

STAFF REPORT

TO: Environment & Planning Subcommittee - Commissioner Hearing

FROM: Leif Pigott, Co-Ordinator Natural Resource Consents

REFERENCE: RM080844

SUBJECT: **ALBORN PROPERTIES LTD - REPORT EP09/08/15** - Report prepared for hearing of 31 August 2009

1. INTRODUCTION

This short report discusses the resource consent application made to authorise the discharge of water (used to wash boats and vehicles) to land associated with an existing water taxi and kayak hire business.

The applicant proposes two separate discharges. The first is from washing of kayaks with the wash water discharged to the stormwater network discharging on to the beach. The second discharge is wash water from motor boats and tractors to land via an oil and grit separator.

2. DESCRIPTION OF THE PROPOSED ACTIVITY

The application is to discharge wash down water to both land and to the council storm water network that discharges directly to the coast. The boats and kayaks are brought back to their respective sites and washed down.

The kayaks are cleaned down at 10 Franklin Street. The discharge volume of washdown water is about 300 litres per day, depending on the number of kayaks returned each day. Washdown water is collected via a sump and is currently collected into the septic tank system (then discharged to ground). It is proposed that the washdown water be collected and drained into the Council reticulation which discharges direct to sea. The applicant suggests the washdown water contains salt and fresh water and it should not adversely affect the discharge quality of the stormwater system.

The motor boats, trailers and tractors are cleaned down and refuelled at 13A Franklin Street. A concrete pad has been formed in front of the barn with drainage into a concrete dish channel. This is used as the washdown area and the water is collected in a sump with a sand trap prior to discharging the water to ground to the south of the barn. Approximately 600 litres of roof catchment water (augmented with water from campsite) is used in the washdown process. The applicant states that the washdown water may contain heavy metals associated with vehicles hence the sand trap.

Additionally the applicant also refuels the tractors and boats from the barn area. A bunded 4,500 litre petrol tank is stored on site.

The applicant has volunteered an oil and grit separator be placed to control the discharge water from 13A Franklin street to reduce the risk of possible contamination of groundwater.

2.1 Tasman Resource Management Plan (Trmp) Zoning, Areas and Rules Affected

	8-10 Franklin Street	13A Franklin Street
Land disturbance	Land Disturbance Area1	Land Disturbance Areas 1 and 2
Zone	Residential	Rural 1 (deferred Residential)
Coastal Environment Area	Coastal Environment Area	
	Special Domestic Wastewater Area	Special Domestic Wastewater Area
Water management zone	Marahau Coastal	Marahau Coastal

Discharge Rules

8-10 Franklin Street

Discharge to fresh or coastal water, the Permitted Activity Rule 36.2.7 does not allow any contaminate other than heat or chlorine to be discharged to coastal waters. Thus activity is deemed to be a Discretionary Activity as per Rule 36.2.8 Discharge of any Contaminant or water into water.

13A Franklin Street

Two activities are occurring at this site, one is the discharge of stormwater from the concrete pad and the second is the discharge or wash water to land.

The discharge of stormwater is not permitted as Permitted Activity Rule 36.4.2 (aa) unless it does not contain any hazardous substance other than 15 milligrams per litre of total petroleum hydrocarbons. The discharge is likely to contain sand, salt, possible heavy metals and hydrocarbons. The stormwater discharge is regarded as a Restricted Discretionary Activity and Rule 36.4.4. Discharge or diversion of stormwater or drainage water to land applies.

There is no Permitted Activity Rule for the discharge of wash down water to land and it is deemed to be a Discretionary Activity as per Rule 36.1.16 Discharge to Land.

Overall both discharges are regarded as fully Discretionary Activities. This is consistent with the land use consents that form part of the suit of consent being considered together.

3. SUBMISSIONS

The following is a summary of the submissions that relate the discharge to land of wash down water.

Raymond Franklin	Opposed	The submitter is opposed to the discharge to land.
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		<p>The wash down proposed will have (and probably is already having) impacts which are adverse in that;</p> <p>(a) the sump and sand trap overflows daily under its present level of use and is expected that oil discharges out of the paddock as a result of the overflows, – or alternatively drains through the sump to ground water</p> <p>(b) It is said that the kayaks are washed down via sump and water collects into the septic system, and that this to be drained into the council reticulation system that drains directly into the sea.</p> <p>-There appears to be no treatment whatsoever thus oils, ointments and the like can (and will) reach the sea without treatment.</p> <p>The application mentions heavy metals with no reference to hydrocarbons.</p>
Marahau Sandy Bay Rate Payers and Residents Association	Neutral	<p>The Association submits that the waste water disposal systems proposed are reviewed thoroughly by Council and that they will impose any further conditions to the treatment of this water to ensure that the discharges released into the storm water reticulation system and into land are acceptable, non-detrimental standards.</p>
Marahau Residents	Oppose	<p>We object that the washwater will be collected and drained into the council reticulation with discharges directly into the sea. We consider this will add to the pollution and further upset the ecosystem, with petroleum products. A visit to the publicly owned slip way where tractors are parked will show it is covered in oil and diesel spillage.</p>
M and H Kilvington	Oppose	<p>We feel that the proposed discharge of wash down to the sea is not acceptable as it contains oils, diesel and chemicals which will create unnecessary, damaging pollution to the existing delicate marine environment.</p> <p>We feel that all waste should be collected and settled into a septic tank to be disposed of safely.</p> <p>We would also like to draw to the councils attention the fact that the water taxi washdown facility has proved incapable to of coping with the amount of water running into it during the recent heavy rains, therefore causing oil and diesel</p>

		<p>residues to spill out, overflowing onto the surrounding area.</p> <p>We are concerned that this problem could create problems with residents wells and bores in the future.</p>
B Franklin	Oppose	Discharge of washdown water on both sites should be done through an appropriately engineered filtering system as the water on both sites has high potential of contamination.
Taikina te Taiao	Neutral	<p>The submitter wants to be sure that the heavy metals are filtered out before discharging to land.</p> <p>Please include conditions to ensure the water taxi washdown water does not contaminate the groundwater.</p>
Abel Tasman Land company limited	Oppose	Expert evidence should be provided to prove that the discharge of washing down water will not cause overland flow / inundation issues with neighbouring properties , or cause contamination to the underground aquifer
B De Liefde	Neutral	If consent is granted there should be a condition that all motorized vehicles are taken to the barn for wash down. No contaminated water should go into the storm water system and hence the sand flats.
Wakatu Incorporated	Oppose	There is no report on the adequacy of the discharge from this system and therefore on indication of its adequacy or effect on the environment. This has the potential for contamination of the adjoining foreshore which is culturally significant to iwi and is of concern.
G, D and A Campbell	Oppose	<p>The submitter has concerns over the discharge on Lot 1 DP12789 (13 A Franklin Street). As the Campbells have a bore and this is located in close proximity downstream of the proposed property.</p> <p>The submitter suggests that the discharge is more than 600 litres and that the applicant does not really know how much water is being used or where it is coming from.</p> <p>There is no way of knowing the amount of contamination occurring and they would like a professional independent report examining the</p>

		effects of the salt water discharge on to land, and there should be consent monitoring.
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4. PRINCIPAL ISSUES

Nine submitters have made submissions voicing concern about the possible adverse effects of the discharge of contaminants to land or coast.

The issues raised by the submitters are the following:

1. Lack of details about the discharge
2. Hydrocarbons are likely to be in the discharge
3. The discharge needs adequate treatment
4. Possible groundwater contamination
5. There are nearby uses of the groundwater

The principal issues associated with the applications are:

1. Potential contamination of groundwater
2. Potential contamination of the beach and coastal waters

4.1 Receiving Environment

The receiving environment is characterised by the sandy soils, shallow groundwater and close proximity to the coast. The following picture shows the profile of soil from the general area. The profile shows a thin layer of top soil with the remainder of the profile being sharp sand characteristic of weathered Separation Point Soils.

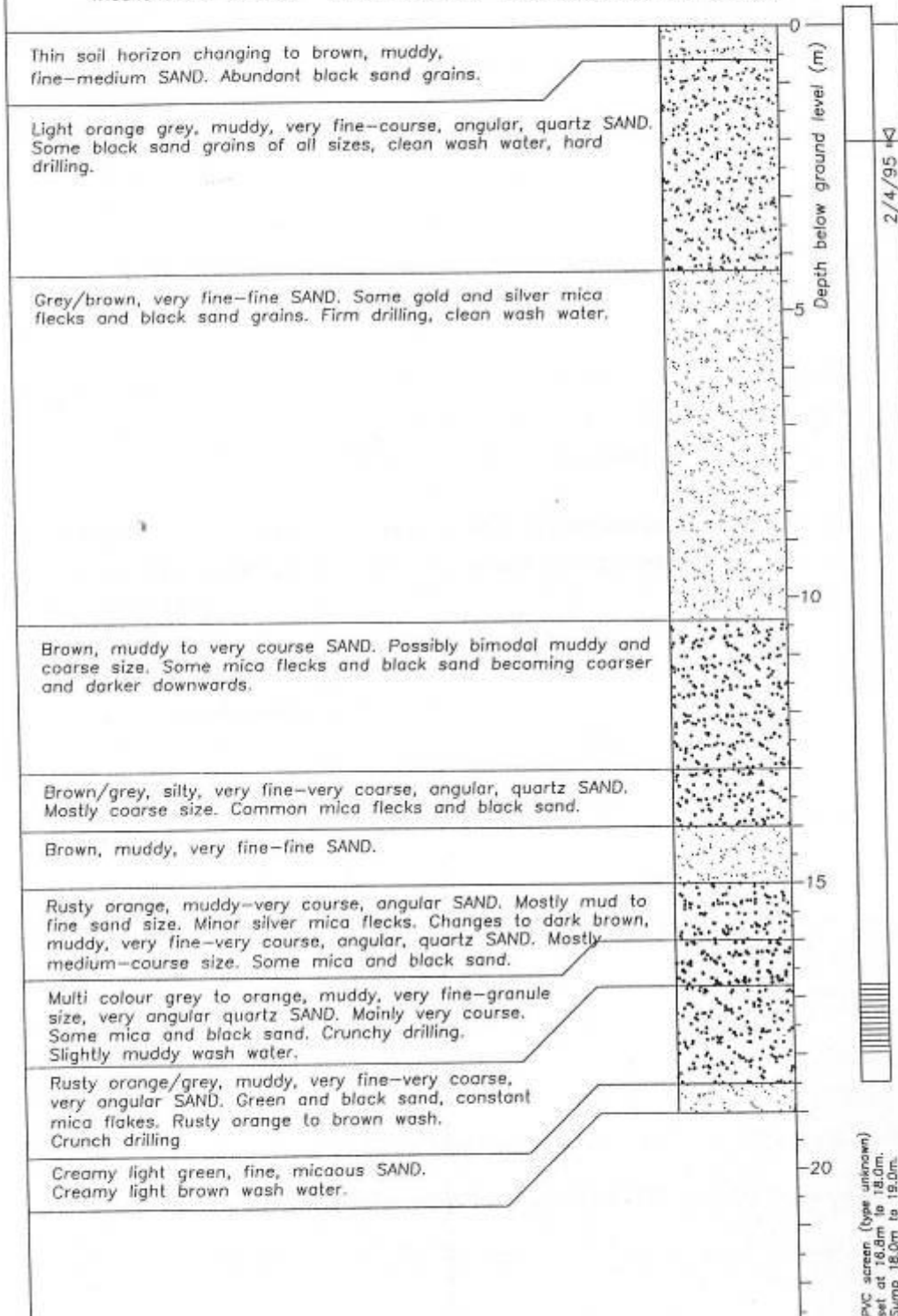


Bore logs in the area have shown that the sands extend down to 20+ metres (see attached bore log on the following page).

WWD 3463: Marahau at Bloomfield's House

North end of Marahau adjacent to D. Bloomfield's house

Tricone drilled to 19m. 10-11 November 1993. Logged by Peter Garlick.



The bore log above is for Bore 21536 and is about 230 metres away from the proposed discharge to land. (see aerial photo on the next page)

Some research has been undertaken on the aquifer, in 1996 a university thesis on the groundwater resources of the Marahau area (The Water Resources of the Marahau Catchment, Tasman, NZ by G.J. Stevens) identified that the aquifer was vulnerable and required careful management. This has been carried through to the policies of the TRMP not allowing the construction of bore in the coastal margin of the Marahau Zone (rule 16.12.2.1) and no new take of water from the coastal margin of the Marahau Zone after 3 November 2001 (Rule 31.1.2).

Groundwater is quite shallow and is a few metres below the surface. Anecdotal evidence is that some of the houses in Franklin Street have had problems burying their water tanks, with the tanks popping out (floating) due to high ground water levels.

The camp's two wells WWD 21546 and 21539 are around 3.5 metres deep and are 1,050 millimetre diameter, concrete lined wells. The applicant states that they are reliable but in dry summers the water table does drop. The wells are assessed to tap the unconfined aquifer in the area. All the camp drinking water is understood to be filtered and UV treated.

The following picture shows the known bores and wells in the general area of the proposed discharge.



The groundwater flow is thought to be towards the sea parallel with the hill to the South West.

In summary the groundwater level is shallow and soil will allow contaminants to move quickly to the groundwater then be transported towards the sea with the movement of the groundwater.

5. STATUTORY PROVISIONS

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

5.1 Resource Management Act Part II Matters

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

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

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

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

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

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

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

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(f) maintenance and enhancement of the quality of the environment; and
- 7(g) any finite characteristics of natural and physical resources.

Section 8 of the Act shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Iwi have submitted and have raised concerns over the possible contamination of groundwater.

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 discharge can be undertaken so the adverse effects on ground water quality and coastal water quality 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 following Policies and Objectives have been considered relevant for this proposal:

Relevant Coastal Marine Area (CMA) Objectives and Policies

21.1.0 Objective

Preservation of the natural character of the coastal marine area, particularly its margins, and including the maintenance of all values that contribute to natural character, and its protection from the adverse effects of use or development.

Policies

- 21.1.1 *To avoid, remedy or mitigate adverse effects on the natural character of the coastal marine area from activities, including:*
- (d) *The use of vessels or vehicles.*
 - (f) *The discharge of any contaminant or waste.*

- 21.1.4 *To avoid, remedy, or mitigate damage to foreshore, seabed and coastal marine animals and plants, caused by the passage of people, vehicles, vessels, or passage or grazing by stock.*

21.2.0 Objective

Avoidance, remedying, or mitigation of adverse effects on marine habitats and ecosystems caused by:

- (a) *access by vessels, vehicles, people, or animals;*
- (e) *the disposal of contaminants or waste, or accidental spillage of substances;*

with priority for avoidance in those areas having nationally or internationally important natural ecosystem values.

Policies

- 21.2.26 *To avoid, remedy or mitigate adverse effects of vehicles in estuarine areas.*

Relevant Discharge Objectives and Policies

33.1.0 Objective

The discharge of contaminants in such a way that avoids, remedies, or mitigates adverse effects while:

- (a) *maintaining existing water quality; and*
- (b) *enhancing water quality where existing quality is degraded for natural and human uses or values.*

Policies

- 33.1.2 *To avoid, remedy, or mitigate the adverse effects of discharges of contaminants so that both individually and cumulatively with the effects of other contaminant discharges, they enable the relevant water quality classification standards to be complied with.*

- 33.1.5 *To ensure that existing water quality is not degraded after reasonable mixing as a result of any discharge of contaminants into water and to take into account the following criteria when determining what constitutes reasonable mixing:*

- (a) *The depth, width and flow characteristics of the receiving water body, including the nature and extent of mixing which may occur and the assimilative capacity of the water.*
- (b) *The extent of the mixing zone and the likely adverse effects on aquatic life or ecosystems within the mixing zone.*

- (c) *The characteristics of the discharge, including the presence of toxic constituents.*
- (d) *The community (public) uses and values of the water or any mixing zone including those specified in the plan, any water conservation order or water classification for any water body.*

33.1.6 *To take into account the following factors in determining the significance of actual or likely adverse effects on the receiving water of or from contaminant discharges:*

- (a) *Any water classification given in any schedule to Chapter 36 or water conservation order.*
- (b) *Existing water quality of the receiving water.*
- (c) *The significance or sensitivity of the aquatic life or ecosystem.*
- (d) *The extent of the water body adversely affected.*
- (e) *The magnitude, time of year, frequency and duration of the adverse effect(s), including any cumulative effects as a result of the discharge.*
- (f) *The range and intensity of uses and values of the water body.*
- (g) *The conflicts between uses and values of the water body.*
- (h) *The nature of the risks of adverse effect(s).*
- (i) *Any relevant national or international water quality guidelines or standards, or water conservation order.*

33.1.8 *To avoid, remedy or mitigate the adverse effects of non-point source contamination arising from land use and discharge activities by a mixture of methods including regulation of discharge activities, and particularly through advocacy of best management practices; and to review the mixture of methods used if environmental monitoring shows that water quality standards are not being maintained.*

33.1.9 *To seek to improve water quality by appropriate riparian and coastal land management.*

33.1.10 *To promote and encourage discharge of wastes to land or constructed wetlands in preference to discharge to water where:*

- (a) *discharge to land or constructed wetlands has less actual or potential adverse environmental effects than discharge to water;*
- (b) *land disposal system design and operation is such that adverse effects on the environment, including soil and surface and groundwater quality are avoided, remedied or mitigated; and*
- (c) *the discharge to land is the best practicable option.*

33.3.0 Objective

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

Policies

33.3.1 *To require all owners, particularly the Council as stormwater asset manager, of all or part of any stormwater network to avoid, remedy, or mitigate adverse effects of stormwater discharges.*

- 33.3.5 *To avoid, remedy or mitigate the adverse effects of stormwater on water quality and the potential for contamination.*
- 33.3.7 *To require owners of all or part of any stormwater drainage network to avoid, remedy or mitigate any adverse effects of stormwater discharges.*
- 33.3.9 *To require the use of low impact design in the management of stormwater discharges in any new development where practicable.*

35.1.0 Objective

The discharge of contaminants into the coastal marine area in such a way that avoids, remedies, or mitigates adverse effects while:

- (a) maintaining existing water quality; and*
- (b) enhancing water quality where existing quality is degraded for natural and human uses or values.*

Policies

- 35.1.4A *Adverse effects of discharges into the coastal marine area including adverse effects of:*
 - (a) point source discharges on their own or in combination with other point source discharges; and*
 - (b) non-point source contamination arising from land use activities and entering the coastal marine area; and*
 - (c) contaminants in urban and rural stormwater should, as far as practicable, be avoided. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying those effects, to the extent practicable.*

- 35.1.5 *To ensure that existing water quality is not degraded after reasonable mixing as a result of any discharge of contaminants into water and to take into account the following criteria when determining what constitutes reasonable mixing:*
 - (a) the depth, water circulation patterns and tidal flow characteristics of the receiving water, including the nature and extent of mixing which may occur and the assimilative capacity of the water;*
 - (b) the extent of the mixing zone and the likely adverse effects on aquatic life and ecosystems within the mixing zone;*
 - (c) the characteristics of the discharge, including the presence of toxic constituents;*
 - (d) the classification of the water;*
provided that the inter-tidal areas are excluded from any mixing zone unless the discharge has no more than a minor adverse effect on the inter-tidal area.

- 35.1.6 *To take into account the following factors in determining the significance of actual or likely adverse effects on the receiving water of or from contaminant discharges:*
 - (a) Any water classification.*
 - (b) Existing water quality of the receiving water.*
 - (c) The sensitivity and significance of the aquatic life or ecosystem.*

- (d) *The extent of the water adversely affected.*
 - (e) *The magnitude, frequency and duration of the adverse effect(s), including any cumulative effects as a result of the discharge.*
 - (f) *The range and intensity of uses and values of the water.*
 - (g) *The conflicts between uses and values of the water.*
 - (h) *The nature of the risks of adverse effect(s).*
 - (i) *Any relevant national or international water quality guidelines or standards.*
- 35.1.8 *To discourage the introduction of new point source discharges and to reduce contamination from existing point source discharges into the coastal marine area, particularly hazardous wastes, non-biodegradable wastes, and trade and industrial wastes.*
- 35.1.9 *To promote and advocate development of site contingency plans to avoid, remedy or mitigate the likely adverse effects of any emergency discharges or other accidental spills in the coastal marine area.*
- 35.1.10 *To ensure that land use and discharge activities, particularly those involving hazardous substances, are carried out having regard to contingency planning measures appropriate to the scale and nature of any discharge or potential discharge and the risk to the environment for any accidental discharge of any contaminant that may result in connection with the activity.*
- 35.1.13 *To avoid, remedy or mitigate adverse effects of contaminants arising from land-based activities on the coastal marine area, particularly those discharged via urban and rural run-off/stormwater.*

The objectives and policies from the coastal marine area (CMA) section of the plan and the discharge section signal a clear intent that the adverse effects of the discharge, in this case oil from tractors to the CMA should be avoided, remedied or mitigated.

The amended application is generally consistent with the objectives and policies of the TRMP. The potential discharge to the CMA resulting from oil or diesel on vehicles is controlled by conditions related to vehicle maintenance on the site.

6. ASSESSMENT

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

6.1 Actual and Potential Environmental Effects

6.1.1 Assessment

This assessment is being broken into two parts; the washing of kayaks and the discharge of washdown water to land from the concrete pad.

Discharge of wash water to the storm water network

Submitters have raised concerns over the potential of contamination from the washing down of kayaks. There should be very little, if any, contaminants discharged from the washing of the kayaks. It is accepted that this wash down water will end up on the coast. This washing is primarily removing contaminants from the kayaks that were derived from the coastal waters and beaches.

Submitters have raised the issue of sun screen and other ointments etc being present on the kayaks. It is accepted that these compounds may be present however the volume of material occurring in the washwater should be very low. Most if not all the water soluble compounds would have washed off the kayak while being used. A comparable discharge is someone sun bathing on the beach and going for a swim.

Assuming the washing is undertaken only with fresh water, and no detergents or similar cleaning compounds, and there is no washing of motorised vehicles. It is accepted that the adverse effects from this activity will be no more than minor.

After conversation with John Karaitiana of Council's Engineering department a sediment trap is required with a cut off value on the applicants land before the wash water is discharged to the Council's stormwater network. This sediment trap is to minimise the sand getting into the stormwater pipes. If there needs to be a sump placed from the property to the storm water network the applicant would need to apply for a road opening permit.

Overall the adverse effects from this activity are minor.

Discharge to land

The applicant uses the concrete pad for washing down and refuelling. The wash down water of tractors and boats is likely to contain sediments/sand, sea salt, metals and hydrocarbons. The applicant also uses the concrete pad to refuel boats and tractors. These activities are likely result in some hydrocarbons being spilt on the pad.

Most of the submitters are concerned with contamination of the groundwater and/or the coastal environment. Best practice in controlling discharges is to control the discharge to the greatest practical extent at the point of generation (boats, tractors and trailers). In this case the vehicle maintenance and the control of spills are critical to minimising the contaminant generation in washdown water. The lower the loading on the proposed oil and grit separator the less contaminant discharged to ground.

The additional benefit of this vehicle maintenance will avoid/minimise emissions when the tractors enter the coastal waters launching and retrieving boats. Well-maintained tractors that are undertaking several trips per day should be of a standard that there is no oil leaking out and contaminating the environment.

The soil receiving the discharge from the washdown pad is coarse sand with a little topsoil and has little potential to treat any contamination. If any treatment/ removal of contaminants does occur it will most likely occur in the shallow top soil (organic material should bind to some of the contaminants).

The groundwater is quite close to the surface (only a few metres down) with no significant soil layers stopping the discharge flowing down to the aquifer. This aquifer is used for domestic purposes (including the campsite) and there are several bores in the general area that take water from this shallow aquifer.

Currently the applicant only has a sediment trap in place that will remove sand and some metals. There needs to be better control of hydrocarbons from the washdown area and a discharge of this nature really needs an oil water separator with a sediment trap. The oil and grit separator will also control heavy metals and sediments in the discharge from the washdown pad.

The applicant has proposed a Humes concrete oil and grit separator. The manufacturer states the following *“suitable for low volume stormwater runoff from small areas (< 150 m³ where hydrocarbons products are present or where small spills routinely fall on paved surfaces exposed to rain or wash down). Application examples include washdown vehicle pads and workshops. Humes Oil & Grit Interceptors are supplied to site complete and ready to be placed into the prepared excavation and connected to the drainage system. The unit is installed underground and has a relatively small footprint. As each application and its site runoff contamination is different, frequency of cleaning can be determined once normal use has taken place.”*

For the proposed device to work well regular maintenance is critical. Additionally it will need to be fitted with an isolation valve to stop any discharge if a spill occurs on the pad to avoid large volumes of hydrocarbons being discharged to land. This cut-off will allow the applicant time to deal with the spill and get the separator pumped out professionally.

There will be some salt with the discharge. This is likely to be minor given the dilution and the very mobile nature of sea salt (primarily sodium chloride) and the high transitivity of the unconfined aquifer.

Overall, it is considered that the discharge can be undertaken subject to consent conditions such that the adverse affects are no more than minor.

Discharge of contaminants into CMA

In the “Supplementary Report: Proposed water taxi base “Graham Caradus on the 12 August (full report is appended to land use consent) the additional matter of discharge of contaminates into the CMA was noted. The following is the relevant section of the report.

“An additional matter that needs consideration is the discharge of oil from the tractors into the waters of the coastal marine area (CMA). An observation made of tractors parked near the boat launching ramp was that without exception they were to some extent leaking or dripping oil or diesel. These tractors operate on the beach and in the water and any oil that has escaped to the outside of the engine entablature or transmission, is likely to find its way into the CMA. To achieve the necessary avoidance of this occurrence, tractors would need to be maintained well and suitably cleaned.”

While this consent report is not explicitly dealing with the consenting of the discharges into the CMA from the tractors conditions have been recommended that avoid this from occurring as discussed above. The Council needs to work with all the operators over this issue and the discharge can be avoided by good maintenance hence removing the need for discharge consent.

6.1.2 Summary of Assessment of Effects

In summary, potential adverse effects on the environment from the discharges should be minor if the equipment (boats, tractors and trailer) and emission control (grit and oil separator) are well maintained and adequate spill prevention/control measures implemented. The proposal as controlled by recommended conditions is generally consistent with the objectives and policies in the Tasman Resource Management Plan.

7. SUMMARY

7.1 Principal Issues

The principal issues are whether the discharge of washwater can be undertaken without causing adverse effects on the environment that are more than minor. The key is to minimise the potential contamination risk then place emission control equipment to remove most of the remaining contaminants from the water prior to the discharge.

7.2 Statutory Provisions

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

- Part II matters
- Objectives and Policies of the Tasman Resource Management Plan
- Actual and Potential Environmental Effects
- Other Matters

The applicant is aiming to control at source the contaminants such that the discharge to ground and coast are at a level where the adverse effects are no more than minor.

7.3 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 in the Proposed Tasman Resource Management Plan.

8. RECOMMENDATION

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

Having considered the application in detail, having visited the site, and drawing on the Council's staff experiences with discharges, it is the writer's view that the adverse environmental effects of the proposed activity subject to conditions of consent will be no more than minor.

9. RECOMMENDED CONDITIONS

To promote and advocate development of site contingency plans to avoid, remedy or mitigate the likely adverse effects of any emergency discharges or other accidental spills

KAYAK WASHDOWN

Location details:

Address of property: 8-10 Franklin Street.

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

1. The Consent Holders shall ensure that all works are carried out in general accordance with the application and plans submitted with the application on the 23 September 2008 and further information supplied on 14 August 2009, unless inconsistent with the conditions of this consent, in which case the conditions shall prevail.
2. The Consent Holder shall develop and implement a management plan to implement this discharge consent.
3. Suitable signage shall be placed and maintained at the kayak wash down site, and preferably at the entrance to the sump, which states that the inlet is not treated and flows straight to the sea; and that no tractors, cars, trailers and motor boats shall be washed here and no detergents are to be used.
4. No motorised vehicles and/or trailers shall be washed down on site.

Advice note:

This is to stop the risk of hydrocarbons being washed into the stormwater system.

5. Only fresh water shall be used in the wash down.
6. The discharge shall only comprise of water and the contaminants on the kayaks.
7. The Consent Holder shall ensure that the discharge does not cause the production of conspicuous oil or grease films, scum or foams, or floatable or suspended materials in any receiving water or on the beach.
8. The washdown water shall be discharged to a sediment trap this shall include a cut-off valve to isolate any spill from the stormwater system. The design of the system shall be approved by the Council's Coordinator Compliance monitoring prior to the installation of the sediment trap.

9. Sediment trap shall be maintained in good working order at all times.
10. A spill kit shall be kept onsite. Visual signs outlining the use of the spill kit shall be displayed and made available at the site.
11. The consent holder shall be responsible for ensuring that users of the washdown know what to do in the event of a spill, and how to turn off the emergency shut-off valve.
12. In the event of spills, the shut-off valve shall be closed to prevent contaminants leaving the sediment trap. Once the spill has been contained, the sediment trap shall be completely cleaned and contaminants disposed of to an approved hazardous waste facility.

Monitoring

13. The sediment trap shall be monitored on a monthly basis and Maintenance Schedule completed. A summary of these results shall be forwarded to Council's Coordinator Compliance Monitoring upon request.
14. An access point shall be provided to allow sampling from the sediment trap before being discharged to the stormwater network.

Review of Consent Conditions

15. The Council may, during the month of April 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 determinants 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 expires on 18 April 2023.

ADVICE NOTES

1. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
4. All reporting required by this consent should be made in the first instance to the Council's Co-ordinator Compliance Monitoring.
5. 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.
6. This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
 - a) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP);
 - b) be allowed by the Resource Management Act; or
 - c) be authorised by a separate resource consent.
7. Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

BOAT WASHDOWN

Location details:

Address of property: 13A Franklin Street.

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

1. The Consent Holders shall ensure that all works are carried out in general accordance with the application and plans submitted with the application on the 23 September 2008 and further information supplied on 14 August 2009, unless

inconsistent with the conditions of this consent, in which case the conditions shall prevail.

2. The tractors shall be maintained at least annually or as often as is necessary to ensure that there is no leakage of oil.
3. No oil shall be present on the underside of the tractors engine or structure.

Advice Note

Conditions 2 and 3 are aimed at minimising the contaminants in the wash down water. They will also reduce the risk of oils being discharged into the coastal waters when boats are being launched and retrieved.

4. The concrete wash down platform shall be shaped to direct stormwater surface flows away from the wash down area to the oil water separator.
5. All stormwater runoff and washdown water from the washdown pad shall be collected and directed to the oil and grit separator of the dimensions calculated for the site and as diagrammatically shown in the consent application.
6. All work that may cause spills shall be undertaken on the washdown pad.
7. The Consent Holder shall discharge a maximum of 0.8 cubic metres per day to the land from the wash down pad.
8. The Consent Holder shall ensure that the discharge does not cause the production of conspicuous oil or grease films, scum or foams, or floatable or suspended materials in any receiving water.
9. The discharge shall not cause contamination of groundwater from bores and wells
10. The quality of the water being discharged from the separator shall not exceed the following standards:
 - Total suspended solids 100 mg/l
 - Total petroleum hydrocarbons 15 mg/l
11. The consent holder shall ensure that where detergents/ degreasers are used the shut-off valve on the interceptor shall be closed, and the interceptor completely pumped out at the conclusion of cleaning.

Spills

12. A spill kit shall be kept onsite. Visual signs outlining the use of the spill kit shall be displayed and made available at the site.
13. The consent holder shall be responsible for ensuring that users of the washdown know what to do in the event of a spill, and how to turn off the emergency shut-off valve.

14. In the event of spills that are greater than 5 litres, the stormwater shut-off valve shall be closed to prevent contaminants leaving the oil and grit separator. Once the spill has been contained, the separator shall be completely cleaned and contaminants disposed of to an approved hazardous waste facility.

Monitoring

15. The separator shall be monitored on a monthly basis and Maintenance Schedule completed. A summary of these results shall be forwarded to Council's Coordinator Compliance Monitoring upon request.
16. Water discharged from the separator shall be monitored three times in the twelve months following the development of the washdown. If there is full compliance with the limits in Condition 10, future monitoring will be reduced to once per year at the discretion of Council.
17. An access point shall be provided to allow sampling from the separator before being discharged to land.

Review of Consent Conditions

18. The Council may, during the month of April 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 determinants 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

19. This resource consent expires on 18 April 2023.

ADVICE NOTES

1. Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.

2. The Consent Holder should meet the requirements of the Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
3. Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
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Leif Pigott
Co-Ordinator Natural Resource Consents