



24 January 2017

Reuters Homes Limited  
c/- Reuters Construction Limited  
165A Great North Road  
Otamatea  
Whanganui 4501

Dear Reuters Homes Limited

**Resource Consent Application: 25 Springvale Rd WHANGANUI**  
**Application No: RCLU16/0024**  
Property No: 69870

*In accordance with Section 127 of the Act, the Whanganui District Council has reviewed the previous condition 3 of consent. This consent required that the material transported from 25 Springvale Road and deposited on the site at 105 Seafield Road be tested for contamination.*

*Through discussions with the owner of 105 Seafield Road, it was established that the material was dumped on their dairy farm property legally described as Part Lot 2 B 166, in a paddock which is used for pastoral purposes to the north of the existing rotary dairy shed, not the property at 105 Seafield Road legally described as Lot 1 DP 391652. The reason their rural residential property at 105 Seafield Road was mentioned throughout this consent is because as at the time when the fill was dumped on their farm, they did not live on the farm, instead lived at this separate property (105 Seafield Rd) and this was their postal address. For clarity, the fill did not go on 105 Seafield Road as detailed in a number of the documents associated with this consent.*

*If the land that is potentially or actually affected by contamination is production land, the regulations do not apply. In this case, the land where the material was dumped is utilised for productive purposes, therefore the NES regulations does not apply.*

*In accordance with Section 127 of the Act, the Whanganui District Council agrees to the request for the removal of previous Condition 3 of this consent approval. Please note that the amendment does not change the original date of issue.*

I refer to the resource consent application to Change of use in accordance with the 2011 NES at 25 Springvale Rd WHANGANUI. The application was necessary because the site was formally a horticultural site and therefore a HAIL site.

The application has been considered as a non-notified application, and the following consent **granted**.

I am pleased to inform you That pursuant to Sections 9, 104, 104A and 108 of the Resource Management Act 1991, the Whanganui District Council grants consent for a controlled activity to change the use of and to remove material from 25 Springfield Road, Whanganui, which is legally described as Lot 2 DP 474904 held in Computer Freehold Register 654695 and Lot 1 DP 474904 held in Computer Freehold Register 654696, subject to the following conditions:

1. The activity shall be undertaken in accordance with the information and plans submitted in support of this proposal, held on Council File RCLU16/0024 and stamped Planning Approved.
2. The consent holder shall contact Council's Resource management Team on (06) 349 0001 at least 2 working days prior to any further physical work commencing on the site and advise the date the work shall commence.



3. Any further off-site disposal of contaminated soil shall be at an appropriately licensed receiving facility. A report shall be provided to Council detailing the areas and volume of contaminated soil removal from the site and certification of receipt from the receiving facility detailing quantity and nature of removed material and disposal location.
4. Charges set in accordance with Section 36(1) (c) of the Resource Management Act 1991 shall be paid to the consent authority for the carrying out of its functions in relation to the administration, monitoring and supervision of this resource consent and for the carrying out of its functions under Section 35 of the Act.

Section 36(1)(c) of the Act provides that the Council may from time to time fix charges payable by the holders of resource consents.

**Advice notes:**

1. Approval is given for changing the use of the site from horticultural to residential. Approval of this consent does not infer suitability of the material for deposition at any other site. Any further application for consent will be subject to the provisions of both the Whanganui District Plan and the National Environmental Standard for the Assessing and Managing Contaminants in Soil to Protect Human Health Regulations (2011).

After considering Part II of the Resource Management Act 1991, the following are the reasons for this decision:

1. The environmental effects of this proposal are considered to be less than minor in extent for the reasons given in this report.
2. The proposal is not contrary to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.
3. The proposal meets the requirements of the Resource Management Act 1991.

The full planning report is available from Council on request. Please note that under section 125 of the Resource Management Act 1991, your consent will lapse in five years unless you give effect to it before then.

It is very important that you understand and comply with all the conditions of your consent. If you have any questions or concerns about any aspect of your consent or its conditions, I would be happy to discuss them with you.

Please feel free to contact me on (06) 349 – 0001, if you have any questions or concerns.

Yours faithfully

Johanna Verhoek  
**Resource Management Planner**