



1 Introduction

1.1 Purpose of this Document

The current resource consents for the Ruakaka Wastewater Treatment Plant, which allows the discharge of treated wastewater to land and contaminants to air, expires on the 31 of May 2018. This discharge to land covers Whangarei District Council (WDC) land known as Zones 3 and 6A which are located within the WDC wastewater designated Area that includes the oxidation ponds and wetland. The existing resource consent also includes the discharge of treated wastewater to land and contaminants to air onto adjacent crown land, identified as Zones 6B and 7. Figure 1.1 following shows the locations of the zones and the WDC wastewater designated treated plant area.

Figure 1.1 Aerial Photograph Showing the Wastewater Treatment Plant Site and Land Application Zones and Areas



Additional resource consents for the discharge of treated wastewater to land and contaminants to air have been issued for the adjacent private property known as the Keith Block. These additional resource consents also expire on the 31 of May 2018. These resource consents along with the discharge to land on Zones 6A, 6B and 7 have not yet been given effect to.

The projected growth in the Ruakaka and One Tree Point area is of a scale that necessitates Whangarei District Council (WDC) to plan for, and implement, a medium to long-term solution that will cope with significantly increased amounts of wastewater generated from the area.



Nine new resource consents (labelled Number 1 to 9 inclusive) are being applied for to allow for a staged development for the discharge of treated wastewater to land, discharge of contaminants to air and the construction and use of an ocean outfall structure in the Coastal Marine Area (CMA). The principal consent is for the discharge of treated wastewater to the CMA at the Bream Bay via the ocean outfall structure (Consent Number 7).

This Assessments of Effects on the Environment (AEE) Report has been prepared to support the Whangarei District Council's (WDC) application to the Northland Regional Council (NRC), for these nine new resource consents for the Ruakaka Wastewater Treatment and Disposal/Discharge Scheme, referred to as the 'Proposed Scheme'. Emphasis in this Report is placed on the importance of the CMA in a national, regional, local and tangata whenua context.

This AEE has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act 1991 (RMA). It includes:

- a) a description of the existing Ruakaka Wastewater Scheme and treatment plant;
- b) a description of the proposed upgrades and changes, new infrastructure including a new WWTP and a long offshore ocean outfall into Bream Bay;
- c) a description of the management procedures for proposed Wastewater Scheme;
- d) a description of the existing environment and changes to the environment that will result from the proposed upgrades and changes to the existing Wastewater Scheme;
- e) details of measures to avoid, remedy or mitigate adverse effects;
- f) an evaluation of alternatives (options); and
- g) suggested draft resource consent conditions for consideration by the NRC and those making submissions on the application.

The 'Proposed Scheme' is underpinned by the 'Ruakaka Wastewater Strategy'. WDC has developed the Strategy to ensure an integrated and holistic approach to the sustainable management of the wastewater in the Ruakaka area for the short, medium and longer term.

Early in this resource consent project WDC formed a Project Steering Group (PSG) to guide the project development. Early in its deliberations the PSG determined that a set of Project Objectives was required to determine the overall project direction and provide criteria to evaluate alternative (options) for future wastewater management. Section 2 of this Report describes the activities of the PSG and sets out the Project Objectives. Section 4.11 establishes the rationale for the 'Proposed Scheme' and 'Ruakaka Wastewater Strategy'.

The 'Proposed Scheme' has been formulated to accommodate the residential population and industry projected for the maximum term (35 years) for resource consents provided for under the RMA. Such an approach is prudent and nowadays commonly followed by local government in order to provide security and sound financial management of infrastructural assets.

A vital element in the process of undertaking this Project and preparing the resource consent applications and the proposed Wastewater Scheme has been consultation with statutory bodies, Patuharakeke Te Iwi Trust Board Inc, other tangata whenua groups, stakeholders including the NIWA Bream Bay Aquaculture Park and the wider community.

1.2 Structure of the Application Documentation

This AEE has been structured in a way that is intended to:



- Enable people and stakeholders to understand the current Wastewater Scheme and the background to its formulation, and in particular to the extensive consultation involved in its further development.
- Provide a general description of the wider environment within which the Wastewater Scheme operates.
- Set out the statutory framework and specific consent requirements, including relevant planning instruments and guidelines.
- Provide details of the effects on the environment, associated with the proposed Wastewater Scheme and the proposed changes, relative to each of the consents required.
- Draw on the Cultural Impact Assessment (CIA) completed by Patuharakeke Te Iwi Trust Board (Inc) to identify and consider the effects of the proposed Wastewater Scheme on tangata whenua.
- Comment generally on the potential cumulative environmental, social and economic effects, associated with the Wastewater Scheme and proposed changes.
- Describe the consultation undertaken to date, including responses and changes made to the proposed Wastewater Scheme as a result of the consultation process.
- Provide suggested conditions of consent to avoid, remedy, mitigate or off-set any adverse effects of the Wastewater Scheme on the environment.

The structure of the AEE is as follows:

- Section 1: Introduction
- Section 2: Project Development Objectives, Description and Consents Applied For
- Section 3: Current Context
- Section 4: Description of the Proposed Ruakaka Wastewater Strategy and Scheme
- Section 5: Legal Position, Planning Instruments and Guidelines
- Section 6: Alternatives Considered
- Section 7: Description of the Environment
- Sections 8-15: Assessment of Effects related to each of the Resource Consents Applications
- Section 16: Assessment of Effects to Tangata Whenua
- Section 17: General Matters and Cumulative Effects
- Section 18: Consultation
- Section 19: Conclusion and Suggested Resource Consent Conditions

Forty-one Support Documents, each covering specific topic areas, support this AEE. The Support Documents should be read in conjunction with this Report. A list of Support Documents is included in the Contents page, Table 2.1 and are summarised in Figure 1.3.

Due to the importance of the Cultural Impact Assessment (CIA) it is attached as a 'Companion Document' to the AEE and is bound into this AEE before the Appendices.

In order to keep this AEE reasonably concise, cross referencing is made to the Support Documents which provide the detailed information that underpins the development of the Project, the AEE and the resource consent applications being applied for.



1.3 Context and Background

Provision of a waterborne wastewater scheme (sewerage scheme) is fundamentally important in terms of public health and safety and community well-being. It provides significant positive (beneficial) effects (in terms of effects as interpreted in the RMA). Section 17.1 of the AEE describes these positive effects.

Waterborne wastewater (sewerage) schemes collect, treat and manage wastewater disposal from homes, work places, businesses and industries in urban areas.

Without wastewater schemes, there would be significant environmental and human health issues, especially within rapid growing and populated urban areas. In today's modern urban environment, wastewater schemes are developed in conjunction with the statutory processes of the RMA to ensure that environmental effects are avoided, remedied or mitigated to an acceptable level.

Wastewater schemes are designed to service large populations and returning all or some portion of the appropriately treated wastewater back into the natural environment. The relatively new term for this is 'eco-system re-entry' as is promoted in the New Zealand Ministry for the Environment's Sustainable Wastewater Management handbook published in June 2003. This poses many complex and challenging issues for the environment, public health, economic, social and cultural elements. The challenge is finding a method or a combination of methods that achieves a level of treatment that does not unduly compromise the environment or cultural values at a cost that the community including business and industry can afford.

1.3.1 Existing Wastewater Scheme

The existing Ruakaka Treatment and Disposal System is located on Sec 65 Blk VII Ruakaka SD at or about location co-ordinates 1732700E 6029800N.

The current wastewater oxidation pond system consists of two ponds and two wetlands which operate in a series. The current disposal system is a natural sand basin within a dune depression area that is flood loaded with wastewater from the wetlands. The wetland wastewater seeps into the sandy ground in this area. The disposal areas which form part of a natural basin are approximately 1ha in size. Sections 3.2 and 3.3 of the AEE describes the existing treatment and disposal facilities and the associated resource consent compliance.

1.3.2 Growth

The Ruakaka One Tree Point area is expanding rapidly with residential, commercial and industrial development. The existing Ruakaka wastewater treatment and disposal system is not expected to be able to cater for this growth in the near future.

This rapid growth is evidenced by the fact that the Marsden Point-Ruakaka Coastal Area experienced between 2001-2006, the highest growth for a coastal area within the Whangarei District. It is forecasted to increase the current population by 94% from 2006 to 2041¹.

1.3.3 Whangarei District Council Growth Strategy: Sustainable Futures 30/50

On the 22 of September 2010 the Whangarei District Council's Environment Committee, moved that the Whangarei District Growth Strategy: Sustainable Future 30/50 be adopted, and preparation of an implementation plan be undertaken by Council Officers.

The reasons for the growth strategy has been that over the period of 2001 to 2008 the Whangarei District has experienced a high level of growth and whilst this has slowed in line with the national trends, it is projected that the future growth in some parts of the District, such as Marsden Point/Ruakaka area is projected to be quite substantial.

¹ Data from Whangarei District Council Growth Model dated July 2008



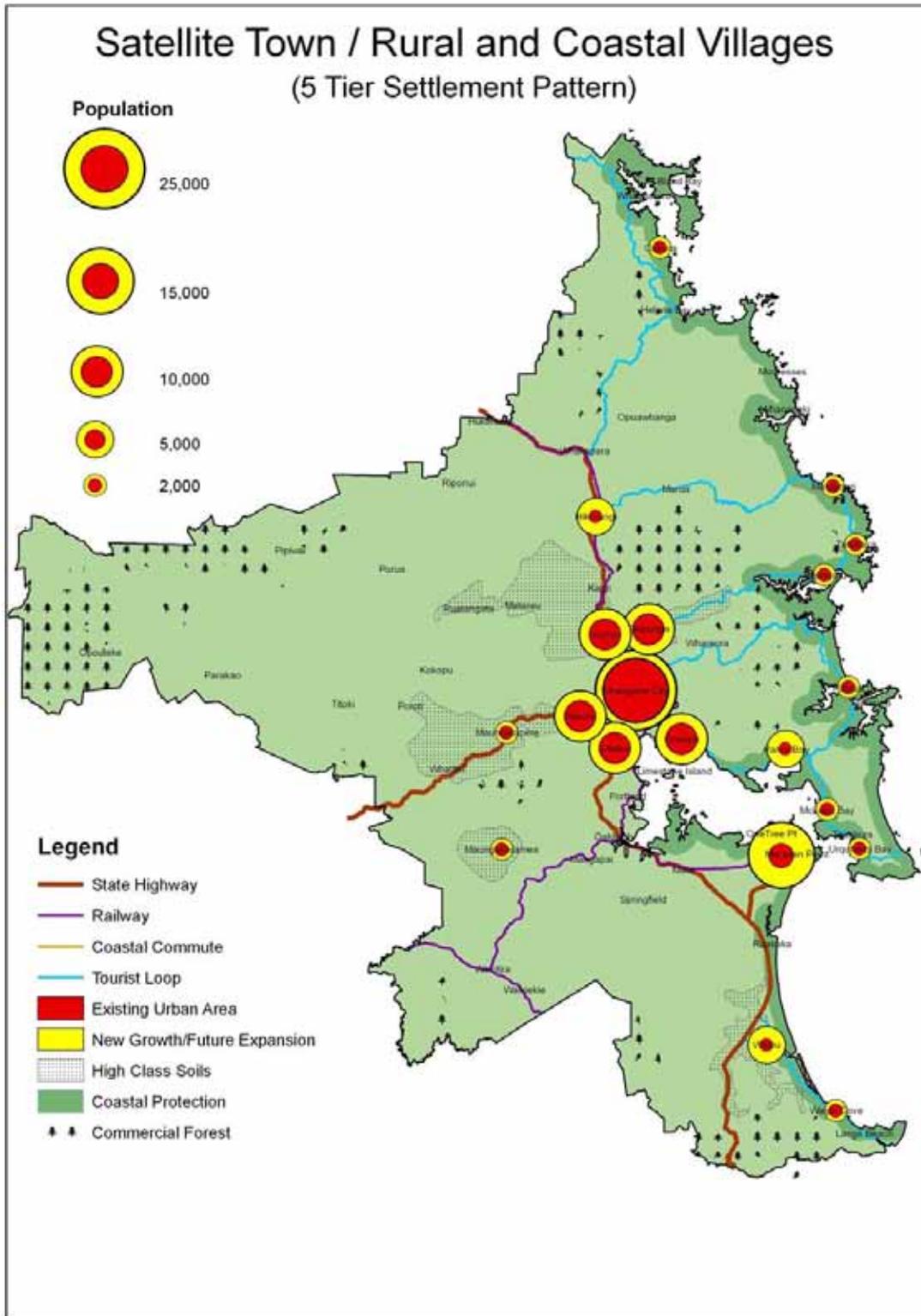
WDC has committed to formulating a long term sub-regional Growth Strategy being titled 'Sustainable Futures 30/50' to assist with the management of this projected future growth. This Growth Strategy seeks to enable a long term, integrated, strategic planning programme to be developed which shall assist the sustainable development of the Whangarei District over the next 50 years and will support the wider regional growth strategy currently being developed by the NRC.

Following community and stakeholder feedback, three alternative futures were assessed using a range of criteria with sustainable development framework. The preferred option, Future Three represents a managed, consolidated development path based upon a five tier settlement pattern. This settlement pattern hierarchical arrangement is as follows, and is illustrated in Figure 1.2.

- Whangarei City is the primary District and Regional urban centre;
- Marsden Point/Ruakaka is a satellite town which compliments but will not compete with the urban centre of Whangarei City;
- Five urban villages within the Greater Whangarei Region;
- One rural (Hikurangi) and two coastal growth nodes at Parua Bay and Waipu; and
- Two rural villages along with eight coastal villages located along the coastline from Waipu Cove in the south to Oakura in the north.
- The satellite town at Marsden Point/Ruakaka is projected to grow to around 15,000 people with planned residential, commercial and industrial development.



Figure 1.2 Satellite Town / Rural and Coastal Villages





1.3.4 Marsden Point - Ruakaka Structure Plan

The Marsden Point – Ruakaka Structure Plan ('The Structure Plan') was adopted by WDC in November 2009. This Plan defines a vision for the future growth and development of the area. The Structure Plan provides an indicative, integrated, physical development framework to minimise any ad hoc development in the area and therefore avoiding, remedying and mitigating the cumulative adverse effects of growth and development on the area.

The land use proposals as detailed in Figure 1.3 below seek to provide an overall proposed spatial development strategy for the area which aims to:

- *Ensure the long-term future availability of land for port and industrial expansion;*
- *Provide a balanced urban area activity;*
- *Provide a full range of urban services and facilities;*
- *Establish centres as focal points;*
- *Protect the area's sensitive ecological zones and valued landscapes;*
- *Introduce a multi-faceted open space network over the urban area;*
- *Introduce buffers between conflicting land use activities;*
- *Provide for rail and road network development to service land use activities;*
- *Encourage a forward looking urban water management strategy through enabling more efficient use and re-use of resources in land use planning; and*
- *Consolidate the urban area through limiting sprawl and thereby optimising infrastructure development.*

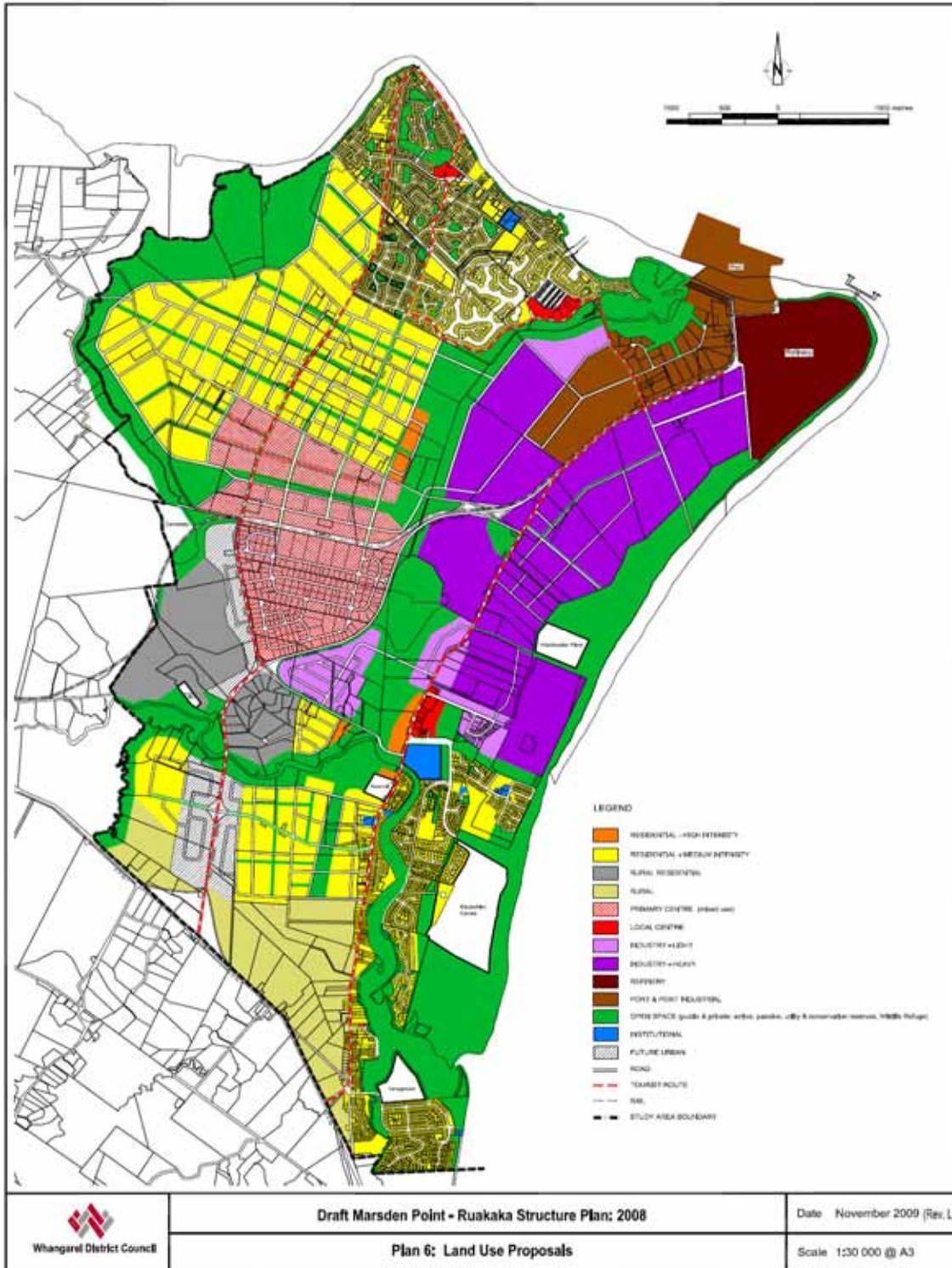
These criteria have been taken into account in assessing how the 'Proposed Scheme' and associated 'Ruakaka Wastewater Strategy' meets the Council's overall drivers, refer Section 4.11.

1.3.5 Whangarei District Council – District Plan

The District Plan became operative on the 3 May 2007, and is the primary document which manages land use and development within the Whangarei District territorial boundaries. The District Plan is prepared under the Resource Management Act 1991, and focuses on the sustainable management of land, and other natural and physical resources. The District Plan addresses resource management issues which are facing the Whangarei District, and seeks to enable Whangarei District Council and the community to work towards achieving the long-term vision for the District.



Figure 1.3 Ruakaka Structure Plan 2008 - Plan 6 Land Use Proposal





1.3.6 Whangarei District Council's Strategic Plans, Long-Term Plan and Other Relevant Documents

At a strategic level, WDC is required to implement strategic plans and policies that effectively manage the District's environment. During the investigation of the 'Proposed Scheme' and the development of the associated 'Ruakaka Wastewater Strategy', WDC's strategic plans and policies have been taken into consideration, including long-term approaches to the management of growth and community needs.

1.3.6.1 Long-Term Council Community Plan

WDC's Vision, Mission and Values as set out in the Long-Term Council Community Plan 2009-2019 (LTCCP) set an overall framework for the development of the Wastewater Consents Project, the proposed Wastewater Scheme and the Ruakaka Wastewater Strategy.

WDC's Vision and Mission for the District are:

Vision

"To be a vibrant, attractive and thriving District by developing sustainable lifestyles based around our unique environment; the envy of New Zealand and recognised worldwide."

Mission

"Creating the ultimate living environment"

The Council has identified six community outcomes, which are:

Community Outcomes

- 1. A sustainable, environmentally responsible District which values its natural uniqueness*
- 2. A District which is safe and crime free*
- 3. A community which is healthy and educated*
- 4. A vibrant and growing local economy*
- 5. A District with a community programmes and facilities for all*
- 6. A community which values its culture and heritage*

It is noted that recent changes to the Local Government Act, have renamed the LTCCP as the Long Term Plan (LTP).

1.3.6.2 Wastewater Disposal 25 Year Strategic Plan (1995)

Wastewater Disposal 25 Year Strategic Plan (1995) identified that the Ruakaka and One Tree Point Wastewater Scheme would need to be upgraded to meet current and future growth demands.

1.3.6.3 Waste and Drainage Wastewater Strategy (2010)

WDC is currently finalising the preparation of a 'Waste and Drainage Wastewater Strategy'. The purpose of this Strategy is to define the Council's common goals that cover the many facets of wastewater management and outline how they will be achieved.

This Strategy will also identify the challenges that maybe ahead for WDC in meeting these goals. The Strategy will be used for guidance in the development of WDC'S LTCCP and Wastewater Asset Management Plan.

The Vision, Mission, Goals and Key Principals of this Strategy are important drivers in the development of this Project, as they along with the Projects Objectives, other WDC Strategies and drivers provide criteria



to assist in the development and identification of the 'Proposed Scheme' and associated 'Ruakaka Wastewater Strategy'.

The **Vision** is:

"Whangarei district is more sustainable, resilient, prosperous, safer, healthier and cleaner because of the top quality wastewater services provided."

This Vision is consistent with the Council's overall vision for the District as is set out above.

The **Mission** is:

"To advance the welfare of the district and exceed community expectations through excellence in delivery of wastewater services in a way which is sustainable and consistent with the four well-beings: social, economic, environmental and cultural."

This Mission is consistent with the Council's overall Mission for the District as is set out above.

There are four top level Goals for the wastewater management in the Whangarei District which contribute to achieving the overall Vision and Mission. These four **Goals** are:

1. *To protect public health from the potential harmful effects of wastewater;*
2. *To work with our communities to enable sustainable community growth and development through provision of appropriate wastewater services;*
3. *To protect the environment by minimising adverse environmental effects from wastewater discharges, including discharges to land, water and air;*
4. *To work with our communities to provide for cultural sustainability.*

Collectively the above goals seek to address the four well-beings of Social (Goals 1, 2, 3 and 4), Economic (Goal 2), Environmental (Goal 3) and Cultural (Goal 4), and therefore take into account the WDC's obligations under the Resource Management Act, Local Government Act and the Health Act.

There are six **Key Principles** which underpin the achievement of the Vision, Mission and Goals of this Strategy. The six **Key Principles** are:

- Well managed and sustainable treatment and disposal;
- Well managed network;
- Reduce;
- Reuse-Recycle Recover;
- Integrated wastewater management, funding and future planning; and
- Know our historical and cultural background.

1.3.6.4 Whangarei District Council's Wastewater Business Continuity Plan (June 2008)

The purpose of this Plan is to document the wastewater services management and response framework to respond to a crisis. The Plan is to be read in conjunction with the Northland Civil Defence Emergency Plan.



1.3.6.5 Whangarei District Council's Wastewater Activity Management Plan (2009)

This sets out in accordance with the LGA 2002, the Council's wastewater activities for the District.

1.3.6.6 Pressure Sewer Policy (November 2010)

This policy provides guidance to where and how pressure systems can be used in the Whangarei District and defines the extent of ownership, and the roles and responsibilities for the various stakeholders when a pressure sewer system is utilised in the District.

1.3.7 Guiding Principles for the Project and Setting of Project Objectives

In addition to the key statutes and planning instruments as set out in Section 5 of the AEE there are a number of other documents that establish guiding principles for the Wastewater Consents Project and the setting of the project objectives (refer Section 2.3 of the AEE and Appendix C).

These documents include:

- Whangarei District Council's Wastewater Business Continuity Plan, June 2008.
- Whangarei District Councils Consultation Guidelines Summary: Policy Statement.
- Memorandum of Understanding between Patuharakeke Te Iwi Trust Board Inc and Whangarei District Council.
- Strategy for the Sustainable Economic Development of Northland – Update 2007-2011. Excerpts from this Strategy are included in Section 7.2.1.
- Bream Bay Land Owners Association's objectives including that of installing a modern wastewater plant that will achieve a high standard of treated wastewater.

1.4 Existing Resource Consents, Designations and Other Approvals

1.4.1 Existing Resource Consents

There are currently two existing resource consents held by the WDC in respect to the discharge of contaminants to land and to air in respect to the Ruakaka treatment scheme. The expiry date of the existing resource consents is the 31 May 2018, and due to the proposed staging of the outfall structure (being consistent with the future growth of the area) it is considered appropriate to seek new resource consents to allow for an extension of timeframe for these activities to occur in respect to the Ruakaka treatment scheme.

An adjacent block of land which is privately owned, known as the Keith Block, has two existing resource consents in respect of the discharge of contaminants to land and air for this property, being Lot 10 DP 55607 Block VII Ruakaka SD. This land is also known as Zone 5 in respect to the staging of the wastewater scheme and is not currently being utilised for the discharge of contaminants (wastewater) by WDC.

**Table 1.1 Existing Resource Consents**

Whangarei District Council				
Ruakaka Wastewater Treatment Plant				
Schedule of Resource Consents held as Issued by Northland Regional Council				
Consent Number	Activity to be Authorised	Date Issued	Date Expired	New Consent Required
CON20040415501 (01) (Zones 3, 6 & 7)	Discharge of contaminants to land from the Ruakaka treatment system	01.12.2006	31.05.2018	For Zones 3 and 6A only
CON20040415501 (02) (Zones 3, 6 & 7)	Discharge of contaminants to air from the Ruakaka treatment system	01.12.2006	31.05.2018	For Zones 3 and 6A only
CON20061752701 (Keith Block/Zone 5)	Discharge of treated wastewater to land on Lot 10 DP 55607 Blk VII Ruakaka SD	02.12.2008	31.05.2018	
CON20061752701 (Keith Block/Zone 5)	Discharge of contaminants to air (primarily odour) to air from a wastewater disposal system on Lot 10 DP 55607 Blk VII Ruakaka SD	02.12.2008	31.05.2018	

1.4.2 Existing Designation

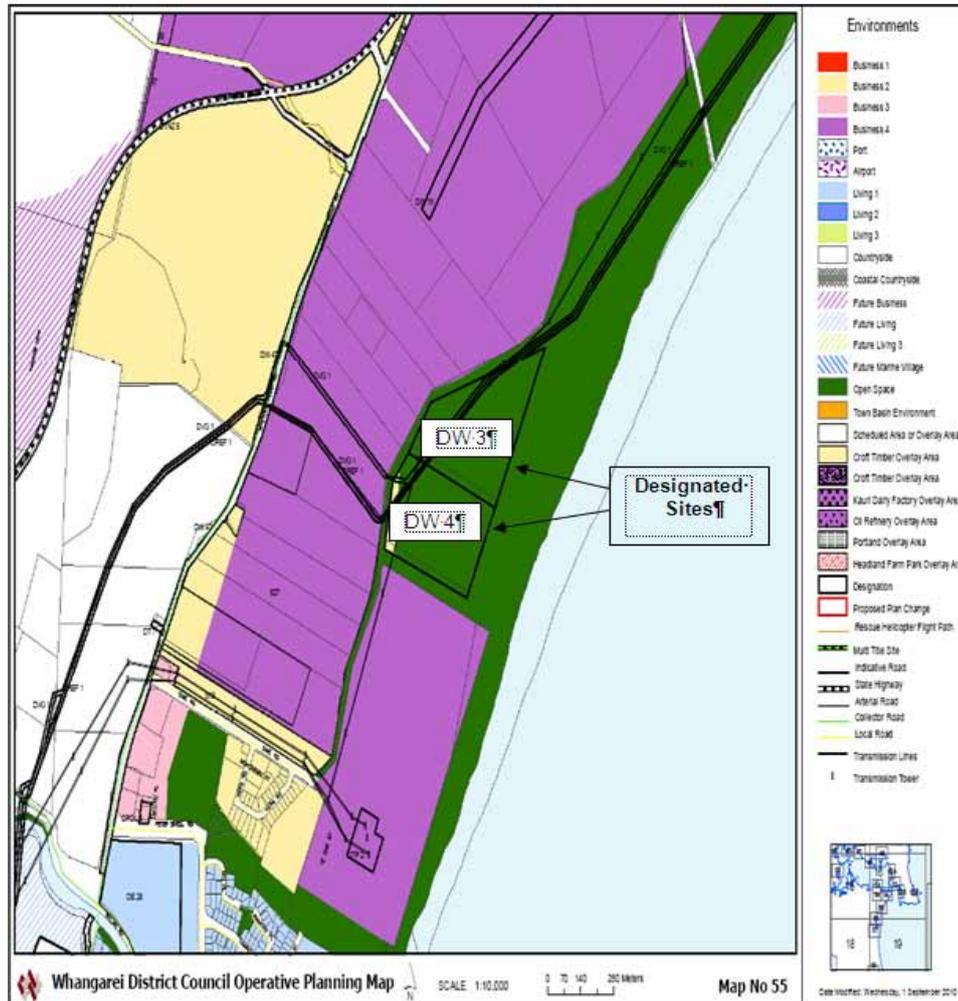
There are currently two designations relating to the Project.

The designation numbers under the Operative Whangarei District Plan 2007 (District Plan) are:

- DW4 - Ruakaka/One Tree Point Wastewater Treatment Plant, Sime Road, Ruakaka. The purpose of the designation is for a wastewater pumping and treatment facility. The site is 12.4 ha in size and is owned by WDC.
- DW3 - Proposed extension to Ruakaka One Tree Point Wastewater Treatment Plant, Sime Road, Ruakaka. The purpose of this designation is for the proposed extension to the existing wastewater treatment plant and disposal facility. The site is 12.5 ha in size and is owned by the Crown. It is denoted as Zones 6B and 7 for wastewater disposal. As discussed in Section 4, this is a contingency area for treated wastewater disposal should other areas and reuse procedures not be adequate to manage all the treated wastewater before the ocean outfall is operational, subject to relevant consents for Zones 6B and 7 not having expired.



Figure 1.4 Location of Existing Designations from the Whangarei District Plan



1.4.3 Existing Department of Conservation Concessions

The Department of Conservation has granted a concession (NO/21149/OTH) to WDC in the form of easements to provide for a range of underground utility services to and from the Ruakaka Wastewater Treatment Plant.

1.5 Resource Consents and Other Approvals Being Applied For

WDC is seeking to undertake a staged and phased approach to progressive development of the 'Proposed Scheme' and therefore requires a sequencing approach to the resource consents, as discussed in Section 4.8.3 and shown in Figure 4.13.

The stage and phased approach of the resource consents (consent strategy) of the Ruakaka Wastewater Consent Project is to ensure that the 'Proposed Scheme' can be developed sequentially over time to meet the projected growth demands of the Marsden Point/Ruakaka area. Figure 4.12 depicts the two growth scenarios and shows how the sequencing of proposed resource consents, along with the



beneficial reuse of treated wastewater by the Marsden Point Oil Refinery is planned to provide appropriate consented treated wastewater disposal.

This consent strategy also provides financial efficiencies and assists with ensuring other alternatives such as beneficial reuse are considered, and implemented prior to the construction of the ocean outfall option. The sequencing of wastewater land application with potential reuse through to ocean outfall implementation is also illustrated in Figure 4.11 which supplements Figure 4.12 and Figure 4.13.

1.5.1 Resource Consents Being Applied For

There are nine resource consents being applied for in respect to this Project as summarised in the following Table 1.2.

Table 1.2 Resource Consents Being Applied For

Whangarei District Council		
Ruakaka Wastewater Long-Term Consents Project		
Schedule of Resource Consents Applied for from the Northland Regional Council		
Type of Resource Consent Applied for		Existing Consent
Ruakaka Wastewater Treatment Plant (WWTP)		
1	Discharge permit for the discharge (via seepage) of wastewater to land and water from contingency storage ponds at the Ruakaka Wastewater Treatment Plant site.	
2	Discharge permit for the discharge (via soakage) of an annual average of 660 cubic metres per day of treated wastewater to land and water from the Ruakaka Wastewater Treatment Plant, being Zone 3 (DW4 in the Whangarei District Plan).	CON20040415501 (01)
3	Discharge permit for the discharge of contaminants to air from activities associated with the Ruakaka Wastewater Treatment Plant and site.	CON20040415501 (02)
Roger Hall Memorial Park		
4	Discharge permit for the discharge (via subsurface irrigation) of treated wastewater to land and water on the Roger Hall Memorial Park.	
Rama Road Block		
5	Discharge permit for the discharge (via irrigation) of treated wastewater to land and water on the Rama Road Block.	
6	Discharge permit for the discharge of contaminants to air associated with treated wastewater irrigation on the Rama Road Block.	
Ocean Outfall		
7	Coastal permit for the discharge of treated wastewater to the coastal marine area via an ocean outfall into the coastal marine area at Bream Bay.	
8	Coastal permit for the erection and placement of an ocean outfall structure in the coastal marine area at Bream Bay and any associated deposition of materials on and disturbance of the foreshore or seabed.	
9	Coastal permit for the occupation and use of an ocean outfall structure in the coastal marine area at Bream Bay.	



1.5.2 Designations

The continued use and development of the Ruakaka Wastewater Site is consistent with the existing designated purpose and all works will be contained within the existing designations area therefore there is no requirement to alter the designation or obtain any land use consents for the proposed activities.

An Outline Plan of Works, if required, shall be applied for from WDC when more precise details are known in respect to any earthworks within the existing designated sites DW3 and DW4.

1.5.3 Other Approvals

WDC is applying for three concessions from the Department of Conservation (DOC) for pipelines and associated structures on crown land. These are:

- For the discharge of treated wastewater from the Ruakaka Wastewater Treatment Site on to land within Zones 6B and 7. This area is designated land referred to as DW3 in Figure 1.3, which is shown as Zones 6B and 7 on Figure 1.1 and Figure 4.10.
- For the construction, occupation and access for pipelines and associated structures to convey wastewater from the WDC Ruakaka Wastewater Treatment Site to the WDC Rama Road Block,
- For the construction, occupation and access for the ocean outfall structure and associated structures to convey wastewater from the Ruakaka Wastewater Treatment Site to the Coastal Marine Area.

If necessary, authorities under the Historic Places Trust shall be obtained when more precise details are known.

1.5.4 Other Resource Consents

Under the Whangarei District Plan, resource consents may be required for the discharge of treated wastewater onto Business zoned land (Rama Road Block) and the Open Space zoned land (Roger Hall Memorial Park). These additional resource consents shall be applied for when required.

The movement (i.e. conveyance) of treated wastewater across the DoC land is considered to be a permitted activity if conducted by means of an underground pipeline under the Whangarei District Plan and the Open Space zone, Rule 46.3.2.

For earthworks and works within the coastal hazard zone and appropriate land use consent, if required, shall be applied for from the WDC and/or NRC when more precise details are known.

For building works, the necessary building consents, if required, shall be applied for from WDC when more precise details are known.