

11 April 2013

Sandspit Holiday Park Limited
6 Brick Bay Drive
RD 2
Warkworth 0982

FILE COPY

Attention: Brian Morrison

RESOURCE CONSENT – ADVICE OF DECISION

Application Details:

File Ref: 7835

Application Number:	41252
Applicant:	Sandspit Holiday Park Limited
Proposed Activity:	Wastewater Discharge
Address:	0 Sandspit Road Sandspit Rodney District

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference to the relevant Auckland Council Regional Plan a decision has been made to approve your application.

For your reference a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions – Natural Resources, Auckland Council, at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website www.aucklandcouncil.govt.nz (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/court/environment-court.

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in condition two of your consent.

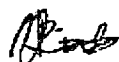
The Auckland Council has extended the time limit for issuing a decision for the above application in accordance with Section 37A(5)¹ of the Resource Management Act 1991. Section 37A(5) allows the Council to extend a time period specified in the Act in relation to the processing of resource consents to any time period requested or agreed by a resource consent applicant.

In extending this time frame the following matters have been considered:

- The interests of any person who may be affected by the extension
- The interests of the community in achieving an adequate assessment of the proposal
- Council's duty to avoid unreasonable delay

If you have any queries, please contact Tony Bullard on 09 353 9557, tony.bullard@aucklandcouncil.govt.nz and quote the application number above.

Yours sincerely



Malu Fink
Consents and Compliance Administrator
Natural Resources & Specialist Input Unit

¹ Section 37A(2)(b) if the application was accepted before the 1 October 2009 or Section 37(5)(a) if the application was accepted before the 1 August 2003

Notification determination and resource consent decision report for a discretionary activity under the Resource Management Act 1991

Subject: Application to discharge up to 36m³ per day of secondary treated domestic wastewater from the camping ground facilities at Sandspit Motor Camp

To: Tony Bullard, Team Leader, Wastewater

From: Grant Fleming, Auckland Council Consultant

Date: 10 April 2013

1.0 APPLICATION DESCRIPTION

Application and Property Details

Applicant's Name: Sandspit Holiday Park Limited

Consent Application Numbers: 41252

File Numbers: 7835

Activity: Wastewater Discharge

Site Address: 1334 Sandspit Road, Warkworth

2.0 PROPOSAL, SITE AND LOCALITY DESCRIPTION

Reason for application

Consent is required under the provisions of the Auckland Council Regional Plan: Air, Land and Water, April 2012 (ACRP:ALW).

The proposal does not meet the controlled activity criteria of Rule 5.5.24 of the ACRP:ALW in that the design flow is greater than 6 m³/day. As there are no other applicable rules the proposal is a discretionary activity under Rule 5.5.27.

Proposal and site description

The applicant is seeking a consent renewal to discharge domestic wastewater to land from the existing camping ground and its facilities. A full description of the proposal is provided in the documents listed under Condition 4 of the consent. In brief:

- The site and its operations have an existing discharge consent (No 22315), which is due to expire 30 June 2014
- The existing site consists of a number of camping and caravan sites and units which are all serviced by a central toilet block and communal kitchen facilities.
- The wastewater generated on the site is discharged into an existing commercial aeration plant which discharges to a surface based irrigation system. This existing discharge system is to be replaced as part of this proposal.



The site is located close to the end of Sandspit Road, immediately following the intersection with Brick Bay Road. The site is made up from a number of titles and, in the immediate vicinity of the campground, is level. The discharge area is located on the slopes to the south of and overlooking the campground. These slopes are typically 8°-15°, with the steeper sections being in the proposed reserve area.

Extensive investigations were undertaken as part of the existing consent application. The applicant has relied upon this information in support of the renewal application without undertaking further assessments. These historic investigations indicate that the existing/proposed discharge site has approximately 300mm of topsoil, overlying clayey silts and ultimately sandstone. Based on the physical characteristics of the soils, they have been assigned as Category 5 (moderate to slow drainage capabilities) for design of the effluent irrigation area size and loading in accordance with TP58 (2004).

Groundwater was assessed by the applicant's consultant based on the position in the landscape and other factors as being greater than 5m from the soil surface.

Wastewater Design Daily Flow

The design wastewater flows have been based on metered usage rather than per capita calculations in accordance with TP58. The applicant has metered water usage for the period of August 2012 – February 2013. Historical discharge records are also available from Jan/Feb 2007. The camping ground can accommodate up to 400 people during the peak summer periods and fewer than 20 during the winter months.

The results of this metering shows that the flows are typically well below the existing consented level (25m³/day) for the majority of the year. The site does exhibit a peak discharge period during December and January where the flows typically average 25m³/day and peak at up to 36m³/day. Based on the maximum occupancy the average per capita usage is approximately 60-90 l/p/d (litres per person per day). TP58 recommends up to 130 l/p/d.

The applicant is seeking a consent to allow the discharge of up to 36m³/day for limited periods with an average discharge of 25m³/day.

As part of the consenting processing the applicant is proposing to replace the toilet block which will including the installation of full wastewater reducing fixtures. These fixtures should ultimately lead to a reduction in the discharge volume during peak periods.

Wastewater Treatment and Disposal System

The existing wastewater system consist of a custom designed aerated wastewater treatment plant. This plant consists of the following components:

- (1x) 22.7m³ septic tank with discharge effluent filter;
- (1x) 5.1m³ contact tank;
- (2x) 5.1m³ aeration tanks;
- (1x) 10.5m³ settling tank;
- (1x) Bark filter, odour control tower; and
- (1x) discharge meter, alarms and pumps.

Monitoring undertaken during the consent renewal process (Jan 2013), at peak occupancy, indicated that the system was operating as designed and producing an effluent with the following quality characteristics:

- cBOD₅ 15 mg/l
- TSS 23 mg/l
- FC 25000 cfu/100ml

A sample for faecal coliforms was undertaken as the system currently has a UV disinfection system installed.

Treated effluent will be discharged to ground on-site via a new subsurface/surface, pressure compensation dripper irrigation (PCDI) via a water meter to a 7,200m² disposal area. This system is to consist of a subsurface area of 4,572m², laid within the existing paddock/orchard (existing discharge location). A secondary area of 2,628m² is to be laid within the existing bush clad area as depicted in the supplied site plans. This creates a total area of 7,200m², which at a peak of 5mm/day can dispose of up to 36m³/day.

The closest open watercourse to the proposed discharge area is the coast which is greater than 100m to the east of the proposed disposal area.

A water bore search indicates the closest bore is approximately 100m away.

Background and site history relevant to this permit/consent only

The applicant describes the site history in the application report document titled Discharge to Land Consent Renewal, dated 20 December 2012 and prepared by URS New Zealand Ltd.

The existing consent was granted in May 1999.

Other activities considered

The construction of the new amenities block will require a land use consent. A consent has been lodged (Reference L59778) and is currently being processed.

3.0 NOTIFICATION ASSESSMENT

Assessment of permitted baseline

The relevant permitted baseline is that provided by ACRP: ALW, Rule 5.5.20. However, there would be minimal relevant information gained by comparing and disregarding the adverse effects of the relevant permitted activities to this proposal.

Assessment of effects on the environment Section 95(2)(a)

The effects on the environment are less than minor and further assessed and explained in Section 4.0.

Request or rule: Sections 95A to 95E

Pursuant to Section 95A(4) there are no special circumstances to warrant public notification.

Pursuant to Section 95C(2) and (3) further information as requested was provided by the set deadline, and a report was not commissioned.

Identification of affected parties

Written approval has been sought from the local Iwi group (Manuhiri Kaitiaki Charitable Trust) as they requested consultation. They have reviewed the proposal and concluded that they do not require further involvement in the consenting process.

No persons are considered adversely affected by the activity because:

- The system is designed in general accordance with TP58 excluding the use of meter reading in preference to per capita usage figures.
- The discharge system will be monitored to ensure that there is a consistently high discharge quality and that the discharge flows are within the design parameters. This will reduce the risk of effluent runoff from the site and/or contaminating ground or surface waters.

Recommendation on notification

It is recommended that this application be processed on a non-notified basis because:

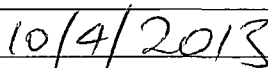
- The adverse effects on the environment of the activity for which consent is sought will be no more than minor.
- There are no persons considered adversely affected by the granting of this consent.
- Further information as requested was provided by the set deadline, and a report was not commissioned.
- No special circumstances or affected customary rights holders exist in relation to the application.
- The applicant has not requested public notification and no National Environmental Standard or rule in the Regional Plan requires public or limited notification.

Grant Fleming

Auckland Council Consultant

Date:

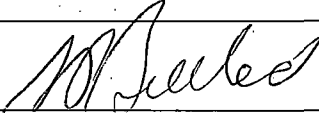




Notification determination

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, this application shall be processed on a non-notified basis.

Tony Bullard



**Team Leader, Rural and Wastewater
Natural Resources and Specialist Input, Resource Consents**

Date:

10/9/2013

4.0 ASSESSMENT OF APPLICATION

Assessment of effects on the environment: Section 104(1)(a)

The key environmental effects that should be considered are the impact on surface water, impact on groundwater, impact on soils and the impact on amenity values. It is critical that potential future effects of an on-site system are considered at the design stage and are minimised in the long term by good system management.

The ARC (now Auckland Council) developed guidelines in ARC Technical Publication No. 58 (TP58) to address the management of on-site treatment and land disposal of sewage from domestic sources. These guidelines identify effective and environmentally sustainable options for the disposal of domestic type wastewater in non-sewered areas. Wastewater treatment and disposal systems which accord with TP58 recommendations are considered to be 'best practice design' and in general terms adverse effects on the environment are considered to be no more than minor. Table 1 below identifies different design characteristics and compares TP58 recommendations with the design provisions of the proposal. Further explanation of compliance with these provisions is explained below the table.

In this instance, where the development is established and no further additions are proposed, some consideration must be included to ensure the site is still viable for its original purpose. A design has been proposed to mitigate the effect of the development and while it does not meet TP58 guidelines in all respects, it maintains a relatively conservative design approach, protecting the environment from undesirable practises and adverse effects.

Table 1. Summary of the Proposal's Compliance with TP 58.

Characteristic	TP58 Recommendation	Design Provision	Complies?
<u>Design Flows</u> Camp Occupancy	400 persons @ 130 l/p/d = 52m ³ /day	400 persons @ 90 l/p/d = 36m ³ /day	No ⁽¹⁾
<u>Treatment System</u> Equivalent secondary treatment system	20:30 (BOD:TSS)	20:30	Yes ⁽¹⁾
Septic retention time	48 - 72 hrs	15-24hrs	No ⁽²⁾
Emergency storage	24 hrs	>2 hrs (at 36m ³ /day) ~6 hrs (at 25m ³ /day)	No ⁽³⁾
<u>Disposal System</u> Loading rate	3-5mm/day - Cat 5 soils 2-3mm/day - Cat 6 soils	Category 5 – 5 mm/day	Yes ⁽⁴⁾
Disposal area required	7,200m ² (at 5 mm/day)	7,200m ²	Yes
Reserve disposal area	33% (2,400m ²)	17% (1,200m ²)	No ⁽⁵⁾
Line spacing	0.3, 0.5 or 1m for PCDI	1.5m spacing	No ⁽⁶⁾
<u>Separation Distances</u> Habitable buildings	3m	≥3m	Yes
Property boundaries	1.5m	≥1.5m	Yes
Surface water	15m	40m	Yes
Water supply bore	20m	>20m	Yes
Groundwater	0.9m	>1.5m	Yes
Embankments/ retaining walls	3m	N/A	Yes
Flood plain	Outside 1 in 20	N/A	Yes
<u>Public Health</u> Disposal areas	Lines are covered	Yes, buried within topsoil.	Yes
<u>Cultural Heritage</u>	N/A	No known sites within the immediate vicinity	Yes
<u>Maintenance</u> Maintenance contract	6 monthly	Conditions will require maintenance contract and management plan.	Yes

- 1) *Design Flows: As discussed above the applicant has provided metering records showing the typical usage pattern for the camping grounds peak periods. Actual usage records provide a more accurate reflection of the expected usage than those estimated using TP58 estimates.*

These records are considered suitable as a basis for determining future flows (no growth anticipated as no further land is available for further expansion/camp sites). Furthermore, as discussed above, the actual usage should decrease following the installation of modern facilities and full wastewater reducing devices.

- 2) *Septic Tank Retention: At peak usage the system will have a maximum retention time less than that recommended by TP58, however the system is configured and has operating in this mode for a number of years without issue. Recent monitoring shows that even at peak flows (up to 36m³/day) the discharge effluent quality is equivalent or better than secondary effluent quality.*
- 3) *Emergency Capacity: The current system is consented and operates with 2 hours emergency storage (at peak usage), this is backed up by a local tanker service which has a two hour call-out service contract to enable quick pump-out capabilities in the event of pump or system failure. The applicant has advised that the most likely event that will require the use of the emergency will be power failure, if this is to occur the water supply system would also be offline and therefore reduce the potential for further wastewater being produced. During normal site operating conditions there will be greater emergency storage capacity within the system.*
- 4) *Disposal Loading Rate: The discharge rate of 5mm/day is only anticipated to occur during the peak summer season. For the majority of the year the disposal rate is at a more conservative rate of up to 3mm/day.*
- 5) *Reserve Area Provision: The reserve provision designated is less than that required by TP58 for the peak discharge. However, when considering the peak discharge is typically less than 20 days per year, the average annual flow is significantly less than the peak flow (i.e. 6.2m³/day) and that there is further land that could be designated as reserve area, this allocation is considered acceptable.*
- 6) *Drip Lateral Spacing: The applicant has provided strong comment that their proposed design, with lateral spacing at 1.5m centres (and emitter spacing at 0.6m), will provide effective and complete lateral dispersion of treated effluent to the entire proposed discharge area. The applicant has also reinforced that the peak discharge will only occur during the height of summer when evapotranspiration is at its peak. To mitigate against the potential of over loading, conditions are recommended that require more frequent inspections of the discharge area during peak loading times and the provision for the installation of further irrigation laterals between proposed lateral (to reduce lateral spacing to 0.75m centres) if inadequate lateral dispersion is observed (i.e. signs of overloading, ponding or channelling of wastewater at any time).*

The applicant identifies and assesses the effects of the proposed wastewater discharges on the environment that are likely to arise within the application report (AEE). The applicant concludes that there would be less than minor effects to the environment since the design generally complies with the recommendations of TP58.

In light of the treatment and disposal methods provided, and the separation distance provided between the point of discharge and features of the receiving environment (such as surface waters, seasonal ground water levels and water bores), it is considered that the discharge of treated wastewater will result in less than minor effects on the environment given adequate maintenance and compliance with recommended conditions. The proposal meets public health recommendations and

there are no known archaeological features on, or in close proximity, to the site. Overall, the potential adverse effects arising from the proposal are considered to be less than minor.

Statutory considerations: Section 104(1)(b)

The relevant provisions regarding the proposal include:

- i. Freshwater Management 2011 Policy Statement
- ii. New Zealand Coastal Policy Statement (NZCPS)
- iii. Auckland Regional Policy Statement (ARPS)
- iv. Auckland Council Regional Plan: Air, Land & Water (April 2012)
- v. Hauraki Gulf Marine Park Act 2000;

Of particular relevance to the Wastewater Consent, the ACRP: ALW contains the following objectives and policies

- Objectives 5.3.1, 5.3.4, 5.3.5, 5.3.10, 5.3.11 and 5.3.12.
- Policy 5.4.1, 5.4.2, 5.4.23 and 5.4.24

These policies and objectives seek to protect or maintain water quality in the region, to minimise the effects of wastewater disposal on the environment and public health and to encourage disposal of wastewater to land where possible. The proposed activities are considered consistent with the relevant provisions of the plans and policy statements, subject to compliance with the recommended conditions of consent. As stated in Section 3.2 above, the potential adverse effects arising from the proposal are considered to be no more than minor and as such protect the existing environment.

Other relevant matters: Section 104(1)(c)

Auckland Plan

The Auckland Plan is the strategy to make Auckland the world's most liveable city. The stated purpose of the plan is to contribute to Auckland's social, economic, environmental, and cultural well-being through a comprehensive and effective long-term (20 to 30 year) strategy for Auckland's growth and development. It is considered the provision of on-site wastewater treatment within areas that do not have reticulated wastewater connections is consistent with the direction set by the Auckland Plan.

Matters relevant to discharge or coastal permits (Section 105) and restrictions on certain permits (Section 107)

It is considered that the provisions of section 105 have been met subject to appropriate conditions of consent to ensure there is no significant effect on the receiving environment. Regard has been had to the nature of the discharge and the sensitivity of the environment. It is considered the applicant's reasons for the proposed choice are appropriate in the circumstances and regard has been had to alternative methods of discharge applicable in this case.

It is considered the proposal satisfies the provisions of section 107 because the proposed discharge will not result in discharge to water that will cause, after reasonable mixing, any of the effects listed in Section 107(1) (c – g).¹

Consideration of Part 2 matters

As the adverse effects of the proposed activity on the environment can be satisfactorily avoided, remedied or mitigated, and as the proposal is consistent with and not contrary to the statutory direction, it is concluded the proposal meets the purpose and principles of the RMA and is a sustainable use, development and protection of natural and physical resources, in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and their health and safety while:

- a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Having considered the Matters of national importance, other matters, and the requirement to take into account the principles of the Treaty of Waitangi, it is concluded that the proposal will not adversely affect any of those matters.

Duration of consent: Section 123

The applicant has not requested a term of consent. It is considered appropriate however to set a term of 15 years for the discharge consent, as this corresponds to the expected working life of components of the system (i.e. the existing treatment and proposed disposal systems). At the expiry of consent, the quality of receiving soils, the performance of the system and need for upgrade of the system in light of any new technologies should be assessed.

¹ S.107(1)(c-g) effects include the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; any conspicuous change in the colour or visual clarity; any emission of objectionable odour; the rendering of fresh water unsuitable for consumption by farm animals and; any significant adverse effects on aquatic life.

5.0 RECOMMENDATION

Adequacy of information:

The above assessment is based on the information submitted as part of the application. It is considered that the information submitted is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- a. The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the relevant district and/or regional plan.
- b. The extent and scale of any adverse effects on the environment are able to be assessed.
- c. Persons who may be adversely affected are able to be identified.

Recommendation:

It is recommended that pursuant to Sections 104, 104B, 105, 107, and 108 of the RMA, consent is granted to the discretionary activity application by to undertake the discharge up to 36m³ per day of secondary treated domestic wastewater from the camping ground facilities at Sandspit Motor Camp, 1334 Sandspit Road, Warkworth being consent application 41252.

The reasons for this decision are as follows:

1. It is considered that the overall adverse effects on the receiving environment are no more than minor. Subject to the imposition of conditions, the effects can be further avoided, remedied or mitigated.
2. The proposal is considered to be consistent with the relevant provisions of the NES, Regulations, NPS, NZCPS, HGMPA, WRHAA, ACRPS, ACRP:ALW, and in particular, the integrated management of the Region's natural and physical resources.
3. The proposal will be consistent with Part 2 of the Resource Management Act 1991 by promoting the sustainable management of natural and physical resources. Overall it is considered that the cumulative safeguards of Section 5(2)(a) to (c) have been met and the proposal thereby meets the purpose of the RMA.
4. The sensitivity of the receiving environment to the adverse effects of the discharge will not be compromised given the level of the discharge, the application of suitable control technology and appropriate on site management techniques.

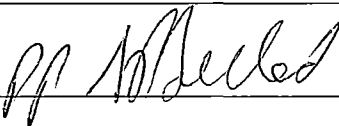
Conditions:

Recommended conditions of consent are provided following the draft Reason for decision.

Report by:

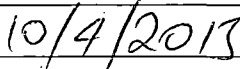
Report recommended by:

Grant Fleming



Auckland Council Consultant

Date:



RESOURCE CONSENT 41252 SECTION 104 AND 108 DECISION

Application Description

Consent to discharge up to 36m³ per day of secondary treated domestic wastewater from the camping ground facilities at Sandspit Motor Camp

Application and Property Details

Consent Holder:	Sandspit Holiday Park Limited.
Consent Application Numbers:	41252
File Numbers:	7835
Activity:	Wastewater Discharge
Site Address:	1334 Sandspit Road, Warkworth
Legal Description:	Pt Allot 23 PSH OF Mahurangi, Lot 2 DP 390452

DECISION UNDER DELEGATED AUTHORITY

Acting under delegated authority pursuant to Sections 104, 104B, 105, 107, and 108 of the RMA, consent is granted to the discretionary activity application by to undertake discharge of treated domestic wastewater at 1334 Sandspit Road, Warkworth being consent application 41252.

Signed under Delegated Authority

Tony Bullard



**Team Leader, Rural and Wastewater
Natural Resources and Specialist Input, Resource Consents**

Date:

10/4/2013

Reasons for this decision

1. It is considered that the overall adverse effects on the receiving environment are no more than minor. Subject to the imposition of conditions, the effects can be further avoided, remedied or mitigated.
2. The proposal is considered to be consistent with the relevant provisions of the NES, Regulations, NPS, NZCPS, HGMPA, ACRPS, ACRP:ALW, and in particular, the integrated management of the Region's natural and physical resources.
3. The proposal will be consistent with Part 2 of the Resource Management Act 1991 by promoting the sustainable management of natural and physical resources. Overall it is considered that the cumulative safeguards of Section 5(2)(a) to (c) have been met

and the proposal thereby meets the purpose of the RMA.

4. The sensitivity of the receiving environment to the adverse effects of the discharge will not be compromised given the level of the discharge, the application of suitable control technology and appropriate on site management techniques.
5. Due to the exceptional circumstances/temporary nature/necessary maintenance work which apply to the proposal, a grant of consent is justified.

CONDITIONS

Pursuant to Section 108 of the RMA, this consent shall be subject to the following conditions:

General conditions

Activity in accordance with plans

1. The discharge to land activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below:
 - Application Form, and Assessment of Effects prepared by URS Ltd dated 20 December 2012, reference number 42071508. Additional information.

Reference number	Rev	Title	Architect/Author	Dated
Fig 1	A	Wastewater System Investigation	URS New Zealand Limited	28 Feb 2012
Plan 1939, Sheet 2	1	Sandspit Motor Camp On Site Wastewater Treatment Plant	Colin Ashby Consulting	Nov 1998

Other Additional Information	Dated
Discharge to Land Consent Renewal (s92 response)	11 Feb 2013
Discharge to Land Consent Renewal (s92 response)	18 Feb 2013
Discharge to Land Consent Renewal (s92 response)	1 Mar 2013
Discharge to Land Consent Renewal (s92 response)	28 Mar 2013

Minor variations, not affecting performance standards or environmental outcomes shall be presented to and approved by the Manager prior to such works taking place

All charges paid

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:

- (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - (b) All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.
4. The discharge shall be undertaken in accordance with the plans and information submitted with the application and numbered 41252 by the Auckland Council (as detailed below), subject to such amendments as may be required by the following conditions of this consent.
5. Access to the relevant parts of the property shall be maintained and be available at all reasonable times to enable the servants or agents of the AC to carry out inspections, surveys, investigations, tests, measurements or take samples.

Term of consent / duration

6. Under section 125 of the RMA, this consent lapses five years' after the date it is granted unless:
- (a) The consent is given effect to; or
 - (b) The Council extends the period after which the consent lapses
7. Wastewater permit 41252 shall expire on 30 June 2028 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Specific conditions

Authorised Discharge Quantity

8. The maximum discharge volume from the wastewater system shall not exceed 36m³/day.
9. The maximum discharge of any consecutive 30 day period shall not exceed 25m³/day.

Works

10. The key system components are described below. Minor variations are acceptable as long as they produce the same quality discharge, however any such variations must be approved in writing by the Manager. As such, the following dimensions and standards are permitted:
 - a) Wastewater treatment system consisting of:
 - (1x) 22.7m³ septic tank with discharge effluent filter (existing);
 - (1x) 5.1m³ contact tank (existing);
 - (2x) 5.1m³ aeration tanks (existing);
 - (1x) 10.5m³ settling tank (existing);
 - (1x) Bark filter/odour control tower (existing);
 - (1x) Discharge water meter (+/- 5% accuracy); and
 - (1x) High water level audible/visual alarms (existing).
 - b) Wastewater disposal system consisting of (all proposed):
 - (1x) 4,570m² pressure compensating drip irrigation (PCDI) area consisting of 3,050 lineal metres of irrigation laterals at 1.5m centres where the PCDI lines are to be subsurface within the topsoil horizon. Plus, 2,600m² of PCDI surface irrigation within existing bush areas, consisting of 860 lineal meters of irrigation at 3m centres. The PCDI lines are to be subsurface within topsoil horizon or on the surface within existing bush areas. The peak hydraulic loading rate over the total discharge area will be no greater than 5mm/day.
 - (1x) 17% reserve disposal area (1,200m²).
11. That the drip irrigation system shall be inspected, by a suitably qualified person experienced in wastewater drip irrigation, during the first two peak seasons when the discharge volume has exceeded 25 m³. The purpose of the inspection is to assess whether there is sufficient irrigation installed. If there are signs of ponding, channelling or surface breakout in the bush irrigation area, then an additional 860 lineal metres of irrigation at 1.5m centres shall be installed. A report is to be provided to the Manager confirming the inspection has been carried out and a recommendation on whether or not additional irrigation lines are required.
12. That a flow meter shall be installed, and maintained, that is capable of continuously measuring, to an accuracy of plus or minus 5 percent, treated wastewater flows to the land disposal system.

13. The installation of the new land disposal system shall be carried out under the supervision of a Chartered Professional Engineer or suitably qualified Consultant, experienced in wastewater treatment and land disposal systems

The supervising Engineer/Consultant shall certify in writing to the Manager, within 30 days of work completion, and discharge commencing, that all new components of the system have been designed, inspected and installed in accordance with standard engineering practice, with the approved plans and with the specifications and conditions of this permit.

14. Final "as-built" plans of the wastewater treatment and land disposal system for the works covered by this consent that show the location of each key component of the treatment and land disposal system, including the designated reserve disposal area, shall be submitted to the Manager within 30 days of work completion and discharge commencing. The final as-built plans shall be to the satisfaction of the Manager.
15. Alarm systems shall be maintained to operate in the event of any pump failure and shall be located in a prominent location near the treatment plant.
16. Emergency storage volume, equivalent to 2 hours peak flow volume (3m³), shall be provided above alarm levels in every pump chamber
17. The wastewater treatment plants, primary disposal areas and reserve disposal areas shall be positioned a minimum distance of at least 1.5 metres from all property boundaries and 3 metres from all habitable buildings.
18. The disposal areas shall be positioned a minimum distance of at least 15 metres from any accessible surface waters, 20 metres from all water supply bores and 0.9 metres from the highest seasonal groundwater level.
19. Full water reducing fixtures shall be installed in the facilities serviced by the treatment and land disposal system. Wastewater reduction fixtures shall include but not be limited to the following:
 - i. Dual flush (6/3 litre) water cisterns
 - ii. Aerated faucets on all taps (6L/min)
 - iii. Shower flow restrictors (9L/min)
 - iv. Water conserving washing machine and dishwasher (where applicable)
20. No extra wastewater producing fixtures, such as garbage grinders, and multi-head showers shall be installed.

21. That the quality of the wastewater discharged to the irrigation system shall conform with the following standards:

Biochemical Oxygen Demand better than 20 mg /l;

Suspended Solids better than 30 mg /l; and

22. That discharges of effluent to land shall not result in:

- i. Surface ponding of effluent within the land disposal area; or
- ii. Channelling of effluent that results in overland runoff of effluent beyond the land disposal area; or
- iii. Surface seepage (breakthrough) of effluent beyond the land disposal area.

If any of the items above are detected the Consent Holder shall, in consultation with the Manager, install additional irrigation laterals between the existing laterals to create a disposal area with the following specifications:

- (1x) 4,570m² pressure compensating subsurface drip irrigation (PCDI) area consisting of 6,100 lineal metres of irrigation laterals at 0.75m centres, and 2,600m² of surface PCDI consisting of 3440 lineal metres of irrigation laterals at 1.5m centres. The PCDI lines are to be subsurface within topsoil horizon or on the surface within existing bush areas. The peak hydraulic loading rate over the total discharge area will be no greater than 5mm/day.

23. Written approval from the Team Leader Wastewater and Rural, NRSI shall be obtained prior to the use of the reserve effluent irrigation area. The request for approval shall include:

- i. Reason that the reserve irrigation area is needed; and
- ii. Assessment of the condition of the primary effluent irrigation area and any maintenance or other mitigation measures required to allow its continued use; and
- iii. An assessment of discharge flow volumes on the site and an assessment of options to manage or reduce flows; and
- iv. Updated site plan showing the proposed layout of the irrigation lines within the allocated reserve area.

Management plan conditions

24. A Management Plan shall be submitted to the Manager for written approval within 30 days of work completion. The Management Plan shall be prepared by a suitably qualified person experienced in wastewater engineering for the wastewater treatment

and land disposal system and shall be in accordance with the conditions of this consent and should include, but not be limited to:

- i. A 6 monthly inspection programme designed to verify the correct functioning of all the wastewater treatment and land disposal systems; and
25. A daily inspection programme, from 1 December to 31 January each year, designed to verify the correct functioning of the disposal system. This inspection program should be specifically targeted at detecting signs of overloading, ponding or channelling of wastewater within the disposal area (refer Condition 22); and
- ii. A schedule or checklist of maintenance requirements for the aerated wastewater treatment plant, filters, pumps, and PCDI lines; and
- iii. A procedure for a review of the schedule of maintenance requirements; and
- iv. A procedure, including time of day and forms to be filled in, for the collection of flow meter readings including a schedule for forwarding all monitoring records to the Manager; and
- v. A copy of the names of the appropriate contact people in the event of system malfunction including contact telephone numbers; and
- vi. A contingency plan of action to be taken in the event metered flows exceed maximum permitted discharge volumes and/or pump or power failure and/or effluent breakout/surface runoff from the treatment and land disposal system.

The Consent Holder shall comply with the requirements of the Management Plan once it has been approved.

Operation and maintenance conditions

26. The Consent Holder shall enter into, and maintain in force, a written maintenance contract with an experienced wastewater treatment plant operator, or a person trained in the wastewater treatment operation by the system designer, approved in writing by the Manager, for the on-going maintenance of the treatment and land disposal systems. This contract shall include an inspection and maintenance schedule in accordance with the management plan.
27. A signed copy of this contract shall be forwarded to the Manager within 30 days of the issuing of this permit, and the consent holder shall ensure that the Manager is provided with a current copy of such contracts throughout the term of this consent. An operative contract shall be provided to the AC upon request throughout the term of the consent.

Monitoring and reporting conditions

28. A record of any complaints and system malfunctions regarding the wastewater treatment and land disposal system shall be kept and shall be reported to the

Manager within 7 days of the event, receiving the complaint or the system malfunctions occurring. The Consent Holder shall outline a schedule of action taken and further proposals/actions to remedy any such problems.

29. The flow meter shall be read at the same time of each day between 15 December and 15 February, and at the same time and day of each week at all other times, in accordance with the schedule specified in the Management Plan. These readings, including site occupancy numbers, shall be recorded in a logbook and copies of these records shall be forwarded to the Manager, within 10 days of the six monthly period ending 28 February and 31 August each year. In addition the Manager shall be notified within one week of any reading showing the permitted discharge volume has been exceeded.

Subject to the written approval of the Manager, following at least 12 months of flow meter readings, the frequency of monitoring may be decreased/ceased. The Manager reserves the right to require flow meter readings to recommence at any stage.

Section 128 – review conditions

30. That the conditions of this consent may be reviewed by the Manager pursuant to Section 128 of the RMA, by the giving of notice pursuant to Section 129 of the Act, in February 2015 and every year thereafter in order:
- i) To vary the size or design of the treatment system and/or size or design of the land disposal area in light of increased understanding of the system or further information, changed circumstances, or the results of monitoring; or
 - ii) To alter monitoring requirements in light of previous monitoring results and/or changed environmental conditions or circumstances; or
 - iii) To deal with any significant adverse effect on the environment which may arise from the exercise of the consent and which was not apparent at the time of the granting of the consent; or
 - iv) To require a Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment resulting from the discharge; including measures to decrease water usage and/or discharge flow volumes; or
 - v) To deal with any adverse effect on the environment arising or potentially arising from the exercise of this consent, through altering or providing specific performance standards.

ADVICE NOTES

1. Pursuant to Section 126 of the Resource Management Act 1991, which provides for Auckland Council to cancel a resource consent by written notice, if this resource consent has been exercised, but is not subsequently exercised for a continuous period of five years, the consent may be cancelled by the Council unless other criteria

contained within Section 126 are met.

2. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required. If not all resource consents have been applied for, it remains the responsibility of the consent holder to obtain any and all necessary resource consents required under the relevant requirements of the Resource Management Act 1991.
3. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to Sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
4. Compliance with the consent conditions will be monitored by Council in accordance with Section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non-compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time.
5. The consent holder is advised that any discharge, other than to the designated irrigation areas, is prohibited (i.e. discharges to estuary are prohibited).

DEFINITIONS

ACRPS:	means Auckland Council Regional Policy Statement
Council:	means The Auckland Council
District Plan:	means Auckland Council Regional Plan (Rodney/North Shore/Waitakere/Auckland/Manukau/Papakura/Franklin Section)
HGMPA:	means Hauraki Gulf Marine Park Act 2000
LGAAA:	means Local Government Amendment Act 2004
NES	means National Environmental Standard
NPS	means National Policy Statement
NZCPS:	means New Zealand Coastal Policy Statement 2010
Regional Plan	Auckland Council Regional Plan (Sediment Control) Auckland Council Regional Plan (Coastal) Auckland Council Regional Plan (Air, Land and Water) (operative in part) Auckland Council Regional Plan (Farm Dairy Discharges) Transitional Auckland Regional Plan
RMA:	means Resource Management Act 1991 and all amendments
Team Leader:	means an Auckland Council Team Leader as specified in text / condition or nominated Auckland Council staff acting on the relevant Team Leader's behalf
WRHAA:	means Waitakere Ranges Heritage Area Act 2008