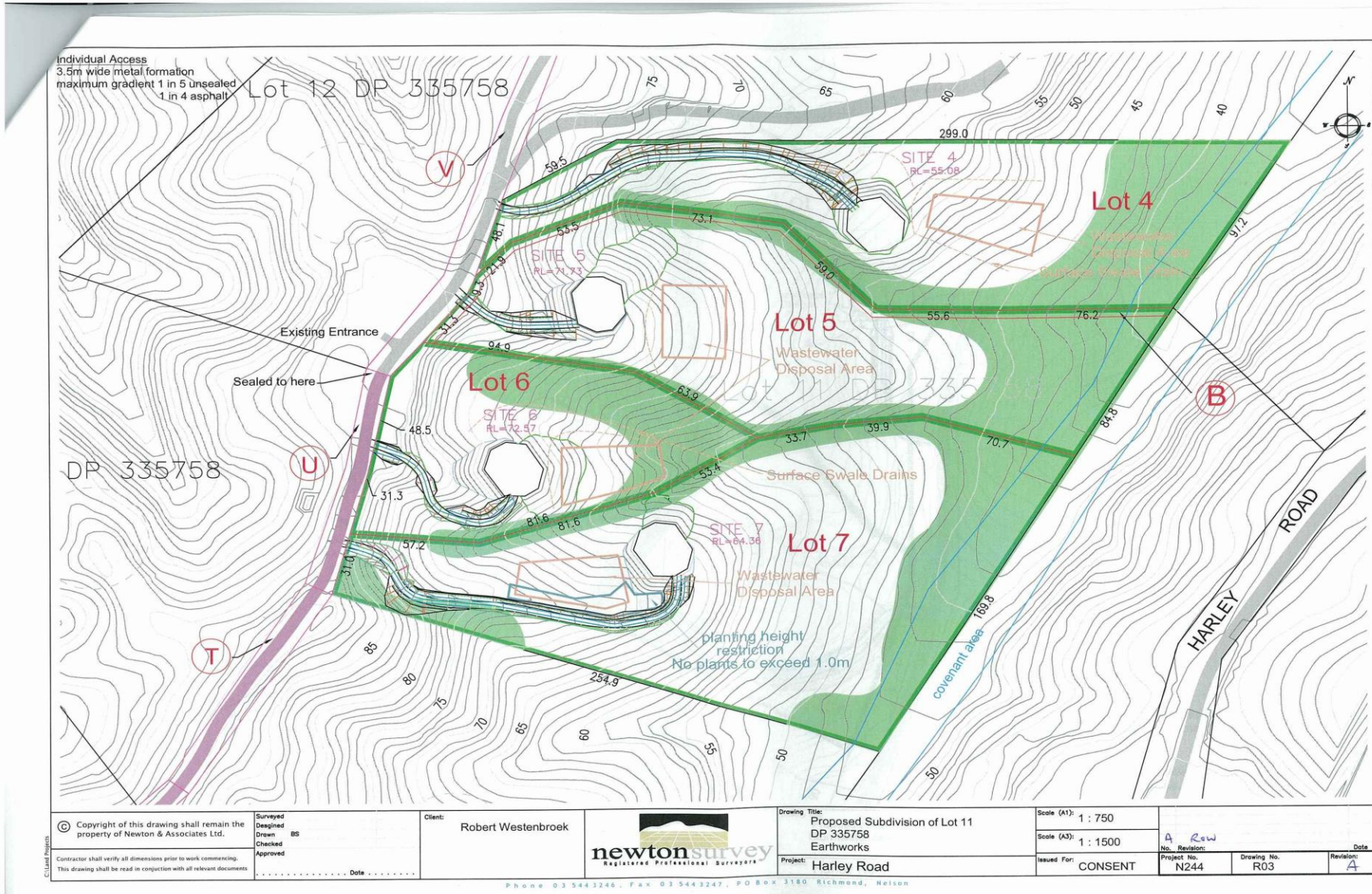
I hereby certify that this application for subdivision consent has been prepared in accordance with the Section 8 of the Resource Management Act 1991.

Copyright of this drawing shall remain the property of Newton & Associates Ltd. Contractor shall verify all dimensions prior to work commencing. This drawing shall be read in conjunction with all relevant documents.	Surveyed Designed Drawn Checked Approved	Client: Robert Westenbroek	 newton survey Registered Professional Surveyors	Drawing Title: Proposed Subdivision of Lots 11 & 20 DP 335758	Scale (A1): 1 : 3000 Scale (A3): 1 : 6000	Project No. NZ44 Drawing No. RO1
	Date:	Project: Harley Road		Issued For: CONSENT	Date:	

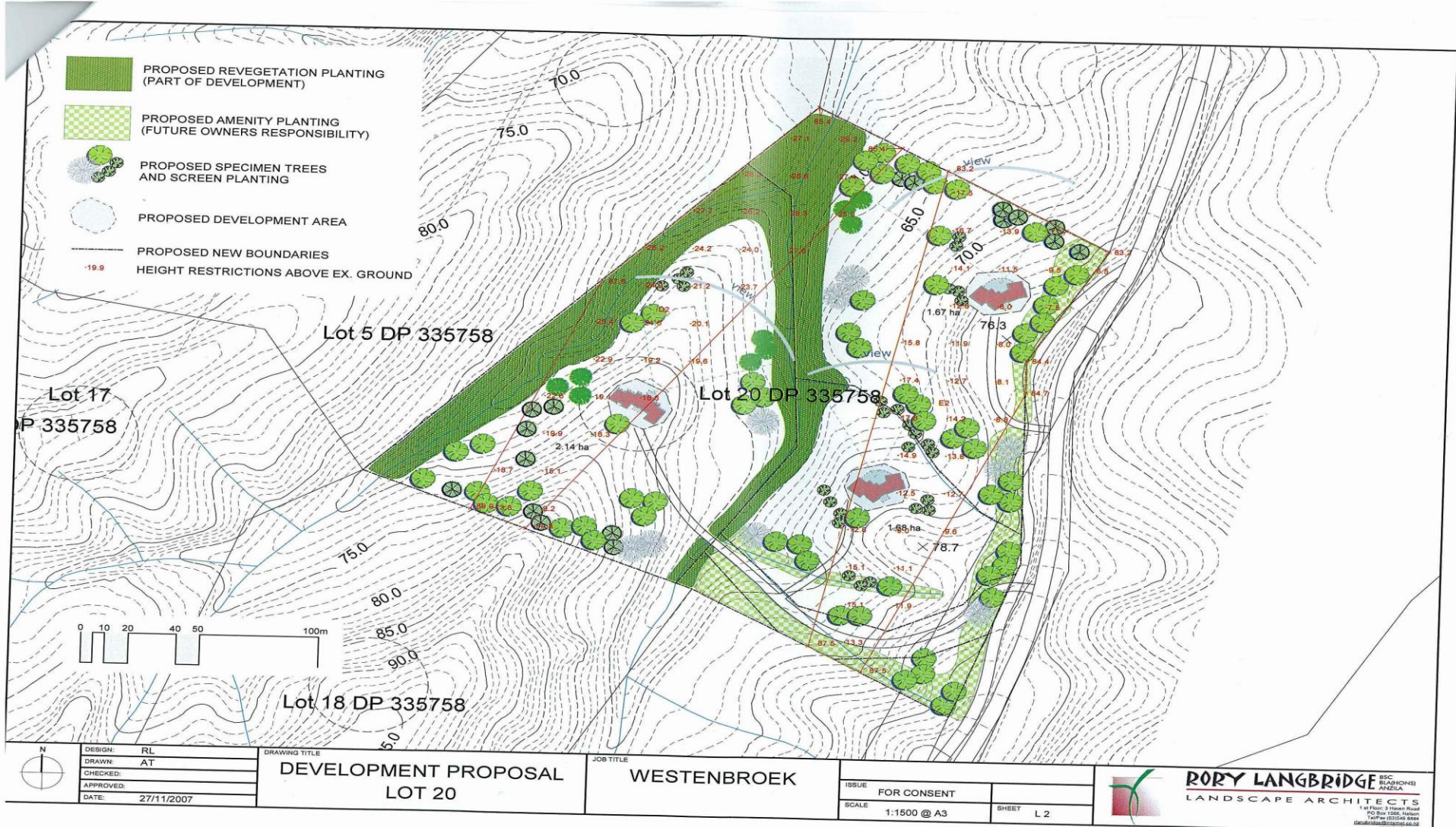
Plan B - Earthworks Plan Lots 1 to 3



Plan C - Earthworks Plan Lots 4 to 7



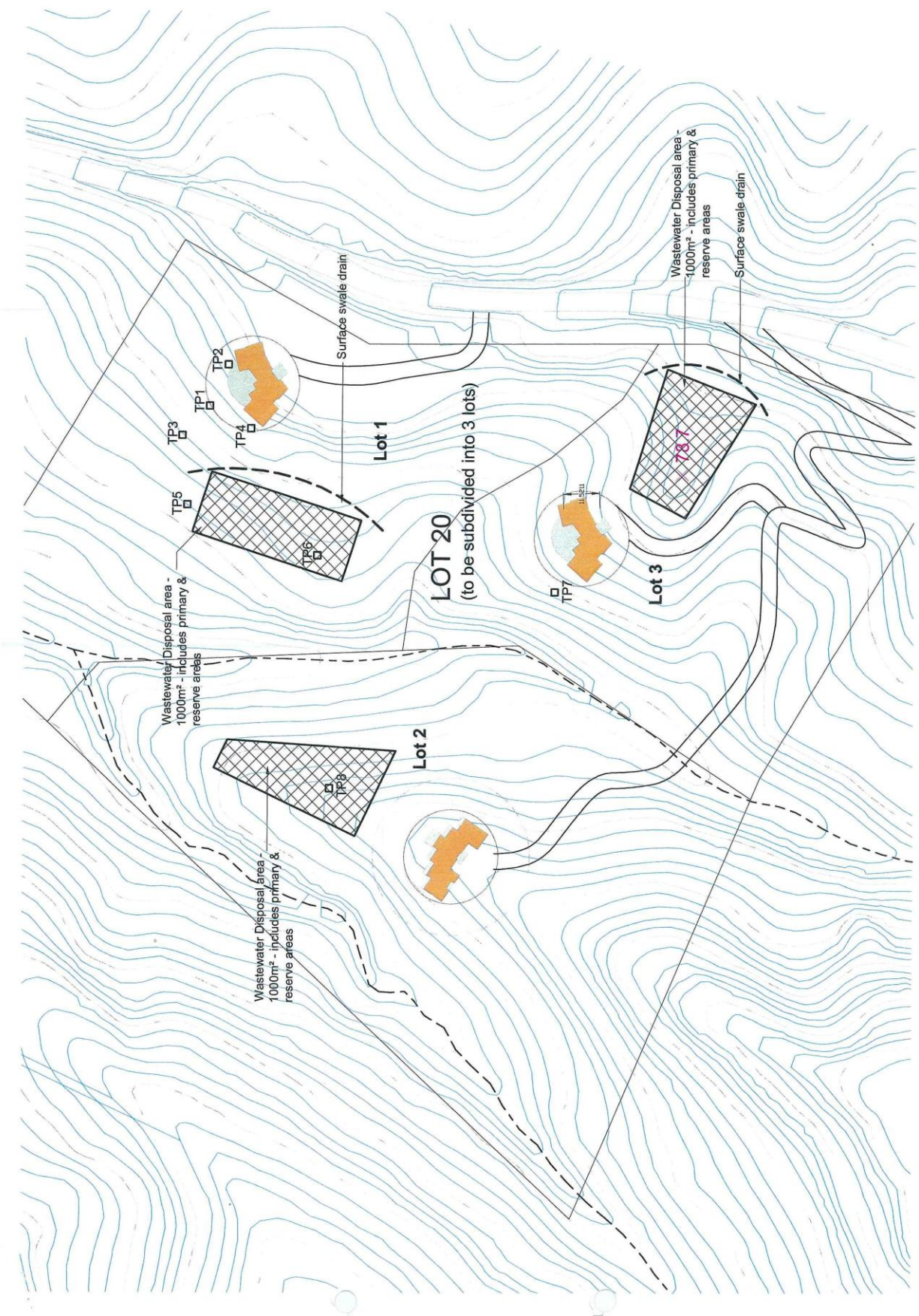
Plan D – Landscaping Plan Lots 1 to 3



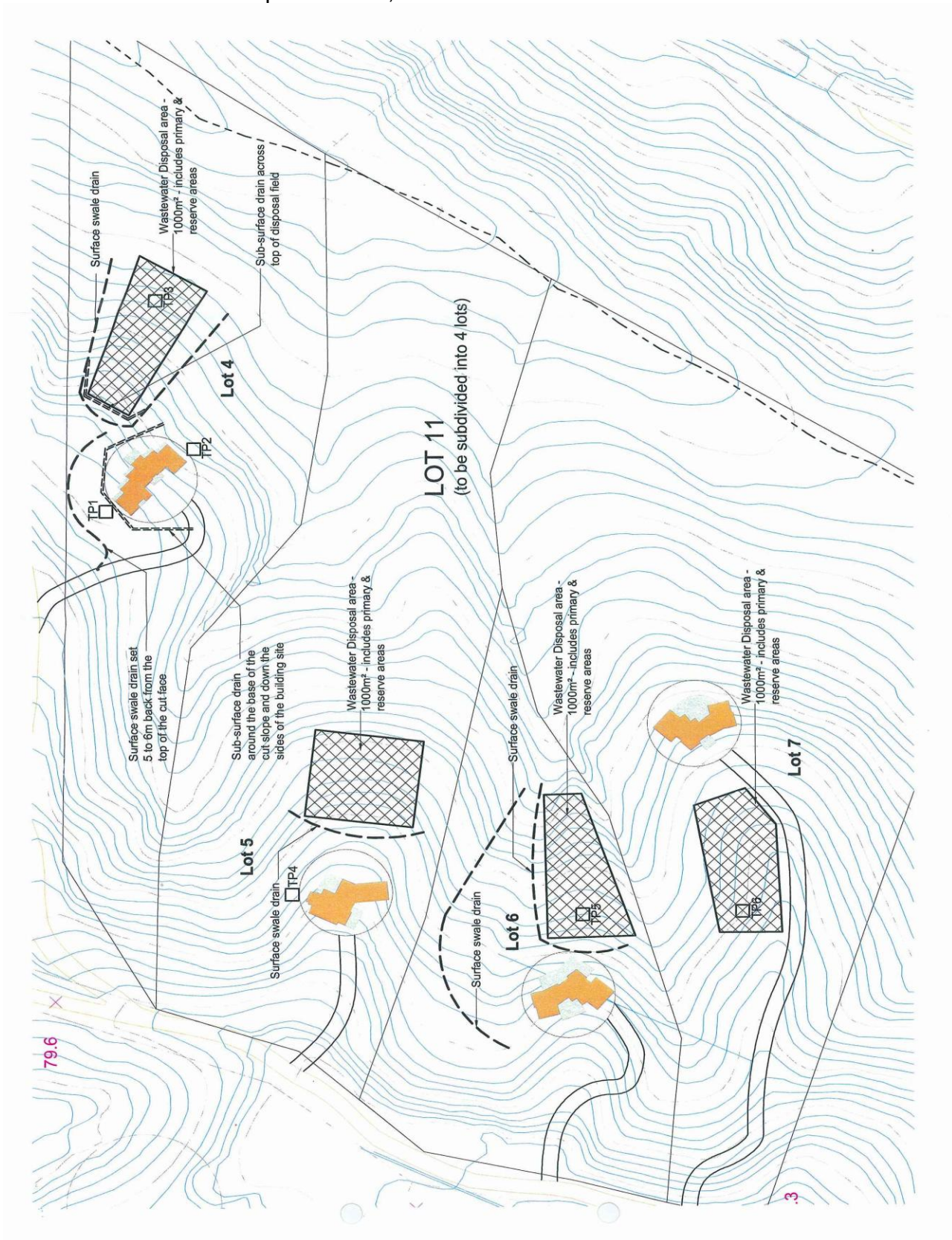
Plan E – Landscaping Plan Lots 4 to 7



Plan F – Wastewater disposal areas, Lots 1 to 3



Plan G – Wastewater disposal areas, Lots 4 to 7



Date Confirmed:

Chair: