

Report No:	REP11-09-01
File No:	RM110076
Report Date:	24 August 2011
Decision Required	

Report to: Environment & Planning Subcommittee

Meeting Date: Monday, 5 September 2011

Report Author: Ross Shirley, Subdivision Officer

Subject: **NORTON FAMILY TRUST**

1. INTRODUCTION

- 1.1 This report is my assessment of an application to subdivide a 5.7 hectare property, located at Pigeon Valley Road, Wakefield, to create three rural residential allotments.
- 1.2 The application that is subject of this report has been amended from the application that was originally lodged and notified. The amendments relate to a change in the position of the access servicing two of the allotments.

2. SITE DESCRIPTION

- 2.1 The legal description of the land is Lot 1 DP 19413 contained in CT NL13A/223 and containing 5.7114 hectares. The registered proprietors of the land are Craig Patrick Thomas Norton, Rochelle Jane Norton and Richmond Law Trustees No. 6 Ltd. There are no interests recorded on the title.
- 2.2 The land is zoned Rural 2 under the Tasman Resource Management Plan (TRMP). There are no area overlays affecting the land.
- 2.3 The subject title is the result of a two lot subdivision approved by Council in 1998 that created Lots 1 and 2 DP 19413. Lot 2 DP 19413 was subsequently subject of a boundary adjustment that created Lot 2 DP 20124 of 1.2 hectares, which is located immediately to the north of the subject land.
- 2.4 The application site is located in Pigeon Valley approximately 3.5 kilometres from Wakefield and has frontage to both Pigeon Valley Road and Pigeon Valley South Branch Road. An existing dwelling and associated buildings are located towards the centre of the property, which has access to Pigeon Valley Road.
- 2.5 The land is in pasture and is generally flat, with a series of terraces and lower-lying river flats. Most of the outside boundaries of the land are planted in amenity trees.
- 2.6 Pigeon Valley is a relatively narrow valley with the road running down the centre. Lifestyle properties are typically located on the flatter land each side of the road, with commercial plantation forestry on the steeper land behind the lifestyle properties.

3. THE PROPOSAL

- 3.1 The proposal is to subdivide the land to create three allotments as shown on the plan attached as Appendix A, being:
- (a) Lot 1 of 2.97 hectares containing the existing dwelling;
 - (b) Lot 2 of 1.5 hectares being a vacant rural residential site;
 - (c) Lot 3 of 1.2 hectares being a vacant rural residential site.
- 3.2 The proposal also includes an application to construct a right-of-way to provide access to Lots 2 and 3.

4. STATUS OF THE APPLICATION

- 4.1 The land is zoned Rural 2 under the TRMP. There are no area overlays affecting the land.
- 4.2 Subdivision in the Rural 2 Zone is a controlled activity if inter alia the minimum area of the allotments is 50 hectares - Rule 16.3.6.1(b). The proposed subdivision breaches this rule and is therefore a discretionary activity by virtue of Rule 16.3.6.2.
- 4.3 The proposed right-of-way is a permitted activity if it complies with the conditions of Rule 16.2.2.1 - Vehicle Access Considerations. Otherwise it is a restricted discretionary activity by virtue of Rule 16.2.2.6.

5. NOTIFICATION AND SUBMISSIONS

- 5.1 The application was formally received by Council on 27 January 2011. Included in the application were written approvals from:
- (a) M G Barker, 369 Pigeon Valley Road;
 - (b) D J White, 336 Pigeon Valley Road;
 - (c) K L and J D Smith, 347 Pigeon Valley Road;
 - (d) R J and J E Duncan, 65 Pigeon Valley South Branch Road;
 - (e) E F Gwynne, 19 Pigeon Valley South Branch Road;
 - (f) KEM Rieter, 33 Pigeon Valley South Branch Road (conditional approval only).

Pursuant to Section 104(3)(a)(ii) of the Resource Management Act, the decision-making panel must not have any regard to any effect on those parties. The location of these parties' properties is shown on the map attached as Appendix B.

- 5.3 The application was limited notified on 18 February 2011 to the following, who were considered to be potentially affected parties:
- (a) P A Warhurst, 20 Pigeon Valley South Branch;

- (b) G A Hall and W C Tillotson, 60 Pigeon Valley South Branch;
- (c) S C and R S Ketel, Trustees of the Ketel Family Trust, 35 Pigeon Valley South Branch;
- (d) V J and A J Burke, 55 Pigeon Valley South Branch;
- (e) G C White, 336 Pigeon Valley Road;
- (f) V B and KEM Rieter, 33 Pigeon Valley South Branch.

The location of these parties' properties is also shown on Appendix B.

5.4 (a) Submissions in support were received from:

- P A Warhurst, 20 Pigeon Valley South Branch Road;

Reason:

This submission was conditional on a location of building platform and wastewater disposal area. These matters have now been resolved and the submission has subsequently been withdrawn.

(b) A neutral submission was received from:

- G A and W C Hall, 60 Pigeon Valley South Branch Road

Reason:

Traffic safety.

(c) Submissions in opposition were received from:

- V J and A J Burke, 55 Pigeon Valley South Branch Road

Reason:

Traffic safety.

- S C and R S Ketel, Trustees of the Ketel Family Trust, 35 Pigeon Valley South Branch

Reason:

Traffic safety.

5.5 At the request of the applicant the application was placed on hold to allow their traffic engineer to assess and report on the traffic safety matters raised by the submitters. As the traffic report recommended an amended access point to services Lots 2 and 3, the affected parties were reassessed and the following persons were considered to be potentially affected parties by virtue of the amendment:

- (a) V B and KEM Rieter;

(b) E F and C M Gwynne.

KEM Rieter confirmed their concern with traffic safety issues.

B J and A J Burke confirmed their concern with traffic safety issues.

6. STATUTORY CONSIDERATIONS

6.1 Section 104 of the RMA

A decision on this application must be made under Section 104 of the Act. The matters for the Committee to address are:

- (a) Part II (Sections 5, 6, 7 and 8);
- (b) effects on the environment (positive and negative);
- (c) objectives and policies of the TRMP;
- (d) other matters.

6.2 Section 6 RMA

There are no matters of national importance relevant to the proposal.

6.3 Section 7 RMA

The other matters that Council shall have particular regard to and are relevant to this proposal are:

- (a) the efficient use and development of natural and physical resources;
- (b) the maintenance and enhancement of amenity values;
- (c) maintenance and enhancement of the quality of the environment;
- (d) any finite characteristics of the natural and physical resources.

6.4 Section 8 RMA

There are no Treaty of Waitangi matters relevant to the application.

7. KEY ISSUES

7.1 Land Fragmentation and Productivity

- (a) Chapter 7 of the TRMP discusses the effects of land fragmentation on the productive values of the land. Objective 7.1.2 is about avoiding the loss of potential of all land of existing and potential productive value and is supported by a number of policies that seek to avoid the adverse effects of subdivision on rural land and the loss of soil-based activities and to require land parcels upon subdivision to be of a size and shape that retains the land's productive potential.

- (b) A land productivity report prepared by Andrew Burton is attached as Appendix C.
- (c) Andrew's report notes that the soils are Class D, which means that the soils are often infertile and of poor structure. A cool climate, lack of an irrigation water source, small size of the block and the degree of land fragmentation in surrounding areas also limit the productive use of the land.
- (d) In summary, the land is zoned Rural 2 and the TRMP has policies that seek to limit the subdivision of Rural 2 land to allotments of minimum area 50 hectares. However, in the particular circumstances of this application, my conclusion is that it does not offend the policies and objectives of the TRMP relating to land fragmentation and productivity and that the adverse effects on the productive value of land are no more than minor.

7.2 Rural Character and Amenity

- (a) Chapters 5 and 7 of the TRMP discuss the effects of activities on rural character and amenity values.
- (b) Objective 5.1.20 is about the avoidance, remediation or mitigation of adverse effects of the use of land on the use and enjoyment of other land. That objective is supported by a number of policies.

Policy 5.1.3.1 is a general policy that addresses the management of effects of change in land use.

Policy 5.1.3.13 limits urban development and other activities which are likely to be incompatible with rural activities.

Policy 5.1.3.14 acknowledges that rural activities are associated with a whole range of effects on amenities and that these effects must be provided for on a flexible basis, including making allowances on changes in effects in both the short and long term.

- (c) Objective 7.4.2 is about avoidance, remediation or mitigation of the adverse effects of activities on the rural character and amenity values and is supported by a number of policies.

Policy 7.4.3.2 makes provision for a range of rural activities in rural areas.

Policy 7.4.3.3 provides for the maintenance and enhancement of local rural character.

Policy 7.4.3.4 is intended to exclude uses or activities that would have adverse effect on amenity values.

- (d) The valley floor area of Pigeon Valley is characterised by rural residential and lifestyle development. In the proximity of the subject land there are a number of properties with similar areas to what is proposed by the current application.

- (e) The existing vegetation around the perimeter of the site will tend to screen the new dwellings and mitigate adverse effects on the privacy of neighbours. Also, the location of the building sites have been fixed to mitigate adverse effects on the general amenity of the area.
- (f) All the immediate neighbours have either provided their written approval or have not submitted on rural character and amenity matters.
- (g) The effects of the subdivision on rural character and amenity values beyond those provided for the TRMP rules need to be assessed on a case by case basis. The local context in this instance is the existing pattern of subdivision and development and the general support (in terms of character and amenity) from owners of neighbouring properties.
- (h) Overall, the proposal will result in a degree of change to the character and amenity values as a result of the increased residential use and development. However, my conclusion is that subject to appropriate conditions, the local environment can absorb the subdivision and development with no more than a minor effect on the rural character and amenity.

7.3 Consistent Administration of the TRMP

- (a) The application includes a useful summary of subdivision applications in Pigeon Valley since 1998. There have been 12 resource consent applications lodged, 11 of which have been approved and one declined.
- (b) The decisions of the 11 applications that were approved consistently acknowledged the limited productive value of the land and the rural residential character of the area.
- (c) The application that was declined (RM040823) was declined for reasons of loss of productive value, loss of rural character and amenity, precedent and cumulative effects and inconsistency with the policies and objectives of the TRMP.
- (d) Approval of the current application would be in accord with the overwhelming majority of the previous Council decisions and be a consistent administration of the TRMP.

7.4 Subdivision Layout

- (a) The existing dwelling is located towards the centre of the property and overlooks the paddocks to the north. There is a clear association and connection between dwelling and the northern paddocks compared to the land to the east and south of the dwelling.
- (b) The land to the east and south lends itself to a two lot subdivision, as is proposed.

7.5 Traffic

- (a) As stated, the site has legal frontage to both Pigeon Valley Road and Pigeon Valley South Branch Road. Both roads are sealed. Under Council's roading hierarchy Pigeon Valley Road is designated as a Collector road and Pigeon Valley South Branch Road is designated as an Access road.
- (b) Collector roads have the function of connecting traffic with the arterial and distributor road network in balance with the function of providing access to properties. Access roads mostly have a property access function.
- (c) Where a site has access to more than one road, the TRMP contemplates that site access is obtained from the road ranked lower in the road hierarchy - Rule 16.2.2.1(f). That is to say, to be a permitted activity, access to the proposed subdivision should be off Pigeon Valley South Branch Road rather than Pigeon Valley Road.
- (d) In addition, whereas access to the site off Pigeon Valley Road may provide enhanced sight distances, such access would require construction of approximately 300 metres of on-site access over sometimes swampy and terraced land, which in turn would tend to fragment the land and affect the amenity of the area.
- (e) As stated, the current application has been amended from the original application. This is because as a result of submissions the applicant engaged a traffic engineer who recommended an amended crossing place to service Lots 2 and 3. The traffic engineer's report is attached as Appendix D. The conclusion of that report is that the amended access point provides sufficient sight visibility for safe exit and entrance to the site via a right-of-way to service Lots 2 and 3.
- (f) The two submitters who opposed the original application for reasons of traffic safety were provided with copies of the traffic report but have confirmed their submissions still apply and they wish to be heard at the hearing.
- (g) Dugald Ley's traffic report is attached as Appendix E.

7.6 Wastewater

- (a) The application includes a detailed on-site wastewater assessment. Leif Pigott's review of that assessment is attached as Appendix F.
- (b) The assessment and review conclude it is feasible to meet the permitted activity rule for disposal of domestic wastewater and that specific conditions attached to the subdivision are not necessary.

7.7 Other Matters

- (a) There are no other matters, including the assessment criteria for subdivisions under Schedule 16.3A of the TRMP that, in my opinion, the Committee needs to have regard to.

8. CONCLUSION

8.1 In summary the key issues are:

- (a) the small area of the parent title;
- (b) proximity of the site to the urban area of Wakefield;
- (c) the limited productive value of the land;
- (d) wastewater disposal can be achieved on site as a permitted activity;
- (e) the effects on rural character and amenity of the area;
- (f) the existing pattern of subdivision and development;
- (g) the number of recent Council subdivision approvals in Pigeon Valley;
- (h) the general support of neighbours;
- (i) traffic safety.

8.2 Subject to matters of traffic safety to be addressed at the hearing, my conclusion is that the proposal is not contrary to the thrust of the policies and objectives of the TRMP and conditions can be imposed to mitigate or avoid adverse effects on the environment.

9. RECOMMENDATION

9.1 After weighing up all the relevant considerations in Part II of the Act I consider that a grant of consent would promote the sustainable management of natural and physical resources and therefore recommend that the application be granted subject to conditions.

10. CONDITIONS

10.1 Right-of-way and Vehicle Crossing - Lots 2 and 3

- (a) That the right-of-way shown "A" on the application plan be duly granted or reserved by reference in Council's Section 223 recital.
- (b) That the right-of-way and vehicle crossing servicing Lots 2 and 3 be constructed generally in accordance with the diagram attached as Appendix G.
- (c) That prior to undertaking any construction works engineering plans, prepared in accordance with Council's Engineering Standards 2008, be submitted to Council for approval. The engineering plans are to include detail of areas to be sealed, drainage and vegetation clearance.
- (d) That all works be undertaken in accordance with the approved plans.

- (e) At the completion of works, a suitably experienced chartered professional engineer or registered professional surveyor shall provide the Tasman District Council Engineering Manager with written certification that the works have been constructed in accordance with the approved engineering plans, drawings and specifications and any approved amendments.

10.2 Electricity and Telephone

- (a) That Lots 2 and 3 be provided with live underground electricity and telephone connections to the boundary of Lot 2 and to the north-west boundary of the right-of-way for Lot 3.
- (b) That written confirmation be provided from the relevant authorities confirming that connections have been satisfactorily installed.

10.3 Easements - General

That any services located outside of the boundary of the lot be protected by an appropriate easement referenced in Council's Section 223 recital.

10.4 Survey Plan

That the building platform shown on the resource consent application plan be shown on the survey plan of subdivision submitted to Council for Section 223 approval.

10.5 Engineering Certification

That the building platform shown on the survey plan be certified by a chartered professional engineer as being suitable for the construction of a residential building. The certificate shall define the area suitable for the construction of a residential building and shall be in accordance with NZS 4404:2010 Schedule 2A.

10.6 Consent Notice

That any dwelling to be located on Lots 2 and 3 be located within the identified building platforms shown on the survey plan of subdivision.

Advice Note:

The above condition is to be complied with on a continuing basis by the subdividing owner and subsequent owners and therefore shall be subject of a consent notice issued under Section 221 of the Act, such notice to be prepared by the applicant and forwarded to Council for approval.

10.7 Financial Contributions

That a financial contribution be paid as provided by Chapter 16.5 of the Tasman Resource Management Plan assessed as follows:

- (a) 5.62% of the total market value (at the date of this consent) of a notional building site of 2500 square metres contained within each of Lots 2 and 3.

The Consent Holder shall request the valuation to be undertaken by contacting Council's Administration Officer (Subdivision). The valuation will be undertaken by Council's valuation provider at Council's cost.

If payment of the financial contribution is not made within 2 years of the date of this consent and a revised valuation is required as provided by Rule 16.5.2.4(c) of the Tasman Resource Management Plan, the cost of the revised valuation shall be paid by the Consent Holder.


Advice Note:

A copy of the valuation together with an assessment of the financial contribution to be paid will be provided to the Consent Holder within 1 calendar month of Council receiving the request to undertake the valuation.

Development Contributions - Advice Note

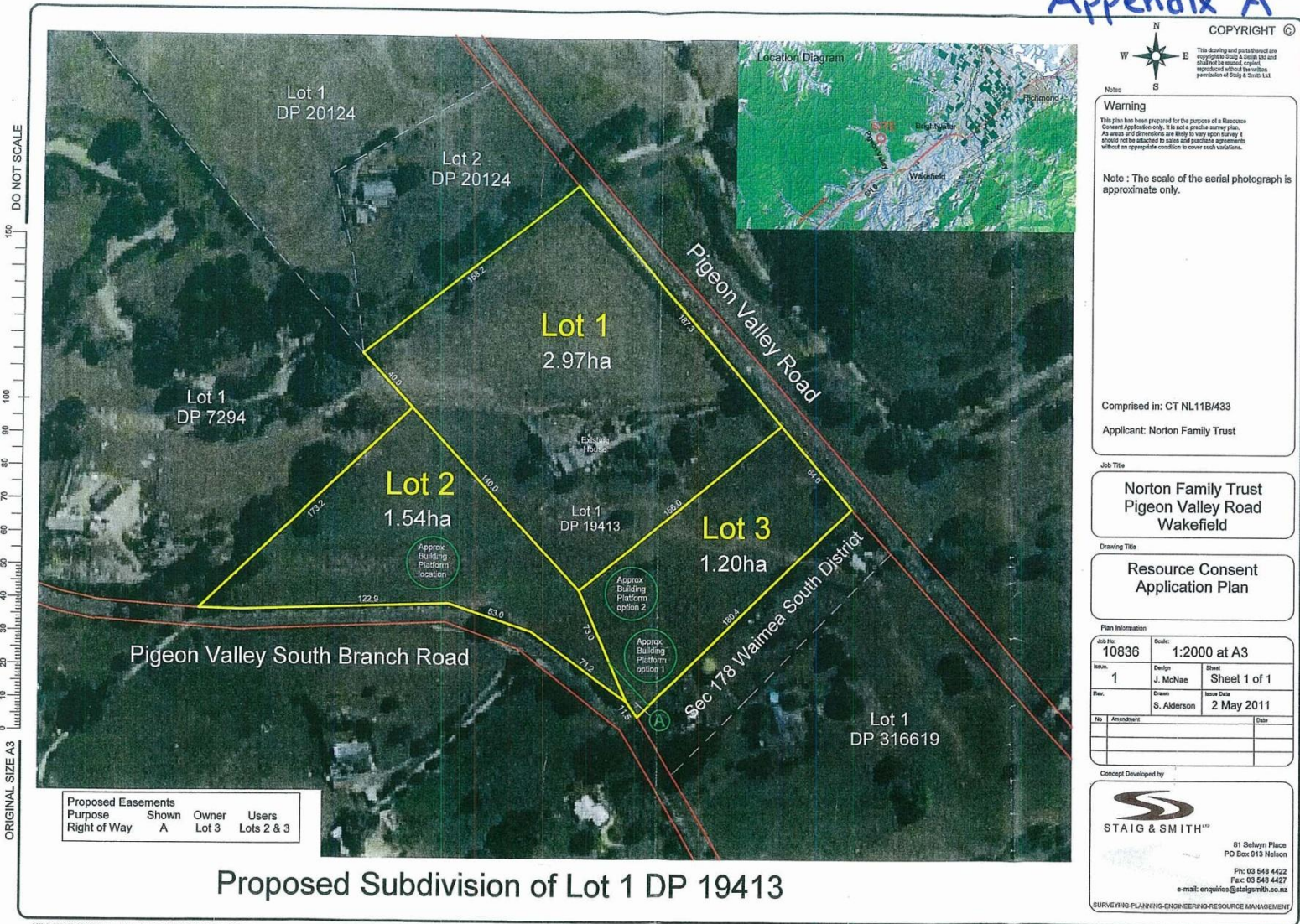
Council will not issue the Section 224(c) certificate in relation to this subdivision until all relevant development contributions have been paid in accordance with the Council's Development Contributions Policy under the Local Government Act 2002. The power to withhold a Section 224(c) certificate is provided under Section 208 of the Local Government Act 2002.

The Development Contributions Policy is found in the Long Term Council Community Plan and the amount to be paid will be in accordance with the requirements which are current at the time the relevant development contribution is paid in full. This consent will attract a development contribution in respect of roading for two allotments.



Ross Shirley
Subdivision Officer

Appendix 'A'



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Warning
 This plan has been prepared for the purpose of a Resource Consent Application only. It is not a precise survey plan. All areas and dimensions are likely to vary upon survey. It should not be attached to sales and purchase agreements without an appropriate condition to cover such variations.

Note: The scale of the aerial photograph is approximate only.

Comprised in: CT NL11B/433
 Applicant: Norton Family Trust

Norton Family Trust
 Pigeon Valley Road
 Wakefield

Resource Consent
 Application Plan

Plan Information		
App No:	10836	Scale: 1:2000 at A3
Rev:	1	Design: J. McNae Drawn: S. Alderson
Sheet	Sheet 1 of 1	
Issue Date	2 May 2011	
No.	Amendment	End

Concept Developed by

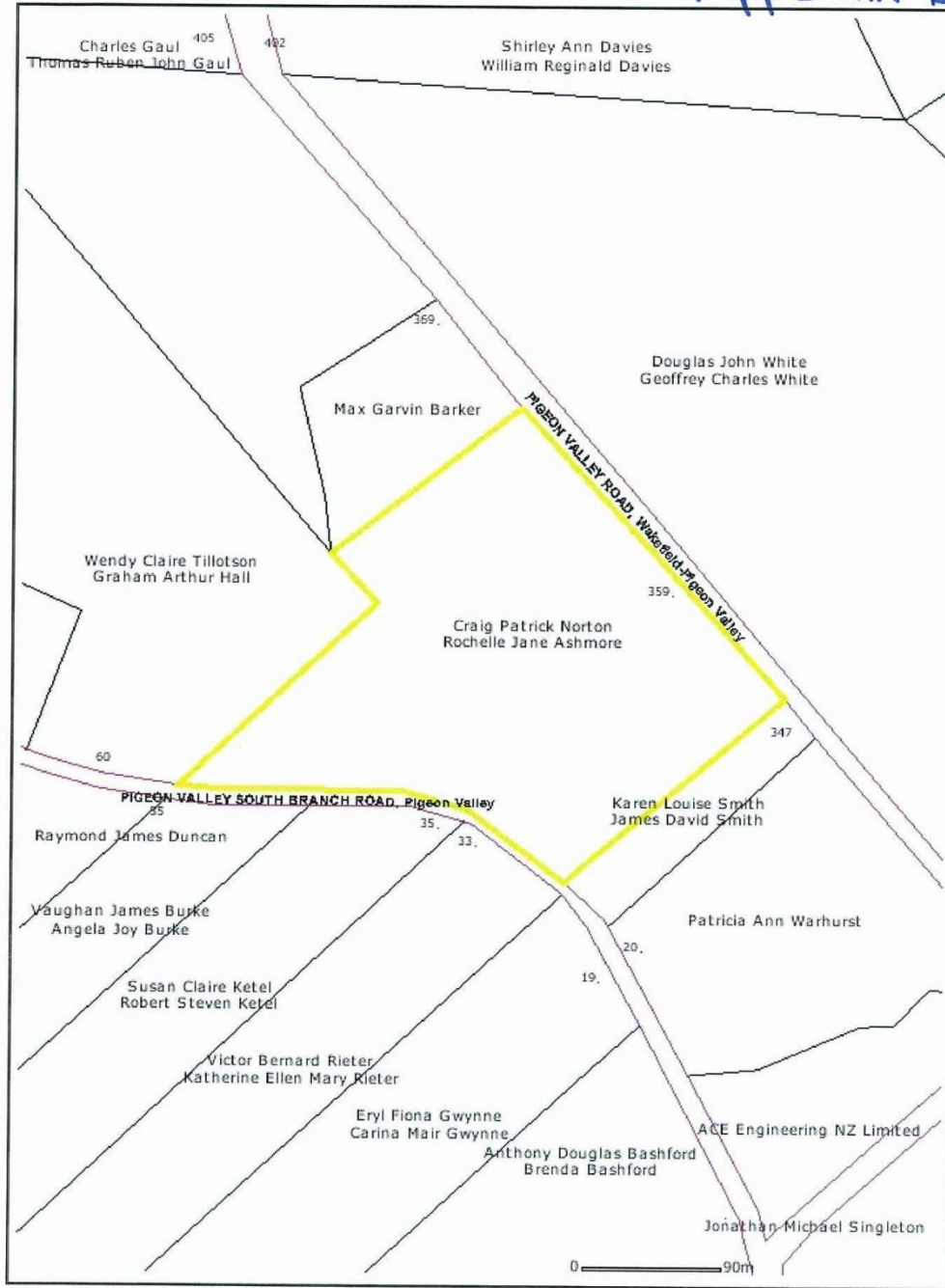
STAIG & SMITHTM
 81 Selwyn Place
 PO Box 915 Nelson
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 e-mail: enquiries@staigsmith.co.nz

SURVEYING-PLANNING-ENGINEERING-RESOURCE MANAGEMENT

Appendix 'A'

RM11076 A

Appendix 'B'



ExploreTasmanMap

19/8/2011 DISCLAIMER:

This map is derived from ExploreTasman and has generally been compiled from data generated by and supplied to the Tasman DC. It has no legal status and is known to be incomplete. To ascertain the exact location of any item, Tasman DC advises that the customer arrange onsite verification. Tasman DC will not be liable for any damages or loss whatsoever suffered from the use of this information.
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 The date that photography was flown varies across the district, with the most recent being displayed for each

<http://tsrvims-9/servlet/com.esri.esrimap.Esrimap?ServiceName=ExploreTasman&ClientVersion=3.1&Fo...> 19/08/2011

Memorandum

TO: Ross Shirley

FROM: Andrew Burton (Resource Scientist, land)

DATE: 10/8/11

FILE NO: RM110076

RE: Land Productivity Report

The property is situated in Pigeon Valley. It comprises of 5.68 hectares of alluvial flats and fans. The topography is a mix of terraces, fans and terrace scarps. The soils on the property are mapped as Dovedale gravelly loams. This soil type covers approximately 6700 hectares of the Waimea District and is typically found on the floors of the side valleys that flank the Wai-iti Valley and Waimea plains. As they are derived from outwash from the Moutere Formation they are naturally deficient in most nutrients although there is considerable variation around the province. The texture of the soils varies from silt loam to sandy loam and most commonly gravels are present on the surface. Areas without gravels in the topsoil are usually thin and overlies gravels. A site inspection has not been carried out so the local variations have not been assessed. The water holding capacity of the Dovedale soils is moderate. Around the district the Dovedale gravelly loams sustain a variety of intensive land uses including viticulture, pipfruit and dairying.

The Agriculture New Zealand, Classification System for Productive Land in the Tasman District classifies the area as D. The attributes of class D are shallow soils, often infertile and poor structure, topography is steep to flat, and climate is colder with soil temperatures cool to mild. The land use range is cropping, pastoral, production forestry with extensive arable cropping as its highest land use. The climate is possibly the main limitation to crop diversity. The side valleys such as Pigeon Valley are colder than the main Wai iti Valley. It should be noted that parts of this block were used for tobacco growing in the past indicating that intensive cropping can be sustained in this area although the range of crops that can be successfully grown will be small.

Water for irrigation would be required to fully realise the potential of the land because of the summer water deficit. No existing irrigation water source is available on the property at present. Potential sources of irrigation water include onsite or offsite surface water storage structures reliant on winter recharge.

The size of the existing block, and the degree of land fragmentation that exists in the surrounding area has a major influence on the potential use of this land. The block covers 5.68 hectares and as such, would be described as a lifestyle block. Its current Government Valuation for the land indicates that its lifestyle attributes influence the value more than its productive potential. The land value is approximately 3 times greater than that of similar land of a larger size. This would

discourage investment for farming purposes and have a negative effect on potential farm amalgamation. Pigeon Valley is dominated by small lifestyle blocks along the valley floor and production forestry on the hills and upper catchment areas. Adjoining properties are small, ranging in size from 0.6 to 12 hectares, hence the likelihood of farm amalgamation is negligible.

The effect of the proposed subdivision on the potential use or productivity of the land would be primarily the loss of land associated with future dwellings, associated buildings, driveways and gardens. Lifestyle blocks can be productive and be well managed for productive purposes but the likelihood that their productive potential is achieved and maintained is low as lifestyle blocks are primarily occupied for lifestyle values rather than productive purposes.

Andrew Burton
Resource Scientist (Land)

Norton Subdivision: Access Options

Traffic Data Summary

	ACCESS LOCATION AS LODGED	ACCESS LOCATION AT SW CORNER BOUNDARY
Average Daily Traffic (ADT)		
Westbound	101vpd	115vpd
Eastbound	101vpd	115vpd
Total	202vpd	230vpd
85th Percentile Speed		
Westbound	83km/h	83km/h
Eastbound	79km/h	79km/h
Available Sightlines To/From Driveway		
To east	100m	>200m
To west	140m	127m
Available Sightlines To/From Right-turning Vehicle		
To east	85m	>200m
To west	120m	110m
TRMP Minimum Sightline Requirement for 80km/h (based on Austroads with 2.5m sec reaction time)	115m	115m
Austroads Part 3 Table 5.4 with 2 sec reaction time	99m ^{1,2}	99m ^{1,2}
Austroads Part 3 Table 5.4 with 1.5 sec reaction time	88m ^{1,3}	88m ^{1,3}

Table 1:

1. Austroads recommended minimum values for lower volume roads
2. Austroads generally recommended reaction time (for low volume roads) is 2.0 secs
3. A 1.5 second reaction time is absolute minimum and "only used in very constrained situations where drivers will be alert. Can be considered only where the maximum speed is $\leq 90\text{km/h}$. Should not be used where other design minima have been used".

Recommendations

1. Do not proceed with access driveway as per application since it cannot meet the absolute minimum visibility requirement for a constrained situation in accordance with Austroads Part 3: Geometric Design.
2. Relocate proposed driveway to the location of the existing farm access at the south-western corner boundary of site where Austroads minimum sightline is met and exceeded for a 2.0 second reaction time as appropriate for this low volume local road.

Memorandum

TO: Ross Shirley, Consent Planner
FROM: Dugald Ley, Development Engineer
DATE: 23 August 2011
FILE NO: RM110076
RE: **SUBDIVISION – NORTON FAMILY TRUST, PIGEON VALLEY ROAD**

Introduction

This application is to subdivide an existing property into three lots with the existing dwelling having access to Pigeon Valley Road. The balance Lots 2 and 3 will have access off Pigeon Valley South Branch Road.

Background

Pigeon Valley South Branch Road is a no exit road with some 230 vehicles per day. The road has an approximate 70-80 km/hr speed environment and has a sealed carriageway.

The final layout of the subdivision shows Lots 2 and 3 will exit via an existing access gate at the south-eastern end of the property. I have visited the site with the subdivision planner and in my view with the site layout and topography this is the most appropriate location for a right-of-way entrance serving two properties.

It is noted the plan dated 3 June 2011 (Job 10836), Sheet 1 shows the access proposed to be constructed and I support this layout subject to consent approval and eventually to be shown on the engineering plans to be approved by Council.

The location of right-of-way "A" at the existing gate entrance is an improvement on the initial entrance proposed further to the north-west. This new entrance will provide visibility at least 110 metres to the west and over 200 metres visibility to the east which is above the Austroads standard for low volume roads.

I understand that this new entrance has been assessed by Traffic Design Group and is deemed to meet health and safety standards.

Recommendation

Subject to the completion of engineering plans of the entrance for Council approval and also to satisfactory construction of the works, it is my opinion that there will be no more than minor effects on the function of the road with the increase in traffic associated with this subdivision.



Dugald Ley
Development Engineer

Memorandum

TO: Ross Shirley
FROM: Leif Pigott
DATE: 16 August 2011
FILE NO: RM110076
RE: **Review of the proposed wastewater discharge from RM110076**

The following is a short technical assessment of the proposed wastewater design for the subdivision RM110076. I have been provided with the three versions of the wastewater reports that have been provided as part of the application (dated 16 December 2010, 3 June 2011 and 27 June 2011).

Both of the new lots are relatively large with a significant land area available to dispose of wastewater given the setbacks to boundaries, wells and water bodies.

The soil will be the limiting factor for the disposal of wastewater. The site and soil assessment was undertaken by Tasman Consulting Engineers (TCE). TCE are on the TDC accredited list of for site and soil assessment. The soil has been categorised as Category 6 (poorly draining clay). I regard this site and soil assessment as a realistic assessment in this case.

TCE proposes to use secondary treated effluent applied to land via dripper lines. At this point in time this is the standard solution for Category 6 soils. The effluent is applied over a large area at a low rate minimising the potential offsite effects.

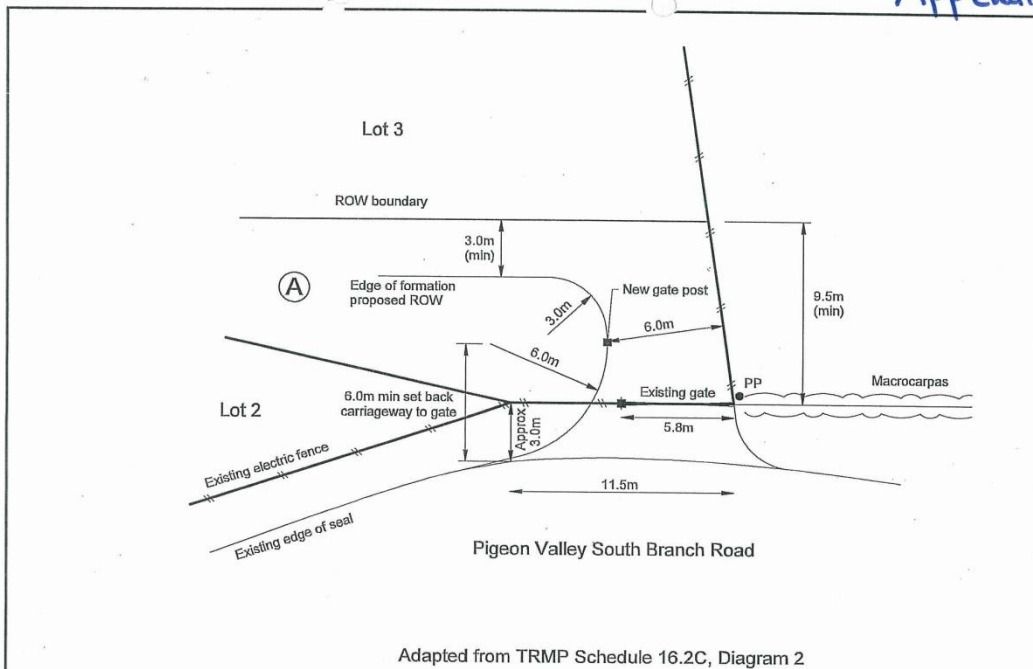
I have assessed the solution proposed by TCE and it provides sufficient detail to demonstrate that it is feasible to dispose of the wastewater on site. It should be noted that the detailed design of the wastewater system are assessed by TDC at the time of building consent for all wastewater systems. This is when the details of the house and the potential loading (number of bedrooms) are known, so a full assessment can be undertaken.

The sites are not in any special domestic wastewater areas so the general Permitted Activity Rule 36.1.2.4 applies. The assessment shows that it is feasible to meet the Permitted Activity Rule for the proposed lots.


I do not see the need to place any specific conditions about the wastewater on the subdivision.

Leif Pigott
Co-ordinator Natural Resources Consents

Appendix 'G'



Adapted from TRMP Schedule 16.2C, Diagram 2

 STAIG & SMITH™ SURVEYING-PLANNING-ENGINEERING-RESOURCE MANAGEMENT	81 Oakwyn Place PO Box 913 Nelson Ph: 03 548 4422 Fax: 03 548 4427	Job Title	Norton Family Trust, Wakefield Norton Access Design	Date: 03 June 2011	Appendix 'G'
	Drawing Title	Scale: 1:200 At A4 Drawn by: SA Job No: 10836 Sheet: 1 of 1			

Y:\job\16890\16836 Norton, Rochelle & Craig\CAD\16836 Norton Scheme