

## STAFF REPORT

**TO:** Environment & Planning Subcommittee

**FROM:** Mike Mackiggan – Consent Planner Natural Resources

**REFERENCES:** RM080889 – Discharge of Wastewater

**SUBJECT:** **CAMDEN PROPERTIES – REPORT EP09/07/17A** - Report prepared for hearing of July 2009

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Camden Properties Ltd has lodged several resource consent applications relating to a comprehensive residential resort subdivision. This report discusses the resource consent application made to discharge wastewater associated with the proposed completed residential leisure development in the adjoining land owned by the Greenacres Golf Course.

The site is in the Coastal Environment Area, and it is primarily zoned Recreation, with a small portion of Open Space Zone. The site is in the Land Disturbance Area 1. The site is not within a Wastewater Management Area.

### 1. DESCRIPTION OF THE PROPOSED ACTIVITY

The proposal has already been described in the Planner's report on the Subdivision and Land Use consents ( RM080097 and RM080880).

### 2. TASMAN RESOURCE MANAGEMENT PLAN (TRMP) ZONING, AREAS AND RULES AFFECTED

The land is zoned Recreation, is within the Coastal Environment Area, and is in the Land Disturbance Area 1. The site is not within a Wastewater Management Area.

The relevant Permitted Activity Rule is 36.1.4 but the proposed activity will not meet the Permitted Activity Rule 36.1.4 (b) condition as the discharge will exceed 2000 litres per day, and also will not meet Rule 36.1.4 (d) as the discharge will be on an adjoining property ( the Greenacres Golf Club ) therefore the activity becomes a Discretionary Activity ( Discharges to Land) with the relevant rule being 36.1.16.

Whilst the stormwater discharge component in isolation is a Discretionary Activity, the application overall is a **Non-Complying Activity** as a result of the proposed disturbance in the Coastal Area ( RM080892).

### **3. SUBMISSIONS**

Submitters raised no issues relating to the proposed wastewater discharge at the site. The submissions received regarding the overall proposal are described in the Planner's report on the Subdivision and Land Use consents ( RM080097 and RM080880).

### **4. PRINCIPAL ISSUES**

The principal issues associated with wastewater discharge component of the application are as follows:

- a) Can the proposal be adequately serviced in terms of domestic wastewater disposal, such that the effects on groundwater and surface water quality will be no more than minor?

### **5. STATUTORY PROVISIONS**

The application is a Non-Complying Activity. The Council must consider the application pursuant to Section 104 and Section 107 of the Resource Management Act 1991.

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

- Part 2 matters;
- the actual and potential effects on the environment of allowing the activity (Section 104 (1)(a));
- relevant objectives and policies in the Tasman Regional Policy Statement, and the Tasman Resource Management Plan (Section 104 (1) (b));
- any other matter the Council considers relevant and reasonably necessary to determine the application (Section 104 (1)(c)).

As the activity is a Non-Complying Activity the Council must, if it is of the mind to grant the consent, also be satisfied under Section 104D that :

either the adverse effects of the activity on the environment will be minor; or ,

the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (these are effectively additional tests that must be checked before a consent is to be granted).

The Council must also consider the application pursuant to Section 107 of the Resource Management Act 1991.

#### **5.1 Resource Management Act Part 2 Matters**

In considering an application for resource consent, Council must ensure that if granted, the proposal is consistent with the purpose and principles set out in Part 2 of the Act.

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

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

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

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

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

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

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

- 7(b) the efficient use and development of natural and physical resources
- 7(c) the maintenance and enhancement of amenity values
- 7(d) intrinsic values of ecosystems
- 7(f) maintenance and enhancement of the quality of the environment, and
- 7(g) any finite characteristics of natural and physical resources
- 7(i) the effects of climate change

**Section 8** of the Act shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). I understand that the applicant has consulted with iwi regarding the overall development and that iwi are in general support. I do not anticipate that there are any relevant issues for this application in respect of Section 8.

If consent is granted, the proposed activity must be deemed to represent the sustainable use and development of a physical resource and any adverse effects of the activity on the environment are avoided, remedied or mitigated. The critical issue of this consent is whether the adverse effects of the wastewater discharge are no more than minor.

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

## **5.2 Tasman Regional Policy Statement**

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

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

## **5.3 Tasman Resource Management Plan (TRMP)**

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

- Chapter 33

This chapter articulates Council's key objectives.

The most relevant Rules which follow from these imperatives are contained in Chapter 36.

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

### **33.4.0 Objective**

On-site disposal of domestic waste-water, which avoids, remedies or mitigates adverse effects on groundwater or surface water quality, habitats, human health and amenity values.

#### **Policies**

**33.4.1** To ensure householders are aware of the potential adverse effects that may be created by discharges from on-site wastewater disposal systems, and of methods of avoiding, remedying or mitigating them.

**33.4.2** To ensure that the adverse effects, particularly the cumulative adverse effects, of on-site disposal of domestic wastewater on water quality and aquatic habitats, including coastal water, and on human health or amenity in the Wastewater Management Area are avoided, remedied or mitigated by:

- (a) controlling the use of on-site systems in areas where there are significant limitations to sustainable on-site disposal of domestic wastewater including:
  - (i) low or very low permeability clay soils;
  - (ii) rapidly draining coastal soils;
  - (iii) areas of high groundwater tables;
  - (v) steeply sloping sites, especially on south facing slopes;
  - (v) unstable terrain;
  - (vii) proximity to surface water bodies;
  - (vi) high density of existing and new on-site systems and the cumulative impact of such discharges in terrain that has significant limitations to on-site disposal;
- (b) requiring comprehensive site and soil assessments to identify any site limitations;
- (c) requiring a high level of performance for design, construction, installation, operation and maintenance for new on-site disposal systems;
- (d) ensuring adequate buffers between disposal fields, water bodies, and the coast, especially Waimea and Mapua Inlets;
- (e) reducing the risk to human health arising from pathogens in the wastewater entering into water;
- (f) ensuring the net Nitrogen losses from land in the Wastewater Management Area to be subdivided do not result in adverse effects on aquatic habitats as a result of discharges of domestic wastewater;
- (g) ensuring stormwater management accounts for potential effects on on-site disposal fields;
- (h) ensuring that the potential adverse effects, especially cumulative effects of further residential development, are taken into account in considering any application to subdivide land in the Wastewater Management Area.

**33.4.2A** To require regular programmed maintenance of on-site wastewater treatment and disposal systems to minimise risk of system failure and reduce risk of adverse environmental effects.

**33.4.2B** To encourage consideration of wastewater treatment systems that service a cluster of households (subject to any site limitations) to:

- (a) take advantage of opportunities for high technology advanced wastewater treatment solutions at cluster scales;
- (b) reduce risks of system failure and cumulative adverse effects of single on-site systems;

(c) enable Council to develop effective and cost efficient systems for monitoring on-site wastewater systems.

**33.4.2C** To ensure that legal, practical, financial and enforceable responsibility is established for the operation and maintenance of any on-site wastewater treatment and disposal system, especially where such systems service a cluster of dwellings, taking into account both day-to-day operation and maintenance of such systems as well as provision for depreciation and replacement of equipment and of systems.

*[Policy 33.4.3 deleted]*

**33.4.4** To avoid, remedy or mitigate the adverse effects of discharges of domestic wastewater, including cumulative effects, particularly those in the Special Domestic Wastewater Disposal Areas.

Details of the assessment of the proposed activity in terms of these matters are addressed through the assessment of actual and potential effects in paragraphs 6.1–6.4 below and analysis and discussion on the relevant policies and objectives in paragraph 6.5 of this report.

## **6. ASSESSMENT**

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

### **6.1 Proposal Summary**

The applicants advise *“Wasterwater will be generated from the 31 units, the administration and staff accommodation, the laundry, garden shed and managers unit. Wastewater from these buildings will be collected and treated on site and then discharged into specific areas within the Greenacres Golf Course ( off-site).*

*Wastewater will be gravity fed into Wet Well chambers located underground within the common landscaped areas. The wastewater that collects into these chambers would be macerated through the use of Biolytix Vermiculture ( worms). This system has proven to provide a high level of treatment that is also well suited to intermittent organic loading, which is possible given the nature of most tourism based resort facilities*

*Treated wastewater would be pumped to a balancing tank located within the dedicated area at the eastern side of the site. From this tank the treated wastewater would be pumped into sub surface pressure compensated irrigation lines providing even distribution of discharge into the dispersal fields. The dispersal fields, as shown on the plans within Annexure G, are located to the east of the site within the land developed as the 17<sup>th</sup> and 18<sup>th</sup> holes within the Greenacres Gold Club ( Part Lot 1 DP 1667. The identified wastewater dispersal fields will be surveyed and registered on the Certificate of Title for the Golf Club, providng a legal mechanism for the ongoing use and management of this area. This does not mean that the users of the golf club will be inhibited from to (sic) accessing these areas while playing their game of golf. The Golf Club have supported this means of effluent disposal on the basis that the treated effluent will provide a form of irrigation to the golf course. The supply of water for irrigation is a major constraint on the current golf club operations. Use of the treated wastewater in this manner therefore benefits the golf club operations and enhances the visual appeal of the area overlooked by the adjacent units.*

*The volume of treated wastewater discharge is estimated to be around 27m<sup>3</sup> / day. In terms of effluent quality, the applicant volunteers that it contain no more than 20gm/ m<sup>3</sup> of BOD and 30gm/ m<sup>3</sup> of TSS. In combination with the benefits of this proposed system ... this standard of wastewater discharge is considered to provide an ideal solution to wastewater management in this coastal location – again in accordance with low impact/ecological-based design principles. It also became*

*apparent during early consultation with Tiakinga Te Taiao that on-site wastewater disposal was preferred to that of treatment at Bells Island and discharge direct to the coastal zone...*

Annexure G of the Application contains an "Green-Acres Development Wastewater Treatment and Discharge" report dated 14 May 2009 prepared by Robert Cox of Enviro WW Limited, Consulting Engineers.

Detailed engineering plans have not been provided at this stage and they will need to be provided before signoff.

### **6.1.2 Actual and Potential Environmental Effects**

### **6.1.3 Wastewater Discharge Issues**

The actual and potential effects of the application relating to how the works are undertaken and remedied are considered to be issues as follows :

- (a) Can the proposal be adequately serviced in terms of domestic wastewater disposal, such that the effects on groundwater and surface water quality will be no more than minor?

The applicant's Annexure G Consultant Engineers' report discusses in detail the effects of the proposed development on the quality of wastewater to be discharged from the subject site into the disposal fields on the adjacent Greenacres Golf Club.

The proposed system will result in an effluent quality of 20gm/ m<sup>3</sup> of BOD and 30gm/m<sup>3</sup> of TSS.

The Enviro WW Limited Consulting Engineers Report comprehensively analyses the proposal sites and details at length the preferred system suggested to ensure that the effects upon the environment will be no more than minor. Enviro WW Limited advise that in coming up with a recommended wastewater proposal, consultation was undertaken with Fish and Game, Friends of Nelson Haven, the Department of Conservation, and Iwi, all of whom approved of the wastewater scheme proposed.

### **Key Potential Environmental Effects**

The key potential environmental effects associated with domestic wastewater discharges on the environment are as follows:

- Impact on surface water quality
- Impact on groundwater quality
- Impact on soils
- Impact on amenity values

Analysis of the Enviro WW Limited Consulting Engineers Report has allowed the writer to be of the opinion that the proposed wastewater systems are appropriate for the site, the design flow volumes are suitable for typical dwellings and the irrigation rates are suitable for the proposed volumes of water and the soil types present. Therefore, it is not expected that there be any adverse effect on the soils, surface water nor groundwater that could be considered more than minor.

The proposed loading rate is considered to be appropriate for the soil types at the golf course. The effluent will be to a secondary treated standard, and the groundwater depth is greater than 1 metre. The effluent disposal fields are situated in the adjoining gold course area, and this is a complementary use for the golf course, providing useful irrigation for the 17<sup>th</sup> and 18<sup>th</sup> holes.

Being a commercial residential holiday/short term stay development, it is unlikely that the system will be fully loaded at any one time, the system proposed is ideally suited to intermittent loading accordingly. The system incorporates a buffer tank with the load discharges split between the effluent disposal fields in a sequenced manner.

## 7. SUMMARY

### 7.1 Principal Issues

The principal issue is whether the proposed development can be adequately serviced in terms of domestic wastewater disposal so the effects on the environment will be no more than minor.

### 7.2 Statutory Provisions

The application is a Discretionary Activity under the provisions of Chapters 33 and 36 of the TRMP at the time the application was lodged.

Overall however the application is a **Non-Complying Activity** as a result of the proposed disturbance in the Coastal Area ( RM080892).

As the application is a Non-Complying Activity. The Council must consider the application pursuant to Section 104 of the Resource Management Act 1991.

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

- Part 2 matters;
- the actual and potential effects on the environment of allowing the activity (Section 104 (1)(a));
- relevant objectives and policies in the Tasman Regional Policy Statement, and the Tasman Resource Management Plan (Section 104 (1) (b));
- any other matter the Council considers relevant and reasonably necessary to determine the application (Section 104 (1)(c)).

As the activity is a Non-Complying Activity the Council must, if it is of the mind to grant the consent, also be satisfied under Section 104D that :

either the adverse effects of the activity on the environment will be minor; or ,

the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (these are effectively additional tests that must be checked before a consent is to be granted).

The adverse effect on the environment of the wastewater discharge as proposed in the application RM080889 will be minor.

### **7.3 Relevant Objectives and Policies of the TRMP**

The relevant objectives and policies of the TRMP are listed the paragraph 5.3 of this report. All the relevant objectives and policies can be met by the proposed development.

### **7.4 Section 104D of the Resource Management Act**

Given the above it is considered that the wastewater discharge application as submitted satisfies both tests of s104D of the RMA.

The adverse effect on the environment of the stormwater discharge as proposed in the application RM080889 will be minor.

The proposal is generally consistent with the relevant objectives and policies in the Tasman Resource Management Plan.

### **7.5 Overall Conclusion**

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

Having considered the application in detail, having visited the site, and drawing on the Council's staff experiences of wastewater discharges, it is the writer's view that the adverse environmental effects of the proposed activity can be controlled to minimise them through the imposition of appropriate conditions.

## **8. RECOMMENDATION**

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

Having considered the application in detail, having visited the site, and drawing on the Council's staff experiences of wastewater issues, it is the writer's view that the adverse environmental effects of the proposed activity will be no more than minor, and that there is no reason why resource consent for wastewater should not be granted subject to the following recommended conditions.

## **9. RECOMMENDED CONDITIONS**

### **9.1 Discharge of Wastewater (RM080889)**

1. The Consent Holder shall submit a complete wastewater system design report for the approval of the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This design report shall include details of the activities and shall include calculations of expected maximum daily wastewater volumes. This design and the construction and operation of the

approved wastewater treatment and disposal system shall be in general accordance with the design report prepared by Enviro W W Limited (Version 3 and dated 14 May 2008) with the application for resource consent, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.

**Advice Notes:**

The wastewater system designer should be involved from an early stage with other parties responsible for the design. Design flow volumes, design and sizing of the land application area(s) and reserve land application area(s) need to be undertaken in concurrently with, for example, landscaping designs and planning.

2. The volume of wastewater discharged shall not exceed 26,910 litres per day. Following approval of the design, the Council will confirm in writing the design loading and both the Consent Holder's and the Council's copy of the resource consent document shall be amended to reflect the approved daily wastewater volume.
3. The maximum loading rate at which the wastewater is applied to land shall not exceed 5.00 millimetres per day (5.00 litres per square metre per day). The land application area shall be no less than 5382 square metres in area and incorporate at least 5382 lineal metres of pressure-compensating drip irrigation line. The Consent Holder may stage the development and they may stage the land application area. 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 1 metre apart. If the Consent Holder lays the lines more than 1 metre apart they must increase the land application area.

**Advice note:**

The Consent Holder may stage the implementation of the wastewater system and the land application rate shall not exceed 5 millimeters per day.

4. The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 10, shall comply at all times with the following limits:
  - a) the five day biochemical oxygen demand (BOD<sub>5</sub>) 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 10 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 10.
  9. A suitable reserve land application area equivalent to not less than 2358 square metres shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped and shall be located within the areas marked "reserve dispersal field" on the plan referred to in Condition 8 of this consent. For the purpose of this condition "undeveloped" means 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.
  10. A sampling point to allow collection of a sample of the treated wastewater shall be provided at the outlet of each individual treatment plant and at the outlet of the buffer tank before the point where the wastewater discharges to the land application areas.

### **Maintenance and Monitoring**

11. 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 10. The samples shall be tested for BOD<sub>5</sub> 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 units are 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 unit. 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.

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

13. Notwithstanding Condition 12, the wastewater treatment and land application system shall be inspected and serviced at least every six months and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within two weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
  - a) the date the inspection was undertaken and the name of the service provider;
  - b) a list of all components of the treatment and 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**

14. Pursuant to Section 128 of the Resource Management Act 1991, the Consent Authority may review the conditions of this consent by serving notice for any of the following purposes:

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

### **Expiry**

- 16. This resource consent shall expire on 20 July 2029.
- 17. This consent will lapse after ten years from the date of issue.

### **ADVICE NOTES**

- 1. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
- 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. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (eg, 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.
7. 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 Tasman Resource Management Plan (TRMP);
  - b) be allowed by the Resource Management Act; or
  - c) be authorised by a separate resource consent.
8. 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.



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