

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Friday, 22 May 2009
TIME: 1.00 pm
VENUE: Council Chamber, 189 Queen Street, Richmond

PRESENT: Crs T B King (Chair), N Riley, E J Wilkins

IN ATTENDANCE: Principal Consents Adviser (J Butler), Consent Planner (P Webby), Development Engineer (D Ley), Executive Assistant (V M Gribble)

1. P J AND J L WAKEFIELD, SEATON VALLEY ROAD, MAPUA - APPLICATION No. RM080990 AND RM080991

The application sought the following:

Subdivision Consent RM080990 To subdivide a 1.58 hectare title to create proposed Lot 1 having an area of 6,760 square metres (containing an existing dwelling) and proposed Lot 2 having an area of 9,000 square metres. Each allotment would have a vehicle access that does not meet the minimum permitted activity sight distances specified in the Tasman Resource Management Plan.

Land Use Consent RM080991 To construct a residential dwelling on proposed Lot 2 of the subdivision described above (Application RM080990).

The land is zoned Rural 1 according to the Tasman Resource Management Plan. The application site is located at 12 Seaton Valley Road, Mapua, being legally described as Lot 1 DP 6975 (CT NL2B/348).

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 Riley / Wilkins
EP09/05/08**

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

P J and J L Wakefield

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 |
|---|---|--|
| P J and J L Wakefield | Consideration of a planning application | A right of appeal lies to the Environment Court against the final decision of Council. |

CARRIED

**Moved Crs Wilkins / Riley
EP09/05/09**

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

CARRIED

**2. P J AND J L WAKEFIELD, SEATON VALLEY ROAD, MAPUA - APPLICATION
No. RM080990 AND RM080991**

**Moved Crs King / Riley
EP09/05/10**

THAT pursuant to Section 104B of the Act, the Committee GRANTS consent to P J and J L Wakefield subject to conditions.

CARRIED

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

Meeting held in the Tasman Room, Richmond on Friday, 22 May 2009

A Hearings Committee ("the Committee") of the Tasman District Council ("the Council") was convened to hear the application lodged by **P and J Wakefield** ("the applicant"), to subdivide CT2B/348 (1.5760 hectares) into two allotments, and to construct a dwelling on proposed Lot 2. The application, made in accordance with the Resource Management Act 1991 ("the Act"), was lodged with the Council and referenced as RM080990 and RM080991 respectively.

PRESENT:

Hearings Committee
Cr T King, Chairperson
Cr N Riley
Cr E Wilkins

APPLICANT: Mr G Thomas (Resource Management Consultant)
Mr P Wakefield (Applicant)
Mr J Wakefield (Applicant)
Mr H Briggs (Consultant Planner)

CONSENT AUTHORITY: **Tasman District Council**
Ms P Webby (Consent Planner, Subdivision)
Mr D Ley (Development Engineer)

SUBMITTERS: Mr A Palmer (Seaton Valley Road)

IN ATTENDANCE: Mr J Butler (Principal Resource Consents Adviser) –
Assisting the Committee
Ms V Gribble (Committee Secretary)

1. SUMMARY

The Committee has **GRANTED** a resource consent subject to conditions to subdivide CT2B/348 (Lot 1 DP 6975) into two allotments and to construct a dwelling on Lot 2.

2. DESCRIPTION OF THE PROPOSED ACTIVITY

The property is on Seaton Valley Road near Mapua and is legally described as Lot 1 DP6975 (CT 2B/348).

The site is a gently sloping site that is generally elevated above the adjoining low lying Rural 1 land. An area of the proposed Lot 2 in the northern corner is low lying and generally at the same level as the adjoining Rural 1 land. The land has views of Seaton Valley in a north westerly direction.

The existing home and associated buildings are surrounded by well established gardens, plantings and mature trees which obscure views of the dwelling from adjoining properties.

There appears to be four existing access points onto the property from Seaton Valley Road, all have limited sightlines due to a wide hump in the road made up by two independent crests. Not all accesses appear to be utilised regularly.

The land is zoned Rural 1 and is within Land Disturbance Area 1 according to the Tasman Resource Management Plan (TRMP). The Seaton Valley Road is a Collector Road in the TRMP hierarchy. There are no archaeological sites known to the Council on the site but there are identified sites within the wider area.

The applicant proposes to subdivide Lot 1 DP6975 comprised in CT 2B/348 into two allotments with proposed Lot 2 having 9,000 square metres and no buildings and proposed Lot 1 having an area of 6,760 square metres and containing the existing dwellings and other buildings. Each allotment would have a vehicle access that does not meet the minimum permitted sight distances specified in the Tasman Resource Management Plan.

It is also proposed to undertake the construction of a single dwelling on the proposed Lot 2.

3. TASMAN RESOURCE MANAGEMENT PLAN (“TRMP”) ZONING, AREAS AND RULE(S) AFFECTED

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

Zoning: Rural 1
Area(s): A heritage tree (unaffected by proposal); Land Disturbance Area 1

There are no permitted activity rules for subdivisions in the TRMP and the proposed subdivision does not comply with controlled activity rule 16.3.5.1. Therefore, the proposed activity is deemed to be a discretionary activity in accordance with Rule 16.3.5.2 of the TRMP.

The construction of one dwelling on Lot 2 would constitute a controlled activity if all controlled activity standards were complied with. However the controlled activity standard in Rule 17.5.3.2 specifying a minimum area of 12 hectares for a single dwelling is not met. Therefore the construction of a dwelling is a restricted discretionary activity pursuant to Rule 17.5.3.3 of the TRMP.

4. NOTIFICATION AND SUBMISSIONS RECEIVED

The applications were notified on 29 November 2008 pursuant to Section 93 of the Act. A total of five submissions were received. The following is a summary of the written submissions received and the main issues raised:

Submission 1: Melanie Jane Drewery, 6 Stafford Drive, Mapua 7005.

Support for the following reasons:

- The application as a whole.

Preferred Council decision: Grant. The submitter does not want to be heard.

Submission 2: Ivan Maurice Wells, 59 Seaton Valley Road, Mapua 7005.

Support for the following reasons:

- The application as a whole.

Preferred Council decision: Grant. The submitter does not want to be heard.

Submission 3: Richmond Sherwood Johns, 2 Desford Close, Shelly, Perth Western Australia 6148.

Neutral position:

- Submitter has added the comment that the road should be fixed and that he has significant concerns over the timing of any upgrade of the Seaton Valley Road and has various concerns with the safety of this road and sight lines in the area of the proposed subdivision.

Preferred Council decision: Grant. The submitter does not want to be heard.

Submission 4: Andrew Christopher David Palmer, PO Box 48, Mapua 7005.

Oppose for the following reasons:

- The vertical geometry of the road and the traffic safety issues relating to this.

Preferred Council decision: Decline. The submitter wishes to be heard.

Submission 5: New Zealand Historic Places Trust, PO Box 19173, Wellington.

Neutral position:

- Requests the advice note provided be included on any consent decision to ensure applicants are aware of their responsibilities under the historic places Act 1993.

Preferred Council decision: None Stated. The submitter does not want to be heard.

Submission 5: New Zealand Fire Service Commission, C/- Beca Carter Hollings & Ferner Ltd, PO Box 3942 Wellington 6140.

Neutral, making the following points:

- The water supply for fire fighting purposes will be sourced from a dedicated 23,000 litre water collection tank. This is less than the 45,000 litres capacity recommended by the NZFC Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2003.
- The Commission seeks that should consent be granted, a condition be imposed requiring compliance with the NZFC Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2003.

Preferred Council decision: None stated. The submitter reserves the right to be heard.

5. PROCEDURAL MATTERS

There were no procedural matters that required a decision by the Committee.

6. 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.

6.1 Applicant's Evidence

Mr G Thomas

Mr Thomas stated that the property has generally been used for residential purposes with some minor rural purposes such as berry growing and grazing.

Mr Thomas drew attention to the five written approvals that had been obtained from adjacent and nearby landowners.

Mr Thomas then identified the planning that has gone into the Mapua area through documents such as the Coastal Tasman Areas Strategic Development Review (2000) and the Ruby Bay/Mapua Development Study (2004). Mr Thomas considered it an anomaly that the subject site had been included with adjacent low-lying properties as being identified as appropriate for stormwater detention as the site is not low-lying but is of low rolling topography of the moutere gravel formation.

Mr Thomas identified the rural land productivity, amenity and rural character and transport effects as being the principle issues. He also considered the precedent effect and cross-boundary and reverse sensitivity effects to be relevant.

With regard to land productivity, Mr Thomas stated that the productive value of this very small title is limited and the fact that it is zoned Rural 1 does not, in itself, mean that it has full Rural 1 productive potential. Previous berry crops have been severely limited by the lack of irrigation water. This lack has not altered and there is no water available for irrigation.

Mr Thomas argued that whilst the subdivision may be contrary to policy 7.1.3.4, this land is not typical Rural 1 land and worthy of protection for production.

Mr Thomas then discussed the transport considerations. He stated that the application has to be seen in the light of a number of existing accesses onto Seaton Valley Road which have existing use rights. The adverse effects of this application will be the new access to proposed Lot 2. The mitigation measures recommended in the officer's report were generally accepted. Mr Thomas considered that it would not be possible, under the Act, to require the applicant to undertake the works planned for fixing the vertical alignment of the road as part of this consent as those requirements would be far in excess of the adverse effects being created by the new access.

Mr Thomas referred to the report, authored by R Biss (Policy Planner) that went to the Environment and Planning Committee on 4th March 2008 (EP08/03/05) which looked towards a structure plan for Mapua. The report reconfirmed that the lower lying land was to be retained for stormwater retention and also that the Freilich land on the other side of Seaton Valley Road from the subject site is indicated to become residential. Mr Thomas considered that regardless of whether it becomes fully residential or not, the area will not be a rural environment in years to come. Mr Thomas considered it important that no-one has submitted in opposition on the basis of amenity or rural character effects.

Mr Thomas considered there will not be any cross boundary or reverse sensitivity effects as the current use of the land is essentially residential and that this will not change markedly.

Mr Thomas considered that there were sufficient circumstances and points of difference such that no precedent would be created by the granting of this application.

With regard to conditions, Mr Thomas considered that Engineering Plans are not required for the minor roadworks proposed. He also stated that the consent notice recommended as Condition 14(b) is not warranted as it is required by the TRMP anyway.

Mr H Briggs

Mr Briggs considered there to be no real opposition to the proposal, apart from with regard to traffic.

Mr Briggs stated that the improvements to Seaton Valley Road in the vicinity of the subject site have been deferred for a significant amount of time. Mr Briggs stated that it is not known what effect the Ruby Bay Bypass will have on traffic flows on Seaton Valley Road.

Mr Briggs addressed the objectives and policies of the TRMP. He stated that the creation of one more lot in this location will not have a detrimental effect on the amenity values and the objectives and policies in Chapter 5. The present house is well hidden from the road and the new house would become well screened too.

With regard to Chapter 7 which relates to rural environments, Mr Briggs stated that a new house would not stop some of the land being used for productive purposes should a suitable crop arise in the future. He considered it appropriate that the site be considered as immediately contiguous with the newly created rural-residential zone.

Mr Briggs considered that significant effects could arise from the activities that could be done on the existing title as permitted activities. This sets very high permitted baseline effects that can be done as of right.

With regard to traffic, Mr Briggs stated that conversations with the Council's engineers showed that the proposed new access for proposed Lot 2 would be at the optimum location along the frontage.

Overall, Mr Briggs did not consider the proposal to be inconsistent with the objectives and policies of the TRMP.

Cr King asked whether the applicant would have any objection to combining entranceways and accessing both proposed lots from one access way by way of a right-of-way. Mr Thomas stated that the applicant would have no concerns with such a proposal.

6.2 Submitter's Evidence

Mr A Palmer

Mr Palmer stated that he did not consider that the development will be able to provide safe access to and from the additional allotment on proposed Lot 2.

Mr Palmer stated that the road has poor vertical geometry with three significant crests beyond which it is impossible to see when driving a normal car. With lane widths of between 2.8 and 3.0 metres and no footpath he considered it dangerous, particularly to cyclists and pedestrians, and particularly in the cuttings onto the crests. He also stated that the crests suffer badly from sun-strike in the evenings when cyclists are commuting home.

Mr Palmer stated that, in his experience, motorists cross the centre line and create risks.

Mr Palmer stated that his submission relates solely to the proposed provision of two driveway accesses onto Seaton Valley Road. He stated that once a footpath has been constructed and the road crest lowered he will withdraw his objection.

6.3 Council's Reporting Officer's Report and Evidence

Ms Webby

Ms Webby stated that the proposal is not consistent with the objectives and policies of the TRMP. She considered that the subject title is more geographically connected with the hill country on the south side of Seaton Valley Road than the flats to the north. However, the unserviced rural residential zones have a minimum lot size of 2 hectares. This sets the characteristics and amenity anticipated by these nearby rural residential zone.

In the 2008 Draft Structure Plan mentioned by the applicant, part of the rural residential zone is proposed to be rezoned as residential. Ms Webby reported on her conversations with Ms Biss (Policy Planner) who wrote the Plan and stated that Ms Biss envisaged that Seaton Valley Road would be the delineating boundary between rural and residential zones.

Ms Webby considered that the current size and use of the title do limit the productive potential of the land. She stated that the Council's Resource Scientist, Land supported this assertion that the productive potential is limited.

Ms Webby agreed that Engineering Plans and associated conditions are not required. She also stated that the recommended consent notice requiring a 23,000 litre tank is a double-up and could be deleted from the consent document should consent be granted.

Ms Webby confirmed that there is a wide range of activities and effects that the applicant could do on the site as permitted activities.

Ms Webby confirmed that her recommendation to decline the consent, based on the objectives and policies of the TRMP, had not changed through the course of the hearing.

Mr D Ley

Mr Ley confirmed that the speed environment is 100 kilometres per hour. (His reference to a lesser speed and speed limit sign was an error.)

Mr Ley stated that the carriageway generally meets the required widths for the standard of road. However, he agreed that there are problems and concerns with the alignment of the road. Mr Ley presented plans of the future works that are proposed to improve the safety of the road. He confirmed that the improvements have been moved out of the scope of the Long Term Council Community Plan (LTCCP) and will therefore not occur within 10 years. However, a cycleway is proposed in the LTCCP.

Mr Ley stated that he did not know what effect the Ruby Bay Bypass would have on traffic on Seaton Valley Road.

Mr Ley confirmed that a mirror would be useful to aid vision at the new entranceway. He also considered that the increased traffic movements and the access would be acceptable as long as his recommended mitigation measures are implemented.

Cr King asked whether the road safety situation could be improved by requiring the applicant to cut more substantially into the road reserve as part of improving the site lines from the proposed entrance. Mr Ley stated that in around 2012 there would be a cycle and walking lane created on the other side of the road from the applicant to cater for the pedestrian traffic from the rural residential (and possibly residential) zone on that side of Seaton Valley Road.

Mr Ley did consider it necessary that Engineering Plans be provided as a condition of consent.

Mr Ley also stated that the access at the top of the rise (as proposed under this proposal) is the preferred access point to the lot and, if a shared access was to be provided, then the new access would be the preferred location for this. Mr Ley also stated that his recommended mitigation measures would still suit a combined access for both proposed lots. No additional works would be required.

6.4 Applicant's Right of Reply

Mr Thomas confirmed that the applicant is comfortable with a single combined access to both properties, should the application be granted, and that this access could be the one applied for as part of this application. He also confirmed that the applicant is happy to discontinue use of the other accesses to the existing title.

Mr Thomas stated that they do not want to have to provide engineering plans for the works as they are not warranted given the scale and the money would be better put into the roading. He confirmed that the roading and transport issues are the major effect.

Finally, Mr Thomas considered that the effects of the proposal are minor and the proposal can easily be distinguished from other Rural 1 zone subdivision applications.

7. PRINCIPAL ISSUES

The principal issues that were in contention were:

- a) To what extent will the subdivision and construction of an additional dwelling adversely affect the amenity and rural character of the area?

- b) To what extent will the subdivision and construction of an additional dwelling adversely affect the productivity of the site?
- c) To what extent will the subdivision and construction of an additional dwelling reduce road safety over the crests in this section of Seaton Valley Road?
- d) To what extent is the development consistent with the objectives and policies of the TRMP?

8. MAIN FINDINGS OF FACT

The Committee considers that the following are the main facts relating to this application. The points made below are discussed with reference to points a) to d) in the section above and should be read in conjunction.

- a) The proposal will have only a minor effect on the rural amenity and character of the area. The site is well screened from the road due to the presence of vegetation and the road cutting. The proposal will be generally in keeping with the rural residential zone that applies to the opposite side of Seaton Valley Road.

The rules of the TRMP allow a wide range of activities on the existing lot that would have similar effects on the amenity, as well as on the safety of the road, as subdividing and constructing an additional dwelling.

- b) The productivity of the site can only be regarded as moderate. The small land parcel size, the rolling topography and the lack of irrigation water limits the viability of the economic production of most crops. However, it is possible that some crops or productive uses could be found to suit the site. The Moutere gravel soils are not typical of the Rural 1 soils which are generally regarded as being of high productive value. It is not considered that the loss of most or all of the site from productive potential is a significant adverse effect.
- c) The existing vertical road geometry is very unsafe, not only to motorists but also, in particular, to cyclists and pedestrians. It is not considered appropriate that additional accesses onto the road be formed in the vicinity of the crests without appropriate mitigation works taking place. It is accepted that the proposed access to proposed Lot 2 is potentially the safest access option.
- d) The proposal is not consistent with the objectives and policies of the TRMP that relate to Rural 1 land. Generally, it is not appropriate that subdivisions that split titles into smaller divisions on Rural 1 be granted. However, there are important circumstances in this case which make the objectives and policies less relevant, particularly where they relate to rural productivity.

9. RELEVANT STATUTORY PROVISIONS

9.1 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); and
- b) the Tasman Resource Management Plan (TRMP).

9.2 Part 2 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.

10. DECISION

Pursuant to Section 104B of the Act, the Committee **GRANTS** consent subject to conditions.

11. REASONS FOR THE DECISION

Effects on the Environment

With the exception of the effects of the proposal on road safety the Committee does not consider that there will be any effects on the environment that are more than minor. The loss of productive land, which is normally a critical issue when considering Rural 1 subdivisions, is not a significant concern in this case as the soils are not of high productive value. This means that the small size of the property is relevant and that it is unlikely that it will be successfully used for productive purposes. Part of this lack of productive value results from the lack of irrigation water for use on the site. The lack of flat land on the site further restricts the viability of the land for productive purposes.

Further, the Committee considers that the two dwellings will be in keeping with the character that will develop on the Freilich land on the other side of Seaton Valley Road.

However, the Committee is concerned with the adverse effects on the safety of Seaton Valley Road. A number of cyclists and pedestrians use the road. Through cuttings such as that either side of the proposed access they are forced to share the road with cars in quite dangerous circumstances. As a result of discussions held during the hearing, conditions have been placed on the decision that limit the entranceways accessing the road and require that a right-of-way is used. The applicant has volunteered to permanently cease the usage of the existing main access to the property and to use the proposed access, as this is considered to be the safest access point. Therefore, it is agreed that there will be one access only that will serve both new lots. There will be no other accesses onto Seaton Valley Road.

The Committee is satisfied that cross-boundary effects and reverse-sensitivity issues will be negligible in this case.

Objectives and Policies of the TRMP

The Committee considers that the proposed subdivision is generally contrary to the objectives and policies in Chapter 7 (which relates to the rural environment) of the TRMP. While the proposal does not affect land of high productive value, the objectives and policies in this Chapter go further and seek general protection of the

rural land resource. However, it is not considered that this inconsistency is significant given the existing size and use of the title.

The Committee does not consider the proposal to be inconsistent with the objectives and policies that relate to rural character and amenity values contained within Chapter 5 of the TRMP. While, in general, further development of the Rural 1 zone would be inconsistent with these objectives and policies, the circumstances of this application, particularly the close proximity of rural residential zoned land, make it generally consistent with the Chapter 5 provisions.

As it was originally proposed the Committee considered the application to be clearly inconsistent with the objectives and policies that relate to transport. However, given the compromises made at the hearing, and reflected in the conditions, the Committee is satisfied that there will be no decrease in traffic safety.

Other Matters

The Draft Mapua Structure Plan was considered as another matter. The Plan shows a significant portion of the rural residential zone on the other side of Seaton Valley Road from the subject site as becoming residential. There is some likelihood that this area will be rezoned as such. This was considered by the Committee.

The Committee considers that there are a number of very prominent circumstances which set this application aside from other subdivision applications on the Rural 1 zone. Therefore, no precedent for subdivisions on Rural 1 land are set by this application. These circumstances are, principally, the lack of highly productive soils on the site, the proximity and visual connectivity of the site with the adjacent rural residential zone, the lack of availability of water for irrigation and the relative isolation of the title from other similar landforms by Seaton Valley Road which makes productive uses of the similar soils difficult.

Purpose and Principles of the Act

Adopting a broad overall judgement approach to the purpose of the Act, the Committee is satisfied that the proposal is consistent with Part 2 and achieves sustainable management of natural and physical resources as set out in Section 5 of the Act.

12. COMMENTARY ON CONDITIONS OF CONSENT

As conditions of consent, the Committee has required that all access to the two new lots be via a combined access at the top of the crests. This requirement was agreed to by the applicant in the hearing and is an important reason behind the granting of these consents.

The Committee has also decided that engineering plans are not warranted for the access and road works required to be done. Instead, the Committee has required that a substantial cut is made into the bank to the north-west, and that the exposed surface be appropriately gravelled to provide pedestrians and walkers with safer passage to the top of one of the crests. The applicant stated in the hearing that it would prefer to put the money into the road works (rather than engineering plans) and the Committee considers that this widening and gravelling would be an appropriate step that is warranted to offset the effects of the dangerous accesses in this area.

13. 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 (RM080990), 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.

Land Use Consent, (RM080991 – construct dwelling) will lapse five years after the issue of each of the certificates of title for the respective allotments (Lots 1 and 2) inclusive. This is a pragmatic approach to ensure that delays with the subdivision do not compromise the effective “life” of the land use consent for the dwellings to be erected on the titles created by the subdivision.

Issued this 8th day of June 2009



Cr Tim King
Chair of Hearings Committee



RESOURCE CONSENT

RESOURCE CONSENT NUMBER: RM080990

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

Phil and Jon Wakefield
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To subdivide Lot 1 DP6975 comprised in CT 2B/348 into two allotments with proposed Lot 2 having 9,000 square metres and no buildings and proposed Lot 1 having an area of 6,760 square metres and containing the existing dwellings and other buildings.

LOCATION DETAILS:

Address of property: 12 Seaton Valley Road, Mapua
Legal description: Lot 1 DP 6975
Certificate of title: NL2B/348
Valuation number: 1938024800
Easting and Northing: 2517126E 5995558N

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

CONDITIONS

General

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 *Location Plan-On-Site Wastewater disposal system,* File No. 07301, dated 08/08/2007, prepared by Tasman Consulting Engineers and attached to this consent as Plan A; *“P & J Wakefield - Proposed Boundaries,”* attached to this consent as Plan B and the report titled, *“Onsite-wastewater Management-P&J Wakefield subdivision-Seaton Valley Road, Mapua”* and dated 20/09/09 and attached to this consent as Appendix 2. 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.

Easements

2. 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 title plan and endorsed as a Memorandum of Easements.
3. A right-of-way for the benefit of Lot 1 and providing access to that lot shall be formed over the access required to be constructed by Condition 7.
4. The survey plan that is submitted for the purposes of Section 223 of the Act shall include reference to easements.

Financial Contributions

5. 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 percent of the total market value (at the time subdivision consent is granted) of the total size of each allotment for Lots 1 to 2, minus any credits given for titles that existed prior to subdivision and for other purposes.
 - 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 shall be recalculated on the current market valuation. Payment shall be made within two years of any new valuation.

Advice Note:

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

Advice Note:

The 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 one allotment in respect of roading.

Vehicle Crossings

6. The Consent Holder shall make an application for a vehicle crossing permit from the Council's Engineering Department. No work shall be undertaken on the vehicle crossings until the permit has been received and approved. The crossing shall be constructed in accordance with the conditions and specifications set out in the approved permit.
7. The vehicle crossing to Lot 2 shall be formed in the location shown in Plan A and Plan B to meet the following standards:
 - a) is between 3.5 metres and 6.0 metres in width at the property boundary; and
 - b) has an extension of the road carriageway surface standard from the edge of the road carriageway for a minimum of 10.0 metres into the legal site.
 - c) the vehicle crossing shall also provide for access to Lot 1 and legal access to that lot shall be provided in accordance with Condition 3.
8. All accesses to the subject site, except for that required to be constructed by Condition 5, shall be permanently removed by way of permanent fencing and/or appropriate planting. No gates or similar possible future access at these locations shall be provided.

Advice Note:

The intention of this condition is that all future traffic to Lots 1 and 2 be via the newly formed access required to be constructed by Condition 5. This condition has been agreed to by the applicant.

Upgrade of Road Margin

9. Prior to a completion certificate being issued pursuant to Section 224(c) of the Act the following works shall be completed:

Between the new access and the bottom of the cutting about 80 metres to the north-west of the new access the bank and shrubs shall be cut back. The cut shall be at least two metres wide and the new bank batter shall be at a gradient of 1:2. The base of the cut shall be more or less level in cross-section to allow space for walking and cycling on the consent holder's side of the road from the base of the slope to the crest. The cut surface shall be surfaced in an appropriate all weather surface. These works shall be in accordance with Appendix 1 and also undertaken to the satisfaction of the Council's Engineering Manager.

Power and Telephone

10. Full servicing for underground power and telephone cables shall be provided to the boundary of Lot 2. 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.

Commencement of Works and Inspection

11. The Consent Holder shall advise the Council's Co-ordinator Compliance Monitoring Officer and the Council's Engineering Manager at least 24 hours before commencing any works.

Advice Note

Prior to the commencement of work the Consent Holder and its representatives may be invited to meet with Council staff to discuss the work to be undertaken including (but not limited to) roles and responsibilities, timing of the works and reporting.

Engineering Works and Plans

12. All engineering works shall be constructed in accordance with the Council's Engineering Standards and Policies 2008 or to the satisfaction of the Council's Engineering Manager.

Engineering Certification

13. 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 Lot 2 are suitable for the erection of residential buildings shall be submitted to the Council's Engineering Manager. The certificate shall define on Lot 2 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 Land Development and Subdivision Engineering.

Advice Note

Any limitations identified in Schedule 2A may, at the discretion of the Council, be the subject of 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.

Building Location Areas

14. The building location area shall be as shown on plans, titled "*Location Plan-On-Site Wastewater disposal system*," File No. 07301, dated 08/08/2007, prepared by Tasman Consulting Engineers and attached to this consent as Plan A and "*P & J Wakefield - Proposed Boundaries*," and attached to this consent as Plan B. The building location areas shall be shown on the survey plan which is submitted for the purposes of Section 223 of the Act.

Consent Notices

15. The following consent notices shall be registered on the certificate of title for Lots 1 and 2 pursuant to Section 221 of the 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 location of any buildings shall be restricted to the building location area shown on the Survey Plan for Lot 2 DP
- b) The owner shall comply with all conditions of land use consent RM080991 which authorises the construction of a dwelling on each of the lots created by subdivision consent RM080990. Land Use consent RM080991 includes restrictions in respect of building location, water storage and wastewater discharge.

GENERAL ADVICE NOTES

1. This resource consent is not a building consent and the Consent Holder shall meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts.
2. Any activity not covered in this consent shall either comply with:
 1. the provisions of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan; or
 2. the conditions of separate resource consent for such an activity.
3. In respect of stormwater and wastewater discharges on Lot 2, the criteria of Tasman Resource Management Plan Permitted Activity Rules 36.4.2 and 36.1.4, respectively, must be complied with or, alternatively, resource consents (discharge permits) are obtained for the discharges.
4. Access by the Council's Officers or its Agents to the property is reserved pursuant to Section 332 of the Resource Management Act 1991.
5. 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.

Issued this 8th day of June 2009



Cr Tim King
Chair of Hearings Committee



RESOURCE CONSENT

RESOURCE CONSENT NUMBER: RM080991

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

Phil and Jon Wakefield
(hereinafter referred to as “the Consent Holder”)

ACTIVITY AUTHORISED BY THIS CONSENT:

To undertake the construction of a single dwelling on Lot 2 of the subdivision authorised by resource consent RM080990.

LOCATION DETAILS:

Address of property: 12 Seaton Valley Road, Mapua
Legal description: Lot 1 DP 6975
Certificate of title: NL2B/348
Valuation number: 1938024800
Easting and Northing: 2517126E 5995558N

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

CONDITIONS

Development

1. The location of any building site and construction of any access shall be undertaken in general accordance with the information submitted with the application for consent and in particular with the plan *Location Plan-On-Site Wastewater disposal system*, File No. 07301, dated 08/08/2007, prepared by Tasman Consulting Engineers and attached to this consent as Plan A; *“P & J Wakefield - Proposed Boundaries,”* I attached to this consent as Plan B. 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.

Commencement Date and Lapsing of Consent

2. The commencement date for this land use consent shall be the issue date of the certificate of title for Lot 2.

3. This consent will lapse five years after the issue of the certificate of title for the respective allotments unless given effect to or otherwise extended pursuant to section 125 of the Resource Management Act 1991.

Building Location Areas

4. The location of any buildings shall be restricted to the building location area shown on the Survey Plan for Lot 2 DP....

Water Storage

5. Proposed Lot 2 shall be subject to a requirement to store on site a minimum of 23,000 litres to be provided at the building consent stage for any dwelling on the property. The tank is to be fitted with an accessible 50 millimetre camlock coupling to enable connection with firefighting equipment.

Waste Water Disposal

6. Onsite waste water disposal shall be in accordance with the Tasman Engineering report attached to this consent as Appendix 2.

Advice Note:

Further consents could be required if the wastewater discharge does not meet the permitted standards in Chapter 36 of the TRMP for the Rural 1 zone.

GENERAL ADVICE NOTES

1. The applicant shall meet the requirements of the Council with respect to all Building Bylaws, Regulations and Acts.
2. This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
 1. comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 2. be allowed by the Resource Management Act; or
 3. be authorised by separate resource consent.
3. This consent is granted to the abovementioned consent holder but Section 134 of the Act states that such land use consents "attach to the land" and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "consent holder" in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent as there may be conditions which are required to be complied with on an ongoing basis.
4. The Consent Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Council Community Plan (LTCCP). The amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid.

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

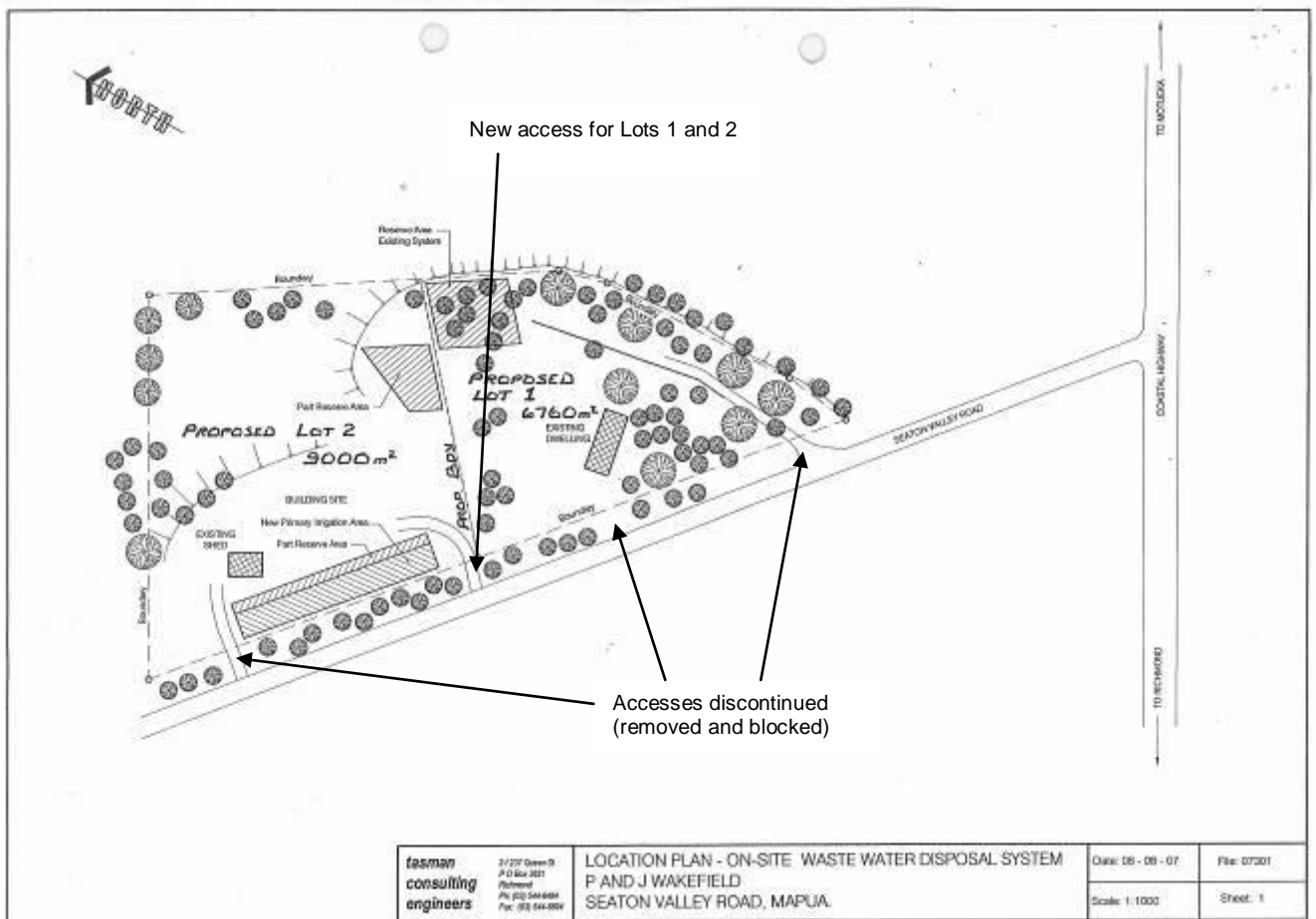
- The Council draws your attention to the provisions of the Historic Places Act 1993. In the event of discovering an archaeological find during the earthworks (e.g. shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) you are required under the Historic 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.

Issued this 8th day of June 2009

Cr Tim King
Chair of Hearings Committee

PLAN A

Location Plan-On-Site Wastewater disposal system, File No. 07301, dated 08/08/2007, prepared by Tasman Consulting Engineers



PLAN B
P and J Wakefield - Proposed Boundaries



P & J Wakefield
PROPOSED BOUNDARIES
0 20 40 60 80
m

R.M 080990



APPENDIX 2
Diagrammatic representation of excavations required to improve visibility and improve pedestrian and cycling safety.



APPENDIX 2

“Onsite-wastewater Management- P and J Wakefield subdivision- Seaton Valley Road, Mapua” and dated 20 September 2007

*tasman
consulting
engineers*

53237 Crown St
P.O. Box 3631
Richmond
NELSON
ph: (03) 544-6404
fax: (03) 544-6403

20th September 2007

The Consents Officer
Tasman District Council
Private Bag
Richmond
NELSON

Dear Sir,

REPORT INTO ON-SITE WASTEWATER MANAGEMENT – P & J WAKEFIELD SUBDIVISION – SEATON VALLEY RD, MAPUA

Tasman Consulting Engineers Limited (TCEL) were engaged by Graeme Thomas (Resource Management Consultants Ltd) on behalf of P & J Wakefield to assess the suitability for On-Site disposal of Wastewater of a proposed new lot which will result from subdivision of Lot 1 DP 6975 located at 12 Seaton Valley Road, Mapua.

General

The Subdivision is located within the R1 zone and as such the wastewater system is required to comply with the discharge conditions for that zone, *Rule 36.1.4- Discharge of Domestic Wastewater*.

The subdivision site is located at Coordinates **5995490N, 2517143E** (NZ Mapping Grid). The grid reference is the location of the approximate centre of the proposed primary disposal area.

This report will consider the following:-

- The suitability for on-site wastewater disposal within the new lot to be created in the north-west part of the existing lot. Note that for the purposes of this report the existing fence line (as shown on the attached site plan) is taken to be the boundary between the two proposed new lots.
- The availability of a suitable reserve wastewater disposal area for the existing house (located in the south-east corner of the lot) will be assessed. This is to ensure that in the event of failure of the disposal trenches for the existing septic tank, a new system complying with the requirements of NZS 1547:2000 (and with the currently applicable TDC rules for the R2 zone) may be constructed within the newly established lot containing the existing house.

Ron O'Hara BE(Civ), MIPENZ

David King BE(Civ) Hons, MIPENZ (Structural) CPEng MPE

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Site & Soil Assessment

Geology & Soil Mapping

Geological Mapping: The GNS Geological Mapping places the lot at the approximate junction between the following soil types:-

- Lower lying area to the north-east - **Q1a** which is described as being *Well sorted gravel forming modern flood plains and young fan gravels*
- Raised area close to Seaton Valley Road - **Ptm** which is described as being *Moutere Hills Gravel - poorly to moderately well sorted clay-bound gravel dominated by predominantly quartzofeldspathic sandstone clasts*

(Mapping taken from: Geology of the Nelson Area - GNS).

Soil Mapping: The Soil mapping is places the lot at the approximate junction between the following two soil types:-

- Lower lying area to the north-east - Braeburn Clay Loam (**Bn**) which is described as... *200mm of brownish grey clay loam, firm, strongly developed coarse blocky structure OVER 100mm dull yellowish brown clay, very firm, moderately developed coarse blocky structure OVER 225mm pale yellowish brown clay with bright brown mottles and small iron concretions, moderately developed coarse blocky structure OVER gravels and clay.*
- Raised area close to Seaton Valley Road - Mapua Sandy Loam (**Mp**) which is described as *100mm dark grey sandy loam, firm weakly developed medium blocky structure OVER 450mm pale yellowish brown clay, very firm, strongly developed very coarse prismatic structure with dark brown clay coatings on vertical cracks.*

The soil mapping information has been obtained from 'Soils and Agriculture of Waimea County New Zealand by the DSIR dated 1966. (More recent soil mapping was not available).

From an assessment of the test holes in the proposed primary irrigation area the Geological mapping and the Soil mapping are confirmed. The proposed irrigation fields are located within the Moutere Hills Gravel (Ptm) / Mapua Sandy Loam (Mp) zone, on the raised parts of the lot.

Climate

The annual rainfall for the site is approximately **0.95m** based on interpolation of rainfall data supplied by the TDC.

The annual 'raised pan' evaporation rate for the Nelson region is approximately **1.25m**, based on information supplied by Matheson. An approximate conversion to the Evaporation/Transpiration potential based on the raised pan evaporation rate using a factor of 0.7 provides a figure of 0.85m per year. While a water balance calculation has not been carried out for this site, the rainfall depth and the likely evapo-transpiration rates have been taken into account when selecting a Daily Irrigation Rate.

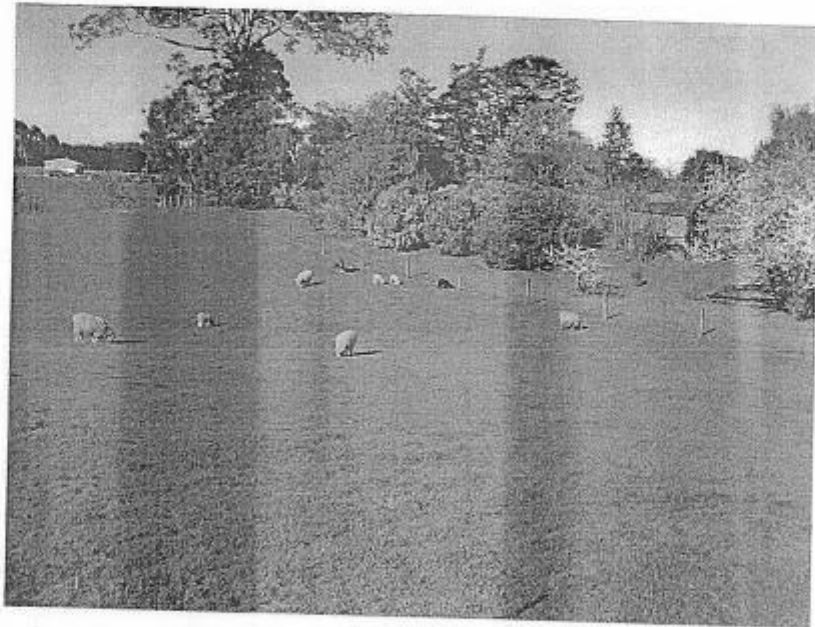
Existing Wastewater Systems in the Area

Two houses are located adjacent to the proposed new lot, both being approximately 50m away from the proposed primary irrigation area.

The existing systems are primary treatment systems (septic tank) with in-ground disposal trenches. As such they both offer significantly lower standards of wastewater treatment and disposal than will be provided for the new lot.

Topography of Site

The site varies from a dry elevated gentle ridge (approx 7° slope) at the south-west boundary to low lying damp flats (2.5° slope) at the northern corner. A smaller elevated ridge is located to the on the south-east boundary at the existing fence line. The gentle ridge appears to be the optimum location for wastewater disposal, having the advantage of favourable slope configuration and elevation in its favour. The smaller elevated area on the south-east boundary provides a partial reserve area. The low lying flat areas to the north are not suitable for wastewater disposal.



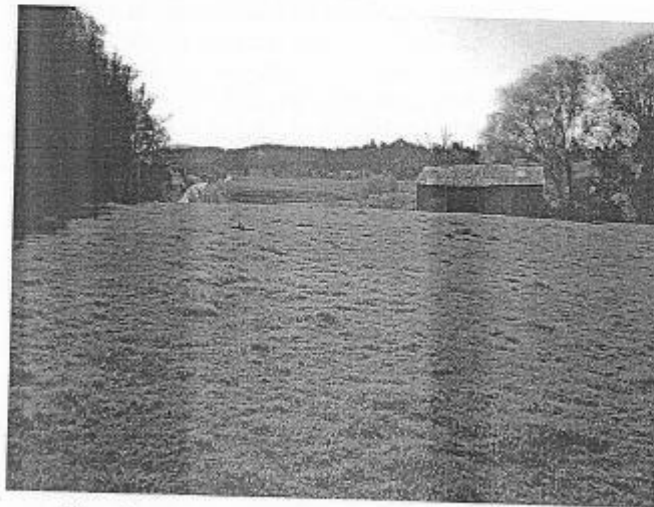
View from centre of primary irrigation area looking east. Raised area in the upper left of the photo is the proposed partial reserve irrigation area

A shelterbelt of native trees approx 4m to 5m in height is located along the south-west boundary. A number of large willow trees are located along the boundaries at the low lying area to the north. The rest of the site is grass pasture.



*Native tree shelterbelt along the Seaton Valley Road boundary.
Primary irrigation area in the foreground*

There are no water bores in the area around the lot, though the surrounding low lying area to the east of Seaton Valley Road is poorly drained with numerous deep drains constructed to assist in the removal of surface water. The area is known to be prone to flooding. Locating the primary irrigation area at the highest point in the lot will ensure that wastewater irrigated into the subsoil area will have the longest possible path to reach the low lying flood prone area and associated drains.



View of proposed primary irrigation area looking to north-west

Site Exposure

The shelterbelt of native trees along the south-west boundary, as well as landscape planting around the existing house on the lot will shelter the irrigation area from winds from the south and south-west direction. The irrigation areas are fully exposed to winds from the north and east

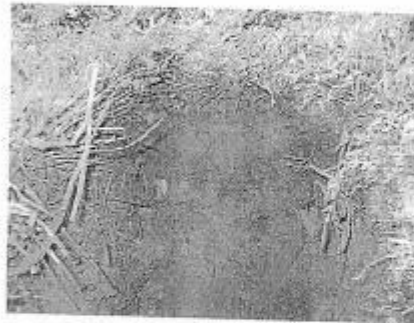
The primary irrigation area will be partially shaded from late afternoon sun but well exposed during the majority of the day. It was noted during the site investigation that the areas selected for the primary and reserve irrigation areas are the driest parts of the lot.

Site exposure is therefore expected to have a slightly positive effect upon the disposal area in that wind & sun will aid in evaporation and transpiration of surplus ground water, improving the percolation rate for treated effluent.

Soil Investigation

Three test holes were hand dug at the approximate extents of the primary disposal area, and in the area proposed for a reserve area for the existing house. The test pit logs are attached.

The test logs indicate that the soil category for the upper 450mm of the soil horizon is Cat 5 (surface topsoil) and Cat 6 (underlying soil). The category 6 soil is considered to be the limiting soil horizon as it is located at a depth of 50mm to 240mm below ground level.



Greyish black staining on vertical cracks is visible in the clay soils immediately underlying the topsoil layer. This is typical for Moutere Hills Gravel derived soils.

No groundwater was observed in the test holes.

It is therefore considered that the appropriate soil category is Category 6 (Clay Loam). The recommended Daily Irrigation Rate (DIR) for Category 6 = $2.14 \text{ mm} / \text{m}^2 / \text{day}$ (15mm per week).

Reserve Disposal Area

Provision for a reserve irrigation area of 100% of the primary disposal area is possible on the proposed new site. The reserve field is not however able to be placed within one contiguous area and is split between two physically separated areas. This is not however considered to be a significant problem as the need to run separate distribution main supply lines is easily achieved, and the use of pressure compensated emitter on the dripline in the irrigation fields means that variations in line pressure will not lead to irregular distribution of effluent within the reserve field.

It should be noted that the reserve area is not likely to be required since the use of a secondary treatment system such as an Aerated Wastewater Treatment System (AWTS) produces high quality effluent and significantly reduces the likelihood of clogging of the soil around the irrigator emitters due to formation of a bacterial biomat layer.

Consideration has also been given to provision of a reserve area which will allow the existing house on the lot to be upgraded to allow the use of an AWTS as is proposed for the new lot. This would require an irrigation area of up to 500 m².

An area suitable for wastewater irrigation has been identified in the northern corner of the lot close to the existing fence line across the lot. This area has similar features to the primary area for the new lot, in that it is raised well above the surrounding valley base, has relatively dry soil, and good exposure to sun & wind. The reserve area is shown on the attached plan.

Treatment System.

Since the soil category in the proposed disposal area is Cat 6, it will be necessary to use a *Secondary Treatment* system to ensure compliance with the requirements of NZS 1547:2000. The most common treatment systems, capable of complying with the secondary treatment standards are Aerated Wastewater Treatment Systems (AWTS). These may be further subdivided into *suspended growth* (air is bubbled through a chamber containing filtered wastewater prior to pumping out to the irrigation field) or *attached growth* (air is bubbled through filtered wastewater in a chamber containing a media with a high surface area to volume ratio prior to pumping out to the irrigation field). Such systems are typically certified by their manufacturer to achieve the following standards:-

- 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- Total Suspended Solids (SS) not exceeding 30g per m³

Compliance With TDC Conditions Applying to the Lot

The property is located in the Rural 1 zone and is subject to restrictions relating to the disposal of wastewater. The provisions in Rule 36.1.4 include:

- *Any new discharge first commencing after 19 September 1998 is not within any Special Domestic Wastewater Disposal Area.*

The lot is not within a Special Wastewater Disposal Area. (Complies)

- *Any new discharge first commencing after 20 December 2003 is not within Wastewater Management Area.*

The lot is not within a Wastewater Management Area. (Complies)

- *The volume of effluent discharged is not more than a weekly averaged daily flow of 2000 litres per day.*

The likely wastewater daily flow allowance for a typical 3 to 4 bedroom house is in the range of 900 to 1100 litres per day. (Complies)

- *There is no discharge or run-off of effluent into surface water.*

Careful design of the irrigation system will ensure that no surface ponding or direct run-off will occur. The primary irrigation areas have been located to provide the maximum possible separation to the low lying flood prone valley base. (Complies)

- *The disposal field is located not less than:-*
 - a) *20m from any surface water body or the coastal marine area.*
 - b) *20m from any bore used for domestic water supply.*
 - c) *1.5m from any adjoining property.*

The proposed area has been designed to fully comply with the separation distances listed above. (Complies)

- *The design and operation of the system must result in the depth of unsaturated soil between the effluent disposal field and the average winter level of groundwater or the basement rock being no less than 500mm or sufficient to ensure that the discharge does not result in any bacterial contamination of groundwater beyond the property boundary.*

There are no known bores in the vicinity and slow infiltration of treated wastewater will ensure adequate in-ground retention time to ensure treatment of pathogens. The soil profile is such that a standing winter ground water level is unlikely to occur due to the slow draining characteristics of the underlying clay soils. (Complies)

- *There is no discharge of effluent from the disposal field to the ground surface.*

Careful design of the irrigation system will ensure that no surface ponding or direct run-off will occur. (Complies)

- *The septic tank must be regularly de-sludged so that the liquid level (excluding sludge and scum) is maintained at not less than one-third of the tank volume.*

The wastewater treatment system to be used will require regular inspection and servicing (3 - 6 monthly) by a suitably qualified technician to ensure adequate performance. Checking of scum & sludge levels in the primary chamber to the system will form a part of the regular inspection program. (Complies)

- *The discharge does not create an offensive or objectionable odour discernable beyond the property boundary.*

The use of a secondary treatment system utilising aeration of the wastewater to reduce BOD & suspended solids ensures that the by products of treatment do not include CH₄, H₂S, NH₃ and PH₃ which are the typical products of anaerobic treatment in a septic tank system. Instead the typical products created during the treatment tend to be CO₂, SO₂, PO₄, NO₃, and H₂O which are not associated with strong odours. In addition the conservative application rate should ensure that treated wastewater does not emit from the ground surface. (Complies).

- *An access point to allow sampling of the effluent being discharged must be provided with any on-site wastewater disposal system installed after 19 September 1998.*

The output effluent may be sampled at the pump-out chamber of the system tank. (Complies)

- The quality of the effluent being discharged into or onto land meets the following standards.

- a) 5 day Biochemical Oxygen Demand (BOD_5) not exceeding $150g$ per m^3
- b) Total Suspended Solids (SS) not exceeding $150g$ per m^3

Design of an on-site wastewater system capable of discharging effluent into a Category 6 soil will require the use of a Secondary Treatment System. NZS 1547:2000 secondary treatment systems are required to meet treatment standards as follows:-

- a) 5 day Biochemical Oxygen Demand (BOD_5) not exceeding $20g$ per m^3
- b) Total Suspended Solids (SS) not exceeding $30g$ per m^3 .

Manufacturers of treatment systems designed for Secondary Treatment levels will be able to adequately meet the above limits. (complies)

Summary of On-Site Disposal of Wastewater - New Lot.

The soil classification for the disposal area on the proposed new lot is Category 6. While this is the lowest soil infiltration classification, the use of a secondary treatment system with an associated sub-surface drip-line irrigation system means that on-site disposal is suitable for this lot.

The wastewater system for the site will require specific engineering design to suit the house size and proposed usage. However this is essentially a matter of matching the Daily Wastewater Flow volume with the required irrigation area, using the specified Daily Irrigation Rate provided in this report (2.14 mm / m^2 / day).

The site is located within the R1 zone for which rule 36.1.4 applies. Use of a Secondary Treatment System such as an AWTS will enable full compliance with the TDC requirements for this zone.

It is recommended that the wastewater system for the new lot include the following :-

- A Secondary Treatment system shall be used to treat the wastewater from any new house on the newly created lot, prior to disposal on-site through an appropriately designed sub-surface irrigation system. The system used shall be certified in writing by its manufacturer to be capable of meeting Secondary Treatment standards under normal domestic operating conditions.
- The required area of the sub-surface irrigation field shall be calculated using the Daily Flow Rate for the proposed new house and a Daily Irrigation Rate of 15 mm / m^2 / week or 2.14 mm / m^2 / day.

Summary of Future Provision for On-Site Disposal of Wastewater – Existing House.

A suitable area ($500m^2$) has been identified in the northern corner of the part of the existing lot that will remain with the existing house, suitable for future use as an irrigation area. This would allow conversion of the wastewater system from the existing septic tank to a Secondary Treatment system such as an Aerated Wastewater treatment System.

This report is furnished to the Tasman District Council alone. It is acknowledged that the council is entitled to provide information contained in this certificate pursuant to section 31 of the Building Act 1992 and section 44A of the Local Government Official Information and Meetings Act 1987.

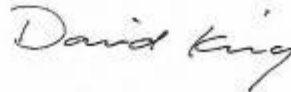
Yours faithfully

Tasman Consulting Engineers Limited

per:

Reviewed:





Ron O'Hara
BE (Civil), MIPENZ
Senior Engineer

David King
ME(Civil) MIPENZ (Structural) CPEng IntPE
Senior Engineer

Attached: Plan Showing location of proposed irrigation area and Test Pits
Soil test hole logs (three test holes)

(File: Wakefield_Wastewater_Report_18-09-07.DOC)

Date Confirmed:

Chair: