



STAFF REPORT

TO: Environment & Planning Subcommittee
Commissioner Hearing

FROM: Daryl Henehan- Consent Planner, Natural Resources
Leif Pigott - Co-ordinator, Natural Resource Consents

REFERENCE: RM090877- Discharge of Stormwater to Land

SUBJECT: **SUSTAINABLE VENTURES LTD - REPORT REP10-05-13** - Report prepared for hearing of 12, 13 and 14 May 2010

1. DESCRIPTION OF THE PROPOSED ACTIVITY

The application is for the comprehensive development of the Pakawau Camping Ground into a 20 unit residential complex offering short-term rental and holiday accommodation, as well as permanent or long-term accommodation. The proposal includes the subdivision of the northern end of the property from the main campground area. The northern end of the property includes the existing shop, the petrol pumps and the cottage to the rear of the shop. The application seeks consent for a Commercial Activity in a Residential Zone. This includes proposed takeaway facilities as well as the hire and storage of non-motorised equipment.

The stormwater application is part of a suite of consents sought by Sustainable Ventures Ltd. that involve further consent applications for subdivision, earthworks and discharge of wastewater and land disturbance in the coastal environment, the modification of a cultural heritage site and a permit to take water.

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

The application site is zoned Residential and the proposed discharge of stormwater to land does not meet all the criteria of Permitted Activity Rule 36.4.2 or the Controlled Activity Rule 36.4.3A, of the TRMP and is deemed to be a Discretionary Activity in accordance with Rule 36.4.4 of the TRMP. However, as the consent is being bundled with the other consents associated with this proposal, and the Landuse consent is a Non-Complying Activity, this consent is also being processed as a Non-Complying Activity.

3. SITE DESCRIPTION

The application site is located at 1112 Collingwood-Puponga Road, Pakawau, Golden Bay. The legal description of the land is Part Section 11 Square 15 and all land is contained in Certificate of Title NL96/197 (limited as to parcels). The approximately 1.7 hectare site runs north to south along the coast, with the beach

forming the eastern boundary and the Collingwood-Puoponga Road the western boundary. It occupies the central part of a coastal strip developed with a mixture of baches and permanent homes that is zoned Residential. The site is situated in the Land Disturbance Area 1, the Coastal Environment Area and the Special Domestic Wastewater Disposal Area.

The site can be described as a modified sand dune with a contour range of 3.65 to 6.05 metres above sea level. The property has been used as a camping ground for many years and has been a popular destination for holiday makers during the summer months. The site is located on the coastal margin at Pakawau and has riparian rights. The beach frontage has eroded to some extent over a period of time and a 230 metre long rock wall has been installed to help protect the site from further erosion. Larger rocks have been placed along this edge and coastal vegetation has become established. The rockwall shows signs of degradation and needs to be upgraded, or alternatives to be considered to protect the site from erosion and potential sea level rise.

Grass covers most of the site, with a number of bushes and small trees around the periphery.

Four test holes were dug as part of the wastewater and stormwater assessments carried out for the applicant. Topsoil was evident in the first 100-200 millimetres of the test pits. In three of the test pits, this topsoil overlay moderately coarse graded sand. In the fourth, topsoil overlay light brown sandy soil, which was evident down to one metre below and then overlay moderately coarse graded sand.

A permeability test revealed this soil had very well-draining characteristics. The applicant tried to determine the soakage rate with a constant head permeameter, but had difficulty as the water drained too quickly. They estimate a drainage rate for saturated conditions of over 10 m/day. This translates to at least 10,000 litres per day for each square meter soakage used.

No groundwater was encountered in any of the holes, which were dug to up to 1.3 metres below ground level. Groundwater is thought to fluctuate between 2-4 metres below ground level depending in tidal influence and rainfall.

4. PROPOSED ACTIVITY

The details of the activity in general terms can be found in the staff report RM090874

The roof rainwater collected from impervious roof surfaces across the site will be collected for potable and non-potable re-use. Where the roof rainwater supply exceeds the demand and the available storage, some of the stored roof rainwater will have to be discharged to garden areas and/or soakage pits.

The applicant's report states "the detention storage could be provided in the form of tanks, depressions in the ground as part of landscape work or any other structure that provides water storage for the duration of rainfall events. Where collected rainfall is not to be utilised for potable use, then a limited gravity discharge from the detention storage would occur to ensure that the storage drains between rainfall events."

The applicant has not provided the specific volume of stormwater retention required, stating that this can be determined once decisions have been made regarding the source of water to be used for different activities across the site i.e. domestic supply, laundry, firefighting storage, irrigation etc. The volume of detention required can then be determined based on meteorological information, the total area of impervious roof area from which rainfall will be collected, and the amount of water to be stored in detention tanks.

The applicant has provided the following table that examines the stormwater from each of the areas contributing to the stormwater.

Table 1: Mitigating factors for stormwater generated for each land use associated with the proposed development

Land Use	Area (m ²)	Applicant's Mitigating Factor
Impervious Roofing Increase in roof areas for housing units and covered car parks	1,081	Impermeable coloursteel roofs will remain on the shop, manager's flat and associated cottage (519m ²). Roof water from these buildings, some of the housing units and new covered car parks will be collected for potable and non—potable use.
Turf Roofs Turf to be used as a roofing material covering most of the units	2,010	Turf will be used on around 87% of the total roof area of the new housing units. This reduces rain-water run-off but does not eliminate it completely. Approximately two thirds of any rainwater that is not absorbed by the turf will be collected for re-use.
Impervious Paths and Courtyards Increased paths and courtyards around units	1,584	Any impermeable areas (such as paths/courtyards) will be offset by the collection of roof water and/or additional detention storage as part of stormwater plans for the proposed development.
Limited Permeability Roads and Pathways Increased open car parks, roads and pathways.	2,250	The beach access road will be grass or gravel. Open car parks and the driveway into the site will be gravel. Gravels roads cannot be considered totally pervious due to the clay content of the base course material. However, any run-off from the roads that may occur will be distributed and will enter adjacent pervious lawns and gardens.
Undeveloped Areas Much greater portion of the site will remain as grass.	10,075	From a stormwater run-off viewpoint the future land use for undeveloped areas will remain the same No significant change to run-off rates or volumes is anticipated.

The applicant's report states that within the new development, there will be 1,584 square meters of impervious area from which stormwater is not collected for re-use. As per Table 1, these impervious areas comprise paths and courtyards around the units. Stormwater run-off from these areas will runoff directly to land. Given the high permeability of the soil demonstrated in the permeability test, there should be no to little increase in the "mounding" of the groundwater table relative to the current situation. The applicant also states that these discrete increases in stormwater discharge will be offset by the collection of roof water elsewhere within the development.

Stormwater from approximately 2,400 square metres of the total roof area across the developed site (including existing shop, managers flat and cottage) will be collected for re-use. Rainwater collected will be used to top up the residential and shop water supply provision, referred to as detention storage. Additional retention storage will be provided to collect the rainwater overflow from the detention storage for release after the peak of the storm event at a rate less than the discharge from the equivalent area of the roof that currently exists as pasture, except if the storage overflows. Therefore, the stormwater discharge from the roof areas has some mitigation during the peak of the storm.

Rainwater from approximately 670m² (one third) of the total turf roof area will not be collected and so will be discharged directly to land. Given the highly permeable nature of the receiving soils and the low run-off rate of rainwater once it has infiltrated the turf, the effects of this discharge are likely to be small.

Any run-off that might occur from the gravel roads will either be distributed to adjacent pervious lawns and gardens or to local soaks pits for distribution into the underlying sands.

5. SUBMISSIONS

The application was notified on 30 January 2010. A total of 86 submissions were received, of which 43 were in support, 8 were neutral and 35 were in opposition.

Nine of the submissions included comments on stormwater matters, however not all elaborated on their concerns. The following were the key issues from the submissions:

Submission summary	Staff comment
Rainwater should be collected, and it is not clear why all the stormwater is not being collected	<p>The application states that stormwater will be collected and used on site.</p> <p>According to the application, rainwater from approximately 670m² (one third) of the total turf roof area will not be collected and so will be discharge directly to land. Along with the hard surface runoff of 1584 m².</p>
The application does not contain a rain water collection and storage system design. It is felt that one is integral to the overall water stormwater and wastewater design for the development at this stage. Where do all the tanks go? Would like to see a water balance for this site	<p>The design does contain some details on where the rainwater tanks would be placed (under the buildings)</p> <p>In the stormwater report, the consultant has suggested that the applicant provide a site management plan for stormwater identifying how all the stormwater from hard surfaces will be managed.</p>

	The applicant has stated that a collection and storage system will be designed and submitted with the building consents
Concerns about the amount of water required of the water supply (bore) for the development and stormwater may fill this gap.	About 2/3 of the roof rainwater collected from impervious roof surfaces across the site will be collected for potable and non-potable re-use. Where the roof rainwater supply exceeds the demand and the storage limits are near exceedance, some of the stored roof rainwater will have to be discharged to garden areas and/or soakage pits. 1/3 of the turf roof water will be directly discharged to ground via soakage.
The coastal waters are very sensitive to any contamination of bacteria. Any bacterial contamination is of great concern to the marine farming industry. Intensification of residential development create a reverse sensitivity conflict with marine farming, condition required re discharge of contaminants to prevent the discharge of contaminants into the coastal marine area.	The water quality from the stormwater disposed of to ground should high. The major source of bacterial contamination for the stormwater will be bird excrement from the roofs

6. PRINCIPAL ISSUES

The principal issues associated with the applications are:

- a) Use of the stormwater
- b) Potential contamination of groundwater and coastal water
- c) Potential surface flooding
- d) Lack of detailed design

7. STATUTORY PROVISIONS

The stormwater discharge application is a Discretionary Activity in the Residential Zone. 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)).
- as the stormwater application is being considered as part of a bundle and the landuse consent is non complying Section 104 D also applies as follows:

Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either -

(a) the adverse effects of the activity on the environment will be minor; or

(b) the application is for an activity that will not be contrary to the objectives and policies of—

(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or

(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

7.1 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 -

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) 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:

- (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.*
- (b) the protection of outstanding natural features and landscapes 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(a) kaitiakitanga;*
- 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*

Section 8 of the Act shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). The applicant has consulted with Iwi and has been granted authority by the Historic Places Trust (2007/93). Greater detail is provided in the report for the land disturbance consent RM090843.

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

Section 105 of the RMA also applies to this application and required the Council to have regard to:

- (a) The nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
- (b) the Applicant's reasons for making the proposed choice; and*
- (c) any possible alternative methods of discharge, including discharge into any other receiving environment.*

Under **Section 107** of the RMA Council can not grant a discharge permit for an activity that would contravene the following:

(1) ...a consent authority shall not grant a discharge permit ... to do something that would otherwise contravene section 15 or section 15A allowing—

- (a) the discharge of a contaminant or water into water; or*
- (b) a discharge of a contaminant onto or into land in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water; or*

if, after reasonable mixing, the contaminant or water discharged (either by itself or in combination with the same, similar, or other contaminants or water), is likely to give rise to all or any of the following effects in the receiving waters:

- (c) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;*
- (d) any conspicuous change in the colour or visual clarity;*
- (e) any emission of objectionable odour;*
- (f) the rendering of fresh water unsuitable for consumption by farm animals;*
- (g) any significant adverse effects on aquatic life.*

These matters have been discussed in Sections 4, 5 and 6 of this report.

7.2 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 TRMP will satisfy an assessment against Policy Statement principles.

7.3 Tasman Resource Management Plan

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

- Chapters 30 and 33

These chapters articulate Council's key objectives:

The most relevant Rules which follow from these imperatives are contained in Chapters 31 and 36.

Details of the assessment of the proposed activity in terms of these matters are addressed through the assessment of actual and potential effects in Section 9.1.

7.4 Relevant Objectives and Policies of the TRMP

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

Objectives and Policies

Objectives and policies related to stormwater diversion, damming and discharge

30.1.0 Objective

1. The maintenance, restoration and enhancement, where necessary, of water flows and levels in water bodies that are sufficient to:
 - (a) preserve their life-supporting capacity (the mauri of the water);
 - (b) protect their natural, intrinsic, cultural and spiritual values, including aquatic ecosystems, natural character, and fishery values including eel, trout and salmon habitat, and recreational and wildlife values; and
 - (c) maintain their ability to assimilate contaminants.
2. The maintenance, restoration and enhancement where possible, of the quality and extent of wetlands in the District.

Objective 33.3.0

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

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

Objectives and Policies	
	discharges.
33.3.2	To advocate works to restore and protect stream or coastal habitats and improve and protect water quality affected by stormwater and drainage water discharges.
33.3.3	To manage the adverse effects of stormwater flow, including primary and secondary flow management, and the potential for flooding and inundation.
33.3.4	To avoid, remedy or mitigate the potential for erosion and sedimentation arising from stormwater run off.
33.3.5	To avoid, remedy or mitigate the adverse effects of stormwater on water quality and the potential for contamination.
33.3.6	To maintain or enhance stormwater infiltration to enhance groundwater recharge.
33.3.7	To require all owners of all or part of any stormwater drainage network to avoid, remedy, or mitigate the adverse effects of stormwater discharges.
33.3.8	To encourage an integrated whole-catchment approach to the management and discharge of stormwater.
33.3.9	To require the use of low impact design in the management of stormwater discharges in any new development where practicable.
33.3.10	To encourage the restoration and rehabilitation of stormwater drainage networks where natural drainage networks have been significantly modified.
33.3.11	To take into account the long-term management of stormwater drainage in consideration of land development, including subdivision and land-use changes.

The application proposes to use the majority of the stormwater, employ low impact design and dispose of the remaining stormwater on site to soakage, thus maintaining the groundwater recharge while putting measures in place to limit the risk of contaminating groundwater. The proposal is consistent with the policies and objectives above.

8. ASSESSMENT OF ALTERNATIVES

The applicant has proposed several different methods of stormwater control on this site. There is no reticulated network and the Council does not encourage stormwater discharges directly to the sea.

9. ASSESSMENT

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

9.1 Actual and Potential Environmental Effects

9.1.1 Proposal Summary

Currently the property has a campsite and office etc, therefore the development of the site will increase the hard surface area of the site and alter the drainage characteristics.

Typically such developments cause an increase in both the volume and peak flow rate of stormwater discharges that occur during and following rainstorm events. Unattenuated stormwater discharges can cause flooding and damage to the environment, therefore the expectation within the objectives and policies of the Tasman Resource Management Plan is that such impacts are avoided, remedied or mitigated wherever possible.

The secondary flow paths are not specified in the application. However the use of swales indicates that there has been some thought about overland flow.

The applicant's design is centred around directing the majority of the roof runoff to storage for subsequent reuse or slow release. Detailed design will be required for roof rainwater retention systems and also proposed detention and disposal systems, however it is common practice for this to be submitted as part of the building consent process.

9.1.2 Stormwater Diversion and Discharge Assessment

Stormwater Attenuation

The applicant has only provided a general assessment of the stormwater disposal on site. The engineering details need to be determined.

The secondary flow path is not specified in the application. The following will also need to be determined once the detailed engineering and landscaping plans are undertaken:

- (a) changes in flow due to hard surfaces and buildings;
- (b) flooding; and
- (c) erosion and sedimentation.

The Council considers that the adverse effects of the activity on the environment will be no more than minor for the following reasons:

Given limited run-off from the gently sloping site, the good drainage conditions on-site and the collection of rainwater from the roofs of the proposed dwellings, the potential for adverse effects to arise from discharge of stormwater on this site should be very low.

The applicant has assessed the soil as Category 1 Sands, in accordance with AS/NZS 1547:2000 On-site Domestic Wastewater Management, which exhibit rapid draining characteristics. The assessment was based on observations from the four test pits that were dug over the site, as discussed in Section 3. The permeability of the soils has been deemed by Waste Solutions as well over 10 metres per day. A constant head permeameter test was performed, however drainage on site is so rapid, that testing could not be completed before the water had completely drained from the hole.

Given these on-site testing results, which gives a soakage rate of over 400 mm per hour, a detailed drainage system to prevent ponding should not be required.

However, the applicant proposes to install a shallow grass swale adjacent to the right of way to ensure an appropriate level of treatment of the stormwater occurs prior to discharge to ground. In the event of a major storm the swale will provide for sufficient holding capacity. Ponding is not reported on this property and it is unlikely that ponding will be an issue given the sandy soil which provides for rapid drainage.

The applicant states that additional detention storage will be provided to detain any overflow from roofs and water tanks, which will allow for controlled release to ground after a storm event. The sandy soil and depth to groundwater will make soak pits or similar structures effective. The detailed plans for these disposal systems will be reviewed by Council when the future owners apply for building consent.

No outfall structure as such is proposed as the drainage will all soak away to ground without the necessity for any type of outfall structure to the coast.

The recommended conditions of the consent include a requirement for engineering plans to be prepared for the right of way. It is envisaged that a detailed design of the stormwater swale will be included in the engineering plans.

Runoff Quality Assessment

It is not expected that the site will result in significant contamination of the stormwater. Potential contaminant may include suspended solids, increased biochemical oxygen demand (BOD₅), pathogens, metals, hydrocarbons, toxic trace organics, nutrients and litter. However, these are likely to occur in low concentrations.

Most of the loadings of metals and hydrocarbons, and toxic trace organics are generated on hard surface area. This stormwater will be disposed of via soakage over the site, allowing filtration of the stormwater prior to it reaching groundwater.

9.1.3 Baseline

There is no permitted baseline on this site (zoned Residential) as it meets none of the conditions 1-4 of the Permitted Activity rule 36.4.2.

The discharge or diversion of stormwater or drainage water into water, or onto or into land, where the stormwater or drainage water may enter water in any of the following circumstances:

1. *The point of discharge or diversion is within any Rural 1, Rural 2, Open Space, Conservation or Recreation zone; or*
2. *The point of discharge or diversion is within any Residential, Rural Residential, Rural 3, Commercial, Central Business, Mixed Business, Light Industrial, Heavy Industrial, Rural Industrial, Tourist Services or Papakainga zone, and it:*
 - (a) *commenced before 19 September 1998; or*
 - (b) *the discharge or diversion has previously been authorised by a discharge permit; or*
3. *The discharge or diversion is from a building in the Residential, Rural Residential or Rural 3 zone, and the site was created before 28 July 2007; or*

4. *The point of discharge or diversion is to any part of a Council-maintained stormwater drainage network that has the capacity to receive additional stormwater;*

is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions: (conditions deleted)

There is however a very broad consented baseline for the stormwater discharge from an 11 lot subdivision. A stormwater consent RM090844 has been granted as part of the 11 lot subdivision RM090834.

The proposed lots are gently sloping limited run-off with good on-site drainage, with collection of rainwater from the roofs of the proposed dwellings volunteered. The potential for adverse effects to arise from discharge of stormwater on this site were regarded as minor and controllable with consent conditions.

The stormwater from the dwellings' water tank overflows will be disposed of to ground via soakage. The sandy soil and depth to groundwater will make the engineering of soak pits or similar structures quite straightforward. The detailed plans for these disposal systems will be reviewed by Council when the future owners apply for building consent. No outfall structure as such is proposed as the drainage will all soak away to ground without the necessity for any type of outfall structure to the coast.

The conditions of the 11 lot subdivision consent include a requirement for engineering plans to be prepared for the right of way and the detailed design of the stormwater swale will be included in the engineering plans.

9.1.4 Summary of Assessment of Effects

In summary the applicant proposes to minimise the potential effects of the stormwater disposal by the following:

- Use of turf on some roofs to limit the run off
- Collection of rainwater in storage tanks for reuse
- Use of gravel roads instead of sealed road to reduce runoff
- Keeping about 60% of the site free from hard surfaces

The geology of the site allows large volumes of stormwater to be discharged via soakage, due to the high permeability demonstrated in the sandy soils.

The application is light on detail and does not provide the detailed engineering required to show each individual soakage device will work. However the application does provide enough detail to satisfy staff that it is feasible to dispose of the stormwater from this development and have adverse effects that are less than minor. Detailed engineering design will be submitted at building consent stage.

10. SUMMARY

10.1 Principal Issues

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

10.2 Statutory Provisions

The application is a Discretionary Activity under the provisions of Chapters 31 and 36 of the TRMP at the time the application was lodged. However, as the stormwater consent is being bundled with the other associated consents it was assessed as a Non-Complying activity.

The stormwater consent is deemed to be Non-Complying due to bundling with the landuse where the site coverage is greater than 35%. Section 104 D states a consent authority may grant a resource consent for a Non-Complying activity only if it is satisfied that either the adverse effects of the activity on the environment will be minor; or the application is for an activity that will not be contrary to the objectives and policies of the plan or proposed plan.

The consent conditions have been proposed so the adverse effects from the discharge of stormwater on the environment than are no more than minor.

The proposal in is not contrary to the relevant objective (Objective 33.3.0) and polices found in chapter 33 of the TRMP.

Thus consent may be granted for this activity as the tests in 104D are met.

10.3 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, and matters of discretion in the Tasman Resource Management Plan.

11. RECOMMENDATION

11.1 Summary

Section 104 of the RMA lists the matters that the consent authority shall have regard to when considering a consent application. Section 104B states that a consent authority may grant or refuse a consent for a Non-Complying activity, and may impose conditions under section 108.

Based on my assessment of the application, I consider that the proposal seeks to minimise the quantity of stormwater discharged from the site and has demonstrated the capability of the soil on site to receive the stormwater discharge. The adverse effects on the environment should be less than minor.

11.2 Duration and Lapse date

Should consent be granted, it is recommended that it be granted for 35 years.

11.3 Proposed recommended conditions

Should the Committee determine that the granting of consent is appropriate, this should be subject to the conditions in Section 12.

12. RECOMMENDED CONDITIONS

1. The Consent Holder shall ensure that all works are carried out in general accordance with the application and plans submitted with the application, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.
2. The primary stormwater disposal system shall not cause any damming or diversion of floodwaters that may affect adjoining properties or the Council road. To achieve this, the Consent Holder shall ensure adequate on-site disposal of roof and surface waters is provided through an appropriate stormwater drainage system.
3. The stormwater disposal system will be designed in accordance with Tasman District Council's Engineering Standards 2008. If the Consent Holder chooses to install a system that does not comply with Tasman District Council's Engineering Standards 2008 then written approval for an alternative design must be obtained from the Council's Engineering Manager.
4. Detailed engineering design of the stormwater shall be supplied with the building consent to the Council's Engineering Manager and Coordinator Compliance Monitoring for approval.
5. The installation of the stormwater soakage fields/ soak pits shall be supervised by an experienced and appropriately qualified installer.
6. All of the discharged stormwater shall be to land via soakage.
7. The discharge or diversion shall not cause or contribute to erosion of land, including the bed of any stream or drain.
8. The discharge shall not cause or contribute to any damage caused by flooding.
9. The quality of treated stormwater discharge authorised by this consent shall not exceed the following quality standards:
 - a) Total petroleum hydrocarbons 15 milligrams per litre
 - b) Total suspended solids 100 milligrams per litre
10. All systems associated with the discharge (such as the interceptors, connecting drains and soak pits) shall be maintained in effective, operational order at all times.

Review of Consent Conditions

11. 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

12. This resource consent expires on XXXXXXXX. (35 year consent proposed)

GENERAL 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.

A handwritten signature in black ink, appearing to read 'Daryl Henehan', enclosed in a light grey rectangular box.

Daryl Henehan
Consent Planner - Natural Resources

Leif Pigott
Co-ordinator- Natural Resource Consents