

DISCRETIONARY AND NON COMPLYING ACTIVITIES REPORT

APPLICATION:-

(File: L 22394) (Matakana ~~map~~ Ward)(Map _____)

REPORTING OFFICER:

Grant Eccles

APPLICANT:

Kowhai Timber Ltd.

APPLICATION:

For consent to locate a septic tank within 50
metres of a watercourse

LOCATION OF SITE:

362 Matakana Valley Road, Matakana.

SYNOPSIS:

Applicant proposes to locate a septic tank and
soakage beds ~~at~~ approx. 45 metres from a small stream.

Activity is discretionary under PPA 55. &

The effluent disposal system proposed & produces an
extremely high quality effluent. Even though the activity
is discretionary the system is still located a relatively
large distance from the stream. The ARC has queried
the appropriateness of requiring such a large setback.

It is considered that ~~there~~ ^{consent} to the application will
not result in adverse effects on water quality in the nearby
stream, nor will it restrict recreational use of the stream.

On the basis of the above factors it has been recommended
that the application be approved.

DESCRIPTION OF PROPOSAL:

Locate septic tank ~~within~~ for managers residence
within 50 metres of watercourse.

ZONING:

Rural 1 (Op D.P.)
Production AA (PPA55)

SUBMITTORS:

Not notified.

STATUTORY ASSESSMENT:

locating a septic tank within 50 metres of a watercourse
is a discretionary activity in PP 4.5.5.

This application must be assessed according to s. 104 of
the RMA 1991.

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EVALUATION:

The proposed location of the system is just under 50 metres from the stream. The system ~~is~~ proposed is considered to be of a sufficiently high standard to produce excellent quality effluents.

The stream is not ~~used~~ able to be accessed for recreational purposes through the property, and is not used to any great degree for recreation from other access points.

Due to the quality of the effluent disposal system being installed and the location of the disposal point, it is not considered that adverse effects will arise from granting consent to the proposal.

DEVELOPMENT ENGINEER'S REPORT:

CONCLUSION:

Consent could be granted.

1. The District Planner - Resource Management, acting on delegated authority, has resolved:

CONSENT be granted

To the application pursuant to Section 105 of the Resource Management Act 1991 for consent to a discretionary activity to locate a septic tank and
soakage beds within 50 metres of a watercourse.

[Signature] 21/1/97

2. This conclusion has been based on the information currently available to the Consents and Environmental Services Department. A different conclusion may be reached at the hearing when additional information has been presented.

Recommended:

THAT THE APPLICATION PURSUANT TO SECTION 105 OF THE RESOURCE
MANAGEMENT ACT 1991 FOR A _____
ACTIVITY FROM _____ FOR CONSENT TO

ON THE PROPERTY SITUATED AT

BEING, _____ HAVING A TOTAL

AREA OF _____ AND ZONED _____
BE

_____ SUBJECT TO
THE FOLLOWING CONDITIONS:

- Nil

THE REASONS FOR ~~GRANTING/REFUSING~~ THE APPLICATION ARE:

1. It is not considered that the proposed location of the effluent disposal system will have adverse effects on the ^{environmental} ~~an~~ quality of the nearby stream.
2. The proposal is not considered to conflict with the relevant objectives and policies of PP455

Should the application be _____ the following conditions and reasons are recommended.