

7 July 2016

Geraint Philp & Linda Philp
C/- Orange Residential Homes
PO Box 3441
Richmond 7050

Dear Geraint and Linda

**Decision on Non-Notified Resource Consent Application No. RM160565 –
Discharge of Secondary Treated Wastewater in the Wastewater Management Area**

Your application for resource consent has been granted. A copy of the Council's decision is attached. Please carefully read the conditions that have been attached to the consent and feel free to contact me if you have any questions about your consent or its conditions. My contact details are listed at the top of this letter.

Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$200.00 (GST inclusive), and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your application has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

Under Section 125 of the Act, your consent will lapse in 5 years unless you have given effect to it before then.

Yours sincerely



Leif Pigott
Co-ordinator Natural Resources Consents

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RESOURCE CONSENT DECISION

Resource consent number: RM160565

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

Geraint John Philp & Linda Margaret Philp

(hereinafter referred to as "the Consent Holder")

Activity authorised by this consent: Discharge of secondary treated wastewater to land in the Wastewater Management Area

Location details:

Address of property:	184 Horton Road, Tasman
Legal description:	Lot 2 DP 324764
Certificate of title:	99863
Valuation number:	1928078321
Location co-ordinates:	Easting: 1604624 Northing: 5437188 (NZTM)

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

CONDITIONS

- 1 The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report prepared by Gary Stevens Consultant, submitted on 10 June 2016, and submitted in support of the application for Resource Consent Number RM160565, unless inconsistent with the conditions of this consent, in which case the conditions shall prevail.
- 2 The maximum rate of additional discharge shall not exceed 1000 litres per day and shall occur in the general locations shown on Plan A (attached).
- 3 The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 7, shall comply at all times with the following limits:
 - (a) the 5 day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre;
 - (b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
- 4 There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.

- 5 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 7 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.

- 6 The Consent Holder shall submit a set of final "as-built" plans for 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. The plans shall also show as a minimum:

- (a) That it is an 'as-built' plan, who prepared the plan and the date.
- (b) The location of both the treatment and disposal components of the wastewater system relative to:
 - (i) each other;
 - (ii) the nearest property boundary;
 - (iii) nearby fixed features, like a building/dwelling;
 - (iv) any bores/wells within 20 metres;
 - (v) any watercourses (including watercourses that may be dry for parts of the year) within 20 metres, and the ocean (if its within 20 metres of the system).

You will either need to draw the 'as-built' to scale, or clearly write on separation distances in metres.

- (c) The brand and model of treatment system needs to be identified.
- (d) The location of the sampling point.
- (e) The total length (lineal metres) of any dripper line installed.
- (f) The distance/spacings between dripper lines.
- (g) The distance between holes on the dripper lines (eg, 1280mm).
- (h) The litre/hour discharge rate from the dripper lines (eg, 1.6 L/hr, or 2.3L/hr).

- (i) The total area (in square metres) of the disposal field.
 - (j) The locations of any air release valves and flush valves within the field.
- 7 Sampling points to allow collection of a sample of the treated wastewater shall be provided.

Maintenance and Monitoring

- 8 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 7. The samples shall be tested for BOD₅ and TSS by an accredited environmental testing laboratory. Results of these tests shall be forwarded to Council's Co-ordinator Compliance Monitoring within 10 working days of the results of each test being received by the Consent Holder.

The samples required by this condition shall be taken at times where the 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.

Advice Note:

Should the first three tests produce "clear" laboratory results further testing will not be required.

- 9 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.

- 10 Notwithstanding Condition 9, the wastewater treatment and land application system shall be inspected and serviced at least every 12 months and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within 2 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, no exposed dripper line, etc).

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 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 shall expire on 7 July 2031.

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 1547:2012 and Auckland Regional Council's Technical Publication 58.
- 3 The Consent Holder shall meet the requirements of 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 shall be made in the first instance to the Tasman District Council's Co-ordinator Compliance Monitoring.

- 6 Council draws your attention to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 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 Heritage New Zealand shall be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and Heritage New Zealand.
- 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:
1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
- 8 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.
- 9 Pursuant to Section 127 of the Resource Management Act 1991, the Consent Holder may apply to the Consent Authority for the change or cancellation of any condition of this consent.
- 10 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.

REASONS FOR THE DECISION

Background to Proposed Activity

The discharge of wastewater through the proposed secondary treatment system is the subject of a Wastewater Design Report which concludes that wastewater can be adequately dealt with on site. The report concludes that there is sufficient room on the site to install the system and for it to operate effectively.

Tasman Resource Management Plan ("TRMP") Area and Rules Affected

According to the TRMP the following apply to the application site:

Zone: Rural 3
Area(s): Wastewater Management Area

The proposed wastewater system does not comply with the permitted activity criteria of Rule 36.1.2.4 in the Tasman Resource Management Plan as the discharge is within the Wastewater Management Area. The proposed discharge complies with the Controlled Activity criteria as the site is less than 2 hectares in size and complies with all other matters of control. The wastewater discharge is therefore assessed as a Restricted Discretionary Activity under Rule 36.1.4.2 in the TRMP.

Principal Issues (Actual and Potential Effects on the Environment)

The principal issue(s) associated with the proposed activity involve the actual and potential effects on the environment. For this application these were:

- (a) actual or potential adverse effects of the discharge either by itself or in combination with other discharges or land use activities on aquatic ecosystems and water quality including the potential for microbial or nitrate contamination of groundwater, surface or coastal water.

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

- (a) The design proposed is an environmentally suitable solution to resolve the applicants' effluent disposal field requirements given the soil characteristics and AS/NZS 1547:2012 is likely to be achieved, and the requirements of Rule 36.1.4.2 are met.
- (b) The wastewater system has been designed and takes into consideration the actual specific constraints of the site and soils as well as how the wastewater system has been designed to mitigate any potential adverse effects.

Having taken into consideration the specific constraints of the site, and the design of the wastewater system proposed I am confident that discharge of treated effluent to land will not result in adverse effects on the environment that are more than minor.

Suitable conditions have been placed on this consent to ensure this.

Relevant Statutory Provisions

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

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Tasman Resource Management Plan (TRMP).

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapter 33 of the TRMP.

The proposed activity contravenes Section 15 of the Act, and therefore the Council has also had regard to the matters outlined in Section 105 of the Act and the Council is also satisfied that the activity will not give rise to the effects outlined in Section 107 of the Act.

Part II Matters

I have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided pursuant to Section 95 of the Act that the application did not require public or limited notification.

This consent is granted on 7 July 2016 under delegated authority from the Tasman District Council by:



Leif Pigott
Co-ordinator Natural Resources Consents

Plan A General location of wastewater system

