

Application for Resource Consent Form A

Resource Consents Department
Under Section 88 of the Resource Management Act 1991
Please send or deliver your application to the Council



Office Use Only:

Application No: 41252

Receipt Date: _____

Deposit Paid: _____

It is important to complete both FORM A and other relevant FORM B(s) and provide all necessary information as required in order for your application to be accepted.

Accept / Reject	1.0 GENERAL DETAILS										
	This application is for: <table border="0"><tr><td>☐ Landuse Consent (District/City)</td><td>☐ Subdivision Consent</td><td>☐ Combined Landuse/Subdivision</td></tr><tr><td>☒ Discharge Permit</td><td>☐ Coastal Permit</td><td>☐ Water Permit</td></tr><tr><td>☐ Landuse Consent (Regional)</td><td>☐ Other (give details) _____</td><td></td></tr></table> Site(s) to which this application relates is described as: No: <u>1334</u> Street: <u>SANDSPIT R.D.</u> Suburb: <u>SANDSPIT, WARKWORTH</u> Legal Description: <u>Part Allotment 23 Parish of Mahurangi</u>	☐ Landuse Consent (District/City)	☐ Subdivision Consent	☐ Combined Landuse/Subdivision	☒ Discharge Permit	☐ Coastal Permit	☐ Water Permit	☐ Landuse Consent (Regional)	☐ Other (give details) _____		
☐ Landuse Consent (District/City)	☐ Subdivision Consent	☐ Combined Landuse/Subdivision									
☒ Discharge Permit	☐ Coastal Permit	☐ Water Permit									
☐ Landuse Consent (Regional)	☐ Other (give details) _____										
	2.0 APPLICANT DETAILS Name: (please write all names in full) <u>SANDSPIT MOTOR CAMP (operating as Sandspit Holiday Park)</u> Name of company contact/trustee names: <u>Brian Philip Morrison, Vanessa Anne Morrison, and Brian & Vanessa Morrison Trustee Limited</u> Physical Address: <u>6 Brick Bar Drive Sandspit</u> Postcode: <u>0982</u> Postal Address: (if different) <u>R.D. 2 WARKWORTH</u> Postcode: <u>0982</u> Phone (day): <u>09 425 0011</u> Mobile: _____ Fax: <u>09 425 0011</u> Email: <u>brianandvanessa@xtra.co.nz</u> ☒ Please tick if email preferred method The applicant is the: <table border="0"><tr><td>☒ Owner</td><td>☐ Occupier</td><td>☐ Lessee</td><td>☐ Prospective Purchaser</td><td>☐ The Crown</td></tr><tr><td>☐ Network Utility Operator</td><td>☐ Other</td><td colspan="3"></td></tr></table> of the site to which the application relates. 1496.4 03/07/10	☒ Owner	☐ Occupier	☐ Lessee	☐ Prospective Purchaser	☐ The Crown	☐ Network Utility Operator	☐ Other			
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☐ Network Utility Operator	☐ Other										

Accept/
Reject

3.0 AGENT/CONSULTANT DETAILS (If different from above)

Company: U. R. S. Contact Person: Peter Gearing
Postal Address of Agent: P.O. Box 821 AUCKLAND Postcode: 1140
Phone (day): 355 1332 Mobile: 029 355 1332 Fax: 355 1333
Email: peter.gearing@urs.com ☐ Please tick if email preferred method

4.0 ADDRESS FOR CORRESPONDENCE AND INVOICES

All correspondence (excluding invoices) sent to:

Address: P.O. Box 821 AUCKLAND Postcode: 1140
☐ Applicant ☒ Agent/Consultant ☐ Other (give details)

Invoices sent to:

Address: B MORRISON 6 BRICK BAY DRIVE Postcode: 0982
☒ Applicant ☐ Agent/Consultant ☐ Other (give details)

5.0 DISTRICT AND REGIONAL PLANS

Relevant District Plan:

- | | | |
|---|--|---|
| ☐ Auckland Central | ☐ Auckland Gulf Islands | ☐ Auckland Isthmus |
| ☐ Franklin | ☐ Manukau | ☐ North Shore |
| ☐ Papakura | ☒ Rodney | ☐ Waitakere |

Relevant Regional Plan:

- | | | |
|--|---|--|
| ☐ Coastal | ☐ Sediment Control | ☐ Proposed Air, Land, Water |
| ☐ Farm Dairy Discharges | ☐ Transitional Regional Plan | |

6.0 DESCRIPTION OF PROPOSED ACTIVITY (If insufficient space please provide on additional pages)

Replacement of existing gravity fed surface dripper line field with pressurised subsurface dripperline field and install delivery network.
(Renewal of current existing resource consent)

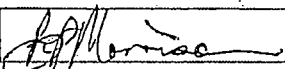
7.0 ADDITIONAL RESOURCE CONSENTS REQUIRED

Are any resource consent(s) required for this proposal but not being applied for under this application?

- | | | |
|--|--|--|
| ☐ Landuse Consent (District/City) | ☐ Subdivision Consent | ☒ Discharge Permit |
| ☐ Coastal Permit | ☐ Water Permit | ☐ Landuse Consent (Regional) |
| ☐ Other (give details) <u></u> | | |

Please advise of any previous consents related to this current application:

existing field consented in 1999?
Permit No. 22315

Accept/ Reject	8.0 PRE APPLICATION INFORMATION
	Have you received pre-application information or had a pre-application meeting regarding this proposal from the Council? ☒ Yes ☐ No ☐ Copy of meeting minutes attached Date of meeting: 28 / 11 / 12 If YES, provide the reference number and/or name of staff member(s): PAT BURFORD
	9.0 SITE VISIT REQUIREMENTS
	9.1 ☒ As landowner and with the consent of any occupiers or lessees, I agree to council staff or authorised consultants visiting the site, which is the subject of this application, for the purpose of assessing this application. OR 9.2 ☐ If applicant is not the landowner: Landowner's full name: BRIAN PHILIP MORRISON Landowner's signature:  Date Signed: 19 / 12 / 12 Person authorised to sign on behalf of Landowner: Authorising person's signature: Date Signed: 9.3 Is there a locked gate or security system restricting access by council staff? ☐ Yes ☒ No 9.4 Do you have a dog on the property? ☒ Yes ☐ No not at all aggressive 9.5 Provide details of any entry restrictions that council staff should be aware of; e.g. health and safety, organic farm etc.
	10.0 NOTIFICATION OF THE APPLICATION
	Are you requesting the application to be publicly notified? ☐ Yes ☒ No Are you requesting the application to be notified to any persons who you consider are likely to be adversely affected by your proposal "if the activity's adverse effects on the person are minor or more than minor (but not less than minor)" and who have not provided their written approval. (Please note it is at the discretion of council if an application should be limited notified.) If yes to either of the above, please provide an executive summary of your application for notification purposes.
	11.0 INFORMATION TO BE SUBMITTED WITH THE APPLICATION
	To satisfy the requirements of section 88(2) of the Resource Management Act 1991 (RMA), please attach the following information. If inadequate information is supplied with your application, this will cause delays in processing or may result in the application being returned pursuant to section 88(3) of the RMA. Four (4) copies (including one unbound) of the following information is required, or as specified in the relevant form B. ☐ A completed signed application form (Form A) including authorisation for site inspection and signed and dated by persons responsible for payment of fees and charges. ☐ Any information required to be included in this application by the district plan, the regional plan, the RMA or any regulations made under that Act. ☐ Certificates of Title less than 3 months old for the subject site. Attach the title and any relevant consent notices, covenants, easements attached to the title if relevant or impacted by the proposed activity. ☐ Locality Plan or Aerial Photo at 1:500 Scale. Indicate the location of the site in relation to the street and other landmarks. Show the street number of the subject site and those of adjoining sites (rural sites can be shown at 1:1000 if required).

Accept/ Reject	11.0 INFORMATION TO BE SUBMITTED WITH THE APPLICATION cont'd																							
	☐ Details(s) of the resource consent(s) being applied for including reference to specific Rule(s) / Infringements(s). ☐ In accordance with Schedule 4 of the RMA, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. Include a full description of the proposed activity, the effects that may be generated and how these would be managed. Any consultation undertaken needs to be identified if any, and any response to any person consulted shall be identified. This may require specialist(s) report to be provided. <i>For more information refer to the Fourth Schedule of the RMA.</i> ☐ Details of other resource consents required but not being applied for at this time (as referred to in Additional Resource Consents section). ☐ Information as required by the relevant Form B (Indicate below which form(s) is/are being attached). District Plan <table style="width: 100%;"> <tr> <td>☐ B1 Auckland Central Area</td> <td>☐ B2 Auckland Gulf Islands</td> <td>☐ B3 Auckland Isthmus</td> </tr> <tr> <td>☐ B4 Franklin</td> <td>☐ B5 Manukau</td> <td>☐ B6 North Shore</td> </tr> <tr> <td>☐ B7 Papakura</td> <td>☐ B8 Rodney</td> <td>☐ B9 Waitakere</td> </tr> </table> Regional Plan <table style="width: 100%;"> <tr> <td>☐ B10 To make, alter or install a bore</td> <td>☐ B11 To take, use or divert groundwater</td> </tr> <tr> <td>☐ B12 To take or use surface water</td> <td>☐ B13 To dam surface water</td> </tr> <tr> <td>☐ B14 To divert surface water</td> <td>☐ B15 Land disturbing activities – sediment control</td> </tr> <tr> <td>☐ B16 Diversion and discharge of stormwater</td> <td>☐ B17 Activities in, on, under or over the beds of lakes, rivers and streams</td> </tr> <tr> <td>☐ B18 To discharge less than or equal to 6m³ / day of domestic wastewater onto or into Land</td> <td>☒ B19 To discharge contaminants into or onto land or to water</td> </tr> <tr> <td>☐ B20 To discharge contaminants into air</td> <td>☐ B21 To discharge contaminants onto or into land from an industrial or trade process</td> </tr> <tr> <td>☐ B22 Remediation, disturbance management and discharge from contaminated land</td> <td>☐ B23 Coastal activities</td> </tr> </table>	☐ B1 Auckland Central Area	☐ B2 Auckland Gulf Islands	☐ B3 Auckland Isthmus	☐ B4 Franklin	☐ B5 Manukau	☐ B6 North Shore	☐ B7 Papakura	☐ B8 Rodney	☐ B9 Waitakere	☐ B10 To make, alter or install a bore	☐ B11 To take, use or divert groundwater	☐ B12 To take or use surface water	☐ B13 To dam surface water	☐ B14 To divert surface water	☐ B15 Land disturbing activities – sediment control	☐ B16 Diversion and discharge of stormwater	☐ B17 Activities in, on, under or over the beds of lakes, rivers and streams	☐ B18 To discharge less than or equal to 6m³ / day of domestic wastewater onto or into Land	☒ B19 To discharge contaminants into or onto land or to water	☐ B20 To discharge contaminants into air	☐ B21 To discharge contaminants onto or into land from an industrial or trade process	☐ B22 Remediation, disturbance management and discharge from contaminated land	☐ B23 Coastal activities
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	12.0 CONTRIBUTIONS																							
	When granting consent to certain activities, the Council may levy a monetary contribution. Development contributions are levied under the Local Government Act 2002 in accordance with the Council's Development Contribution Policy. Financial or reserve contributions are levied under the RMA under the relevant District Plan. Any such contributions can be challenged. However, when such contributions become due, the consent holder is responsible for their payment. Name and address of person responsible for payment of any contributions: Name: (please write all names in full) <u>MORRISON FAMILY TRUST</u> <u>BRIAN PHILIP MORRISON</u> <u>(Trading as Sandspit Motor Camp)</u> <u>VANESSA ANNE MORRISON</u> Postal Address: <u>6 BRICKBAY DRIVE SANDSPIT R.D. 2, WARKWORTH</u> Phone (home) <u>09 425 0011</u> (business) <u>09 425 0011</u> (mobile) <u></u> Email: <u>brian.and.vanessa@xtra.co.nz</u> Fax <u>09 425 0011</u> Signature: <u>[Signature]</u> Date: <u>19 / 12 / 12</u>																							
	13.0 DEPOSIT																							
	The required deposit must be paid before any processing of the application will start. ☐ I enclose a deposit fee of <u>\$2045.00</u> for the processing of this application. I/we understand that Council may invoice me for the actual and reasonable costs incurred in the processing of this application. *																							

Application for a discharge permit to discharge contaminants into or onto land or water

Auckland Council
Te Kaunihera o Tāmaki Makaurau



Form B19

Office Use Only:

Application No: _____

Receipt Date: _____

Deposit Paid: _____

Attach four copies of any information identified in Form B in support of this application. This form and checklist is intended as a guide to help you to ensure that all the required information is submitted with your application. The level of information should be both relevant and appropriate to the scale of the proposal and reflected in your Assessment of Environmental Effects. This may require the need for Specialist(s) Reports.

Please ensure you complete this form in full and include with your application. **This form needs to be attached with Form A when submitting an application.** Delays in processing the application will occur if inadequate information is supplied.

To be used with the Auckland Transitional Regional Plan and the Proposed Auckland Regional Plan: Air, Land and WATER AND THE REGIONAL PLAN: Farm Dairy Discharges only.

- Domestic Wastewater > 6m³/day
- Non-Domestic (Commercial) Wastewater
- Application of Sewage Solids / Biosolids
- Sewage Network Discharges
- Discharge of Agrichemicals
- Discharge of Dairy Sludge or Washwater
- Discharges of Other Contaminants

Form B10.1 is intended to provide a checklist of general information for all types of discharges which should be submitted as part of a complete AEE.

Form B10.2 provides specific information requirements for each activity type. A report and supporting documentation must be provided which addresses, but is not necessarily limited to, the matters stated in the form.

Discharges of contaminants - why is a resource consent required?

Section 15 of the Resource Management Act (1991) (RMA) provides for the regulation of the discharge of contaminants into the environment.

These activities may be subject to rules in both the Auckland Transitional Regional Plan 1991 (TRP) and the Proposed Auckland Regional Plan: Air, Land and Water (PARP:ALW). As the relevant provisions of the PARP:ALW are not yet operative the status of the activity is determined as the more restrictive of the relevant rules of both plans.

Chapters 5 and 4 A of the PARP:ALW contain objectives, policies and rules relating to the discharge of contaminants to land and water from a number of sources such as stormwater and wastewater networks, sewage treatment and disposal, sewage solids and fertiliser use. The Regional Plan: Farm Dairy Discharges outlines the rules relating to the management of the discharge of wash water from dairy farm. These discharges can have significant adverse environmental effects because the wastes are concentrated into small areas.

More information can be found in the Council's fact sheets.

ITP

- Fact Sheet: Land and Water Pollution
- Fact Sheet: Pollution Prevention Assessments

Wastewater

- Fact Sheet: On-site Wastewater Management – Homeowners Guide
- Fact Sheet: Maintenance and Trouble-shooting
- Fact Sheet: One-off Consent Requirements

Rural

- Fact Sheet: RC01 Dairy Permitted Activity
- Fact Sheet: RC02 Dairy Controlled Activity
- Fact Sheet: RC03 Dairy Discretionary Activity
- Fact Sheet: RC05 Dairy effluent – Wash water vol. Reduction
- Fact Sheet: RC06 Milk Disposal
- Fact Sheet: RC13 Guidelines for Poultry Waste
- Fact Sheet: Advice to Growers: Greenhouse Nutrient Solution Disposal
- Fact Sheet: Offal Pit
- Fact Sheet: Horses and Stable Waste
- Fact Sheet: Agrichemical

PO117.3 08/07/10

Discharge Type	Discharge Source	Rules	Status of Activity (PARP:ALW)
Domestic Wastewater and Domestic Type Wastewater Discharges	Domestic Wastewater to existing deep bore disposal systems	5.5.26	Discretionary
	Domestic Wastewater > 6m/day	5.5.27	Discretionary
	Non-Domestic (Commercial) Wastewater		
	Discharge of Wastewater (Domestic or Domestic Type) to water		
Wastes from Production Land Activities	Discharges from Production Land Activities which do not meet rules 5.5.34 & 5.5.35.	5.5.36	Controlled
	Discharges from Production Land Activities which do not meet conditions, standards and terms of rules 5.5.34 - 5.5.36.	5.5.37	Discretionary
Sewage Solids/Biosolids	Application of Sewage Solids/Biosolids to land.	5.5.29/5.5.30	Controlled
	Application of Sewage Solids/Biosolids to land which does not meet standards and terms of 5.5.29/5.5.30 or application to food production or residential land.	5.5.31	Discretionary
Sewage Network Discharges (overflows)	From wastewater pumping stations via an overflow point that does not comply with rule 5.5.6.	5.5.7	Restricted Discretionary
	From wastewater via a pumping station or network overflow	5.5.10	Controlled
	From a wastewater pumping station or network overflow that does not comply with rule 5.5.10(v) or (vi)	5.5.11	Restricted Discretionary
	From a wastewater pumping station or network overflow that does not comply with rule 5.5.10(iii) or (iv)	5.5.12	Discretionary
	From a wastewater via a pumping station or network overflow outside of the urban area	5.5.13	Non-Complying
Other Discharges of Contaminants	Application of fertiliser onto land	5.5.39	Restricted Discretionary
	Wastewater/washwater from cleaning, maintenance and repair of structures; or, wastes from dry-abrasive blasting; or, discharge of geothermal water	5.5.63 - 5.5.65	Controlled
	Geothermal water discharge from Parakai or Waiwera which does not comply with 5.5.65	5.5.66	Restricted Discretionary
	Geothermal water discharge from outside of Parakai or Waiwera Thermal Aquifer Management Areas	5.5.67	Discretionary
	Any other discharge not provided for in any other rule in chapter five	5.5.68	
Discharge of Agrichemicals	Discharge of agrichemicals in a manner that does not comply with rules 4A5.1 - 4A5.4	4A5.5	Discretionary

Accept/ Reject	1.0 SPECIALIST/AGENT DETAILS			
	Company:	<u>URS New Zealand Limited</u>	Contact Person:	<u>Peter Gearing</u>
	Postal address of agent:	<u>Po Box 821, Auckland 1140 .</u>		
		Postcode:		
	Phone (day)	<u>355 1332</u>	Cellphone	<u>029 355 1332</u>
			Fax:	<u>355 1333</u>
	Email:	<u>peter.gearing@urs.com.</u>		Area of Expertise:
				<u>land disposal.</u>
2.0 DESCRIPTION OF PROPOSAL				
	2.1 Describe the proposed works including, but not limited to, the following:			
	☒ Detailed description of the proposed works and purpose of the activity.			
	☒ Background or history of the site including any expired and existing consents.			
3.0 SITE PLAN				
	3.1 Show the following on the Site Plan: <i>(provide one set of plans reduced to A3)</i>			
	☒ Title Box including:			
	☒ The name of the person and/or company that prepared the plans.			
	☒ Address of property/site (adjacent to the location of the proposal in the CMA).			
	☒ Date plans were drawn.			
	☒ Unique plan reference or identification or variation number where relevant.			
	☒ Legend explaining symbols on the Site Plan.			
	☒ North point <i>(orientated to the top of the page if possible)</i> .			
	☒ Scale Bar.			
	☒ Appropriate metric scale e.g. 1:2000 (1cm = 20m) and page size reference (e.g. @ A3).			
	☒ Total site area in hectares or m ² <i>(if relevant)</i> .			
	☐ Road frontages and names.			
	☐ Property boundary dimensions – existing and future <i>(where relevant)</i> .			
	☐ Adjoining street numbers.			
	☐ Location of any fill, semi-consolidated sediments or reclaimed land on the site.			
	☐ Location of any cultural heritage features including historic, waahi tapu and Archaeological sites on the site and environs.			
	☐ Location of any natural heritage features e.g. indigenous vegetation and/or any significant ecological or geological features or features with significant natural heritage and/or conservation values e.g. volcanic cones, wetlands etc on the site and environs.			
	☐ Disturbed Areas: <i>(including staging details)</i> .			
	☒ Existing and proposed ground cover.			
	☐ Location of the swimming pool backwash filter disposal system <i>(if relevant)</i> .			
	☐ Location of any bores <i>(actual and/or proposed)</i> .			
	☐ Location of water supply bores, water supply tanks and overflows.			
	☐ Location of existing and proposed structures, roads, buildings, fences etc.			
	☐ Location of existing and proposed underground services including public/private drains.			
	☐ Location of vegetation existing vegetation and any proposed removal and planting including riparian etc.			
	☐ Location of and distance to any "sensitive" neighbouring properties.			
	☐ Historical location of structures that may have affected the distribution of contamination e.g. buildings, underground storage tanks, treatment path etc.			
	☒ Direction of ground slope <i>(indicate with arrows)</i> .			
	☒ Location of each process listed in description of proposed activities.			
	Stormwater Management			
	☐ Amount and location of existing and proposed impervious areas.			
	☐ Flood plains/overland flow paths/stormwater outlets to kerb (five years, 20 years and 100 years average recurrence interval (ARI) flood levels).			

3.0 SITE PLAN contd

Soil Information

- ☒ Extent of any existing or proposed reserve disposal area.
- ☐ Location of all nearby bores, springs, wetlands, rivers or streams including those on neighbouring properties.
- ☐ Location of different soil types (NZ Geological Maps).
- ☒ Location of wastewater treatment and disposal systems - all components including:
 - ☒ Primary Disposal Field.
 - ☒ Reserve Disposal Field.
 - ☐ Diversion Drains (stormwater, cut-off drains).
 - ☐ Location of all soil assessment bore holes/test pits.
- ☒ System components including disposal field location or stream discharge point.
- ☐ The location of soil sampling points/test pits.
- ☐ The lateral extent of the geological cross-section.
- ☐ Key pathways for contaminant migration and potential receiving environments (show with point, key title and scale).

Separation Distance of Wastewater Disposal / Treatment Field from nearest:

- ☒ Boundaries.
- ☒ Habitable buildings.
- ☐ Embankments / retaining walls.
- ☐ Groundwater - wells, water bores, springs (on-site and neighbouring properties).
- ☐ Surface water (measure from edge of feature, not middle):
 - a) Roadside drains
 - b) Watercourses
 - c) Lakes and ponds
 - d) Coastal Marine Area
 - e) Mean High Water Spring
 - f) Wetlands
 - g) Others (specify) _____

4.0 SITE LOCATION AND CHARACTERISTICS

Identify, describe and assess the existing site and environs including, but not limited to, the following:

4.1 Tick Catchment below:

- ☐ Is the activity upstream/up gradient of an abstraction point for a registered drinking water supply that provides no fewer than 501 people with drinking water for not less than 60 days each year?

☐ Yes☐ No**4.2 Tick Catchment below:**

- ☒ Hotoe River upstream of Wilson Road (Wellsford)
- ☐ Maharangi River (Warkworth)
- ☐ Ohirangi Stream (Helensville)
- ☐ Mangakura Stream (Helensville)

4.3 Those parts of the following rivers and their tributaries above their respective water supply dams (Watercare Services Ltd):

- | | | | |
|--|---|---|---|
| ☐ Waitakere River | ☐ Nihotupu River | ☐ Huia River | ☐ Hays Creek River |
| ☐ Cosseys River | ☐ Wairoa River | ☐ Mangatawhiri River | ☐ Mangatangi River |

These catchments are all illustrated in the Auckland Regional Policy Statement 1999 Map 5-sheets 1 – 2. "Water Quality - Degraded and Susceptible Areas".

4.4 Tick Aquifer below:

- | | |
|---|--|
| ☐ Onehunga Mt Wellington Volcanic (Watercare Services Ltd) | ☐ Bombay-Franklin Volcanic |
| ☐ Pukekohe Franklin Volcanic | ☐ Glenbrook Franklin Volcanic |

4.0 SITE LOCATION AND CHARACTERISTICS contd

These aquifers are all illustrated in the Proposed Auckland Regional Plan: Air, Land and Water Map series 2, map 9 and 17 – 19 "Aquifer Management Areas".

If your activity is in one of the catchments of aquifers previously named, then the "Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007 may affect your application. You should contact Council staff for advice.

- ☐ Site topography/slope
- ☐ Existing vegetation – extent, type, maturity
- ☐ Current land use on the site, in the vicinity and within the wider catchments
- ☐ The current nature of any waterbodies/watercourses on the site or in proximity to the site (Give distance from site). Discuss water colour and clarity, morphology, bank and bed material stream width and depth and provide an ecological assessment of aquatic flora and fauna.
- ☐ Existing treatment and disposal systems on site or on surrounding land and their performance
- ☐ Special Management Area(s). (Refer chapter three; PARP:ALW)
- ☐ Any cultural heritage features including historic, waahi tapu and Archaeological sites on the site or environs and any investigation undertaken.

The following may help you identify any cultural heritage features on your site:

- Check the Auckland Regional Cultural Heritage Inventory (CHI) for historic or cultural heritage information.
- The New Zealand Historic Places Trust has a register of historic places, Archaeological sites, historic areas waahi tapu and waahi tapu areas.
- The Auckland Regional Plan: Coastal (ARP:C) schedules one and two contains a list of protected and preserved historic and cultural heritage sites.
- District Plans have schedules of protected cultural heritage items.
- Appendix B of the Auckland Regional Policy Statement (ARPS) contains a list of significant natural heritage values and identifies sites and areas of special value to Tangata Whenua.

Areas/places that are significant to Tangata Whenua may only be identified during consultation.

- ☐ Describe any natural heritage features e.g. indigenous vegetation and / or any significant ecological or geological features or features with significant natural heritage and/or conservation values e.g. volcanic cones, wetlands etc on the site or environs and any investigation undertaken.

The following may help you identify any natural heritage features on your site.

- Check the Natural Heritage Database (held by the Council) – ask Council staff.
- Appendix B of the Auckland Regional Policy Statement (ARPS) identifies areas of significant natural heritage values. Volume two of the Plan Maps for the Auckland Regional Plan Coastal Protection Areas, schedule three of the ARP:C describes their values.
- Schedule four of the ARP:C shows areas of significant conservation value as identified by the Ministry of Conservation.
- Plan change nine of the ARPS and schedule three of the ARP:C identify sites that have geological, landscape or coastal heritage value, including volcanic cones and coastal protection areas.
- Section 3.2 and 3.3 of chapter three of the PARP:ALW provide a description and management approach for wetland management areas and natural lake management areas respectively.
- Schedule one of the PARP:ALW identifies significant wetlands which constitute the wetland management areas. Information on the boundaries is available from the Council's Natural Heritage Information Database. The natural lake management area contains the identified lake and a 50m buffer strip around the lake.
- Section 3.4 of chapter three of the PARP:ALW provides a description, criteria, and management approach for natural stream management areas.
- Maps series one of the PARP:ALW identifies wetland and natural lake management areas, and also illustrates natural stream management areas in an indicative manner.

- ☐ The immediate and ultimate environments and wider catchment including ecological characteristics and sensitivity to adverse effects, vegetation cover and land use.
- ☐ Location of the discharge in relation to registered drinking water supply abstraction points.

Accept/ Reject	5.0 PROPOSED CATCHMENT TREATMENT
	☐ Treatment system design (include design drawings). ☐ Treatment process (include process flow diagram). ☐ Expected treated effluent quality. ☐ System component locations (include site plan). ☐ Management and maintenance requirements. ☐ Alternate treatment options.
	6.0 ACTUAL AND POTENTIAL EFFECTS OF THE PROPOSED ACTIVITY ON THE ENVIRONMENT AND PROPOSED MITIGATION
	Identify and assess the actual and potential effects of the proposed activity on the environment including, but not limited to, the following: 6.1 Discharge to Land ☒ Geological assessment (slope stability) etc. ☐ Bore logs and discussion of soil profiles, drainage characteristics, groundwater depths and limiting horizons. ☒ Discharge field location including reserve area. ☒ Separation distances to potential receiving environments. ☒ Assessment of the sensitivity of the receiving environment(s) and effects on receiving environment(s) i.e. soils, surface waters and groundwater. ☐ Details of easement(s)/covenant(s) required for the discharge and/or relevant supporting documentation e.g. heads of agreement (where relevant). ☐ Any possible alternative methods of discharge including discharge into any other receiving environment. ☒ Assessment of odour issues. ☒ Assessment of adverse effects to public health. ☒ Amenity and resource values. ☐ Cultural heritage features including historic, waahi tapu and Archaeological sites, on the site or environs. ☐ Natural heritage features e.g. indigenous vegetation and/or any significant ecological or geological features or features with significant natural heritage and/or conservation values e.g. volcanic cones, wetlands etc. ☐ Effects on any abstraction point for a registered drinking water supply as required by sections 6, 7 and 8 of the Resource Management (National Environment Standards for sources of Human Drinking Water) Regulations 2007. For more detail on catchments and aquifers refer to Form B18 "Discharge less than or equal to 6m ³ /day of Domestic wastewater onto or into Land". ☐ Effects on any abstraction point for a registered drinking water supply.
	6.2 Discharge to Water ☐ Waterbody/stream hydrography. ☐ Discharge regime (e.g. diurnal, daily, yearly). ☐ Discharge quality analysis, including key contaminant levels and thermal analysis. ☐ Determination of Environmental Index in accordance with TP302 (Stream Ecological Valuation (SEV)). ☐ Consideration of effluent dispersion and effect persistence. ☐ Assessment for discharge to result in a change to receiving water colour, clarity, chemical composition, temperature. ☐ Assessment of the effects on the receiving environment and sensitivity of the receiving environment to adverse effects (water quality assessment from a water quality scientist). Note: If the discharge is to the CMA you will require a Coastal Permit (use form B23). ☐ Any possible alternative methods of discharge, including discharge into any other receiving environment. ☐ Assessment of odour issues. ☐ Assessment of adverse effects to public health. ☐ Amenity and resource values. ☐ Cultural heritage features including historic, waahi tapu and Archaeological sites on the site or environs. ☐ Natural heritage features e.g. indigenous vegetation and/or any significant ecological or geological features with significant natural heritage and/or conservation values e.g. volcanic cones, wetlands vegetation, etc on the site or environs.

Accept/ Reject	6.0 ACTUAL AND POTENTIAL EFFECTS OF THE PROPOSED ACTIVITY ON THE ENVIRONMENT AND PROPOSED MITIGATION cont'd
	☐ Effects on any abstraction point for a registered drinking water supply as required by sections 6, 7 and 8 of the Resource Management (National Environment Standards for sources of Human Drinking Water) Regulations 2007. For more detail on catchments and aquifers refer to Form B18 "Discharge less than or equal to 6m ³ /day of Domestic wastewater onto or into Land".
	7.0 PROPOSED MONITORING
	7.1 Discuss measures to be undertaken to avoid, remedy or mitigate identified adverse effects on the environment.
	8.0 MONITORING
	Discuss if monitoring is required and how it will be carried out.
	8.1 Provide details of the monitoring and maintenance requirements including, but not limited to, the following: (Note: A maintenance agreement is mandatory)
	8.1.1 Pump out frequency.
	as required
	8.1.2 Treated wastewater quality monitoring.
	as required
	8.1.3 Discharge flow monitoring.
	as required.
	9.0 CONSULTATION
	Where consultation has taken place with Iwi and/or any other interested person, details of the consultation undertaken, including the views of those consulted and your response to their concerns/issues must be provided. Copies of any correspondence confirming this consultation should be attached to this form.
	9.1 Describe and discuss the consultation undertaken (who was consulted and why?).

FORM B – SPECIFIC INFORMATION

N.B. If the discharge is to the CMA you will require a Coastal Permit – Use form B14

Answer the following and/or discuss the following items in your AEE report

Where relevant, place a tick ✓ in the box if the item applies and has been provided in the report.

Accept/ Reject	B1.0 DOMESTIC OR DOMESTIC TYPE (COMMERCIAL) WASTEWATER (RULES 5.5.26 & 5.5.27)
☐	Details of why wastewater disposal on the site does not comply with the PARP:ALW permitted or controlled activity requirements for the on-site disposal of domestic wastewater.
☐	Floor plans of the proposed facility.
☐	The maximum number of people likely to use the premises and specification of the number of bedrooms (including potential bedrooms, if applicable). (Refer TP58 Table 6.1).
☐	Justification of design flow allowance with reference to TP58 Table 6.2 and specific details of any water use reduction fixtures proposed. (Refer TP58 section 6.3.2 & Table 6.2 & 6.3).
☒	Hydraulic (areal/basal) application rates and comparison with TP58 criteria for the specific site conditions and design calculations.
	B2.0 WASTES FROM PRODUCTION LAND ACTIVITIES (RULES 5.5.36 & 5.5.37)
☐	Details of why the proposed activity does not comply with the PARP:ALW permitted activity rules 5.5.34 and 5.5.35.
☐	Discharge nutrients waste analysis or industry standard.
☐	Discharge frequency (e.g. daily, seasonal) with reference to crop cycles, harvesting cycles, seasonal production activities, washing cycles etc.
☐	Specifications and details of any collection, treatment and disposal systems proposed, including specifications of application/irrigation pump(s), specifications of irrigator application rates/travelling rates, irrigation application rates (mm) and nitrogen application rate (hectare/year).
☐	Proposed monitoring and maintenance schedule – including but not limited to routine daily and long term system maintenance records, routine soil analysis, routine wastewater analysis, flow meter records, washing cycles records, details of cut/carry system including quantities removed and paddock production survey, water quality sampling/monitoring for area around disposal area.
☐	A flowchart showing the management process from collection system to disposal area.
☐	Irrigation plan (showing area (hectare), hydrants/trunk lines, and paddock rotations). Nitrogen loading rates calculated for each area (hectare).
	B3.0 APPLICATION OF SEWAGE SOLIDS/BIOSOLIDS (5.5.29 & 5.5.31)
☐	Description of source of sewage solids/biosolids.
☐	Description of stabilisation process and analysis of sewage solid/biosolid stabilisation grade.
☐	Consideration against PARP:ALW rule 5.5.29 in the first instance and with reference to Ministry for the Environment guidelines (Guidelines for the Safe Application of Biosolids to Land, August 2003).
☐	Analysis of sewage solid/biosolid contaminant levels and composition.
☐	Soil analysis.
☐	Description of storage and disposal method, including nutrient loading rates.
☐	Identification of transport routes.
☐	Management and monitoring plan, record-keeping and reporting requirements.
☐	Discussion if relevant of requirements of the PARP:ALW rule 4.5.69 – Air Quality.
	B4.0 SEWAGE NETWORK DISCHARGES (RULES 5.5.57 – 5.5.13)
☐	Identification of all overflow points.
☐	Detail of key design bases, including number of overflows/year, rain event modelling etc.
☐	Assessment against relevant Integrated Catchment Management Plan or Network Management Plan.
☐	Design and construction standards.
☐	Identification of sensitive environmental areas and receiving environments – Note: If the discharge is to the CMA you will require a Coastal Permit (use form B14).
☐	Assessment of best practical option(s) for the proposed discharge.

Accept/ Reject	B5.0 OTHER DISCHARGES OF CONTAMINANTS (RULES 5.5.63 – 5.5.68)
☐	Details of why the proposed activity does not comply with PARP:ALW permitted activity rules 5.5.54 and 5.5.62.
	B6.0 DISCHARGE OF AGRICHEMICALS(RULES 4A.5.5)
☐	Description of organism to be eradicated, status of organism and methods for eradication.
☐	Copy of Spray Plan.
☐	Copy of any public notices and description of methods to warn/exclude public from operations areas as detailed in rule 4A.5.4(f) general notification.
☐	Analysis of toxicity, persistence, potential for bioaccumulation and effects on non-target organisms.
☐	Material safety data sheet for any agrichemicals to be used.
☐	Assessment of any chemicals to be used and copies of any permits issued.
☐	Detailed description of agrichemical concentration and application procedure with reference to manufacture recommended usage concentrations and procedures and best practice guidelines.
☐	Assessment of potential for application of agrichemicals to effect drinking water, public health, surface waters, CMA and groundwater.
☐	Details of the minimum qualifications to be held by any contractors i.e. Grosafe Certificate.
☐	Details of why the proposed activity does not comply with the permitted activity rules of chapter four A of the PARP:ALW.
	B7.0 DAIRY DISCHARGE
☐	Details of why the proposed activity is not a permitted activity under the Regional Plan: Farm Dairy Discharges.
☐	Maximum number of cows milked.
☐	Pond site and construction including materials use, batters and pipe works, design size, depth, fencing, vegetation clearance.
☐	Details of yard management and clean water diversion.
☐	Separation distances from water bodies and CMA recreational water users and groundwater (bores).
☐	Details of the pond de-sludging frequency and land application management.
☐	Contingency measures in the event of system failure/alternative disposal means.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Limited as to Parcels

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **NA878/220**
Land Registration District **North Auckland**
Date Issued **17 June 1947**

Prior References
NA771/267

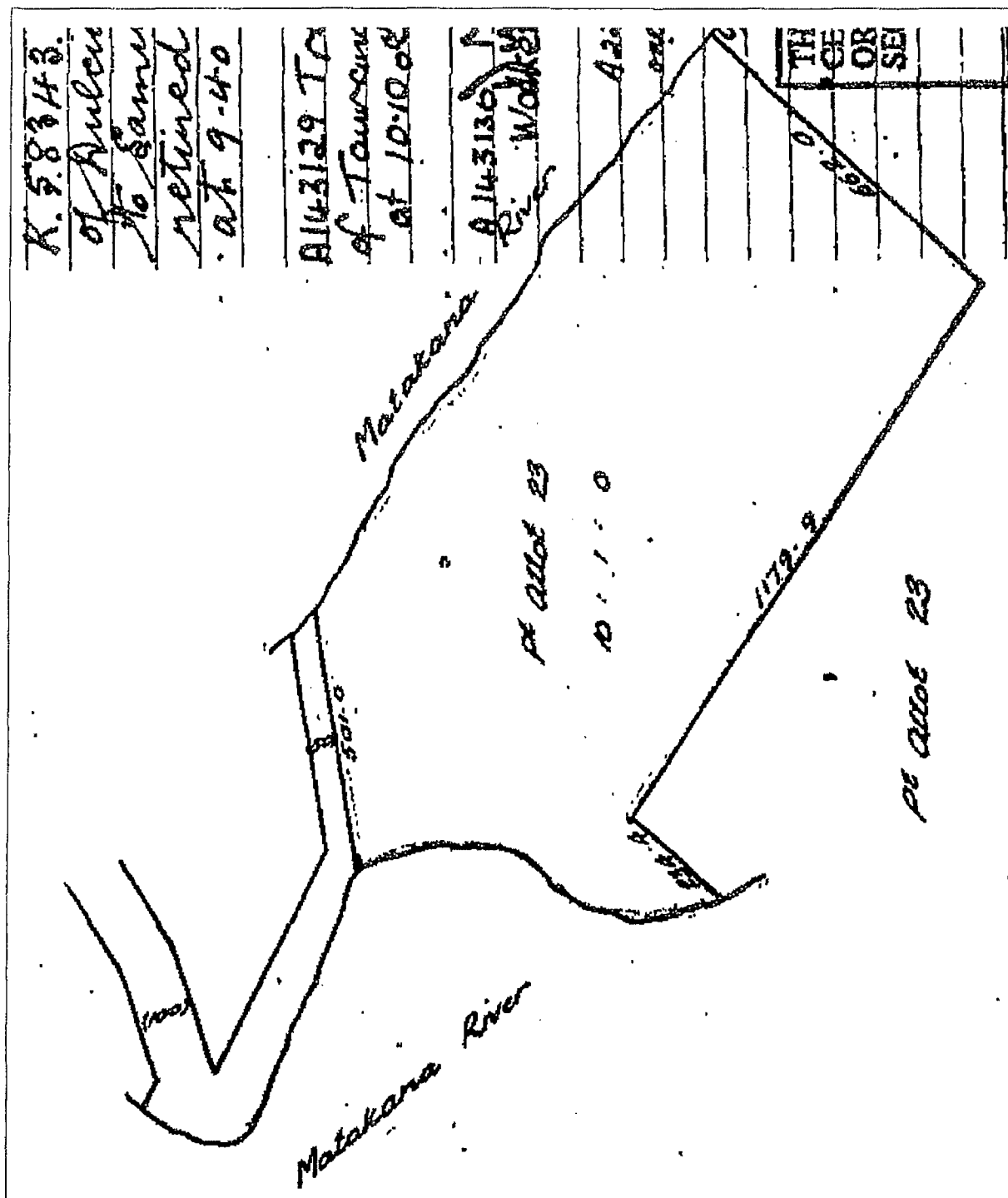
Estate Fee Simple
Area 4.1480 hectares more or less
Legal Description Part Allotment 23 Parish of Mahurangi

Proprietors

Brian Philip Morrison, Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited as to a 1/2 share
Brian Philip Morrison, Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited as to a 1/2 share

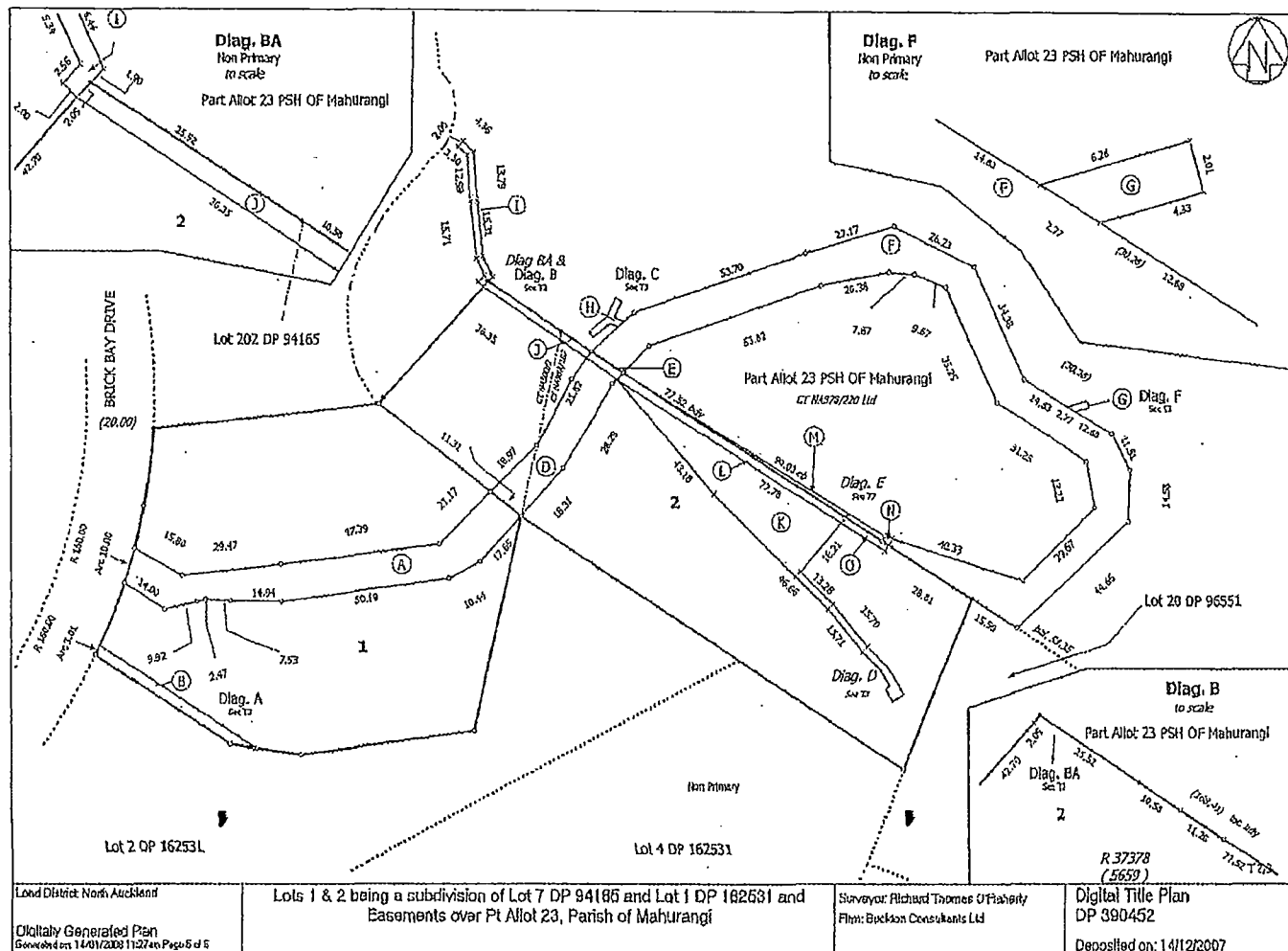
Interests

12058 Order in Council imposing Building Line Restriction - 30.4.1947 at 10.00 am
Subject to rights of way over parts marked F & N, rights to convey electricity over parts marked I, M & N, rights to convey telecommunications & computer media over parts marked M & N and drainage over parts marked F, G & H on DP 390452 created by Easement Instrument 7658082.4 - 14.12.2007 at 9:00 am
Appurtenant hereto are rights of way, rights to convey electricity and drainage created by Easement Instrument 7658082.4 - 14.12.2007 at 9:00 am
Some of the easements created by Easement Instrument 7658082.4 are subject to Section 243 (a) Resource Management Act 1991
7666051.1 Mortgage to ANZ National Bank Limited - 15.1.2008 at 2:06 pm



Identifier

362886



Transaction Id
Client Reference X589, J Morrison

Search Copy Dated 13/07/11 10:13 am, Page 3 of 4
Register Only



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier 362887
Land Registration District North Auckland
Date Issued 14 December 2007

Prior References
NA50D/2 NA98A/187

Estate Fee Simple
Area 8880 square metres more or less
Legal Description Lot 2 Deposited Plan 390452

Proprietors

Brian Philip Morrison, Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited as to a 1/2 share
Brian Philip Morrison, Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited as to a 1/2 share

Interests

Appurtenant hereto is a right of way specified in Easement Certificate B019845.11 - 22.12.1981 at 2.59 pm
7658082.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.12.2007 at 9:00 am
Subject to rights of way over parts marked D & E, rights to convey electricity over parts marked E, J, L & O and
drainage over parts marked E, J, K & L on DP 390452 created by Easement Instrument 7658082.4 - 14.12.2007 at
9:00 am

Appurtenant hereto are rights of way, rights to convey electricity, telecommunications & computer media and
drainage created by Easement Instrument 7658082.4 - 14.12.2007 at 9:00 am

Some of the easements created by Easement Instrument 7658082.4 are subject to Section 243 (a) Resource
Management Act 1991

On-site Wastewater Disposal Site Evaluation Investigation Checklist

PART A: Contact Details

1. Applicant Details:

Applicant Name	Brian Morrison Family Trust &	
	Vanessa Morrison Family Trust	
Company Name	(operating as) SANDSPIT MOTEL CAMP.	
	First Name(s)	Surname
Property Owner Name(s)	Brian	Morrison
	Vanessa	Morrison.
Nature of Applicant*	Owner	

(* i.e. Owner, Lessee, Prospective Purchaser, Developer)

2. Consultant/Site Evaluator Details:

Consultant/Agent Name	URS New Zealand Limited (URS)		
Site Evaluator Name	Peter Gearing		
Postal Address	PO Box 821		
	Auckland 1140		
Phone Number	Business	3551332	Private
	Mobile	029 3551332	Fax
			3551333
Name of Contact Person	Peter Gearing		
E-mail Address	peter.gearing@urs.com		

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge/disposal on the site?

Yes ☒ No ☐ (Please tick)

If yes, give Reference Number(s) and Description

ARC FILE REFERENCE 7835.
DISCHARGE TO LAND PERMIT No. 22315 - 30 JUNE 1999 - 30 JUNE 2014.

4. List any other consents in relation to this proposal site and indicate whether or not they have been applied for or granted.

If so, specify Application Details and Consent No.):

(e.g. Land Use, Water Take, Subdivision, Earthworks Stormwater Consents)

NA

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	
1334 Sandspit Road, Sandspit, RD Warkworth.	
Territorial Local Authority	Auckland Council (was Rodney District)
Regional Council	Auckland Council
Legal Status of Activity	Permitted: Controlled: <u>Discretionary</u>
Relevant Regional Rule(s) [Note 1]	5.5.27
Total Property Area (m ²)	4.1480 Ha.
Map Grid Reference of Property [Note 2]	
Notes: 1. In the Auckland Region, the relevant Permitted Activity criteria is as specified in the ARC Air Land and Water Plan (ARC: ALWP) Rule 5.5.XX (refer Appendix C TP58), and until this Plan comes into force the PA criteria is specified in the ARC Transitional Regional Plan for "On-site Disposal of Domestic Wastewater". 2. NZMS 260 series, scale 1:50,000	

2. Legal description of land (as shown on Certificate of Title):

Lot No.		DP No.		CT No.	
Other (specify) Part Allotment 23, Parish of Mahurangi					

Please ensure copy of Certificate of Title is attached.

PART C: Site Assessment – Surface Evaluation

(Refer TP58 – Sn 5.1 General Purpose of site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)
Note: Underlined terms defined in Table 1, attached

1. Has a Desk Study been undertaken for this property

Yes ☒ No ☐ (Please tick one)

If yes, please specify the findings of the Desk Study, and if not please specify why this was not considered necessary.

Site walk over then reference to Institute of Geological and Nuclear Sciences Limited - 2001 - 1:250,000 Geological Map 3.
--

2. Has a Slope Stability Assessment been carried out on the property?

Yes ☒ No ☐ (Please tick one)

If No, why not?

Completed via GIS - and via visual assessment.
--

On-site Wastewater Systems:
Design and Management Manual (TP 58)

If Yes, please give details of report (and if possible, please attach report):

Author:	Peter Gearing.
Company/Agency	URS.
Date of Report	20 DEC 2012.
Brief Description of Report Findings	site soils assessed as Soil Category 5-6 type soils ref Table 5.1. TPS8 3rd Edition 2004.

3. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:
The existing consented land disposal system has worked well to date since 1999 - but has limitations that this new proposed system & consent shall overcome.
Estimated Rainfall and Seasonal Variation:
North facing slope - so runoff will occur - subsurface drip proposed so not to cross contaminate rainfall runoff - summer peak loads will coincide with max. E.T.
Vegetation Cover:
to be pasture - existing olive grove to be removed.
Slope Shape:
Comparatively even north facing - but disposal divided into 5 zones so any one can be removed for service should local issues arise.
Slope Angle:
1:7.4 to 1:3.6.
Surface Water Drainage Characteristics:
Up slope surface water is diverted from disposal area by a driveway & the Applicant's private residence.
Flooding Potential: YES/NO
NO
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 year and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
60m.
Site Clearances (Provide general description here and specific dimensions in Part 6 below and in Site Plan):
The disposal area proposed is that which is currently already consented via permit 22315.
Site Characteristics: There are no real distinguishing features of the disposal site other than it is north facing and has a slight "valley" in the general direction of proposed irrigation zone #2 - which can be isolated if ever required

On-site Wastewater Systems:
Design and Management Manual (TP 58)

4. Site Geology of the subject property

Sandstone - siltstone of the Waitemata Group sedimentary deposits

Geological Map Reference Number	ENS Geological Map 3.
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5. What Aspect(s) does the proposed disposal system face (please tick)?

North	☒	West	☐
North-West	☐	South-West	☐
North-East	☐	South-East	☐
East	☐	South	☐

6. Site clearances, which should also be shown on the site plan:

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries		30m
Surface water		60m
Groundwater		60m.
Stands of Trees/Shrubs		5 m.
Wells, water bores		
Embankments/retaining walls		60 m.
Buildings		60 m.
Other (specify):		

PART D: Site Assessment – Subsoil Investigation

(Refer TP58 – Sn 5.1 General Purpose of Site Evaluation, Sn 5.2.2(b) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit	(Depth____m)	No. of Test Pits	
Bore Hole	(Depth____m)	No. of Bore Holes	
Other (specify)			
Soil Report Attached?	Yes	No	☒ (Please Tick)

2. Was fill material intercepted during the subsoil investigation?

Yes	☐	No	☐ (Please tick)
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If yes, please specify the effect of the fill on wastewater disposal

The area has not be altered in any way. ie, no fill has be added or removed.

On-site Wastewater Systems:
Design and Management Manual (TP 58)

3. Has percolation testing been carried out?

Yes ☐ No ☒ (Please tick)

If yes, please specify the method

Test Report Attached? (Please tick)	Yes ☐	No ☐

4. Are surface water interception/diversion drains required?

Yes ☐ No ☒ (Please tick)

If Yes, please show on site plan

5. Please state the depth of the seasonal water table:

Winter	7.30	(m)
Summer	7.30	(m)
Please indicate whether measured		or estimated ☒ (please tick)

6. Are there any potential short circuit paths?

Yes ☐ No ☒ (Please tick)

If the answer is yes, please explain how these have been addressed

The disposal field is located above a natural bush area of some 60m down slope distance to any dwelling or natural feature of significance.
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7. Based on results of subsoil investigation above please indicate the disposal field
soil category
(Refer TP58 Table 5.1):

Is Topsoil Present?	If so, Topsoil Depth?	150mm (m)
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Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	☒
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

GPS geological survey data - site walk over & performance of system to date.

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	☐
Bore/well	☐
Public supply	☐

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2):

Number of Bedrooms		
Design Occupancy		(Number of people)
Per capita Wastewater Production		(Litres per person per day)
Other - Specify		
Total Daily Wastewater Production		(Litres per day)

3. Do you propose to install:

a) Full Water Conservation Devices?	Yes	☐	No	☐	(Please tick)
b) Water Recycling – what %?		%	No	☐	(Please tick)

If you have answered Yes, please provide additional information including the estimated reduction in water usage:

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes	☒	(Please tick)
No	☐	(Please tick)

Note if the answer to the above is yes an ARC wastewater discharge permit will be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area		m ²
Total Daily Wastewater Production		(Litres per day) (from above)
Lot Area to Discharge Ratio		

6. Does this proposal comply with the Auckland Regional Council Gross Lot Area to Discharge Ratio of greater than 1.5)

Yes	☐	No	☐	(Please tick)
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7. Does this proposal comply with the Auckland Regional Council Gross Lot Area to Discharge Ratio of greater than 3

Yes ☐ No ☐ (Please tick)

8. Is an Auckland Regional Council Discharge Consent Required?

Yes ☒ No ☐ (Please tick)

PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	2 chambered concrete precast tank.	22m ³ .
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?

Yes ☒ No ☐ (Please tick)

If Yes, please state the type

The septic tank is a new seeded concrete unit as per attached building consent application - with a purpose designed/built wall creating 2 chambers with 8x Ecofilters between the 1st & second chambers.

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	
Home aeration plant	
Commercial aeration plant	☒
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	☒
Chlorination	
Other	
	Specify

PART H: Land Disposal Method (Refer TP58 Section 8)

1. Please indicate the proposed loading method (please tick):

Gravity	☐
Dosing Siphon	☐
Pump	☒

2. Is a high water level alarm being installed in pump chambers?

Yes	☒	No	☐	(Please tick)
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3. If a pump is being used, please provide the following information:

Total Design Head	90	(m)
Pump Chamber Volume	1,800	(Litres)
Emergency storage volume	500	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site (please tick) (Refer TP58 Sections 9 and 10):

Surface Dripper Irrigation	☐
Sub-surface Dripper Irrigation	☒
Standard Trench	☐
Deep Trench	☐
Mound	☐
Evapo-transpiration Beds	☐
Other (Please Specify)	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above stating the reasons for selecting this loading rate:

Loading rate	4.9 m ³ /d 0.25 m³/day	(Litres/m ² /day)
Disposal Area	Basal	(m ²)
	Areal	4,576 (m ²)

Explanation (Refer TP58 Sections 9 and 10)

Ref attached report.

6. What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area (m ²)	1200
Percentage of Primary Disposal Area (%)	26% 5200

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

The proposed new subsurface drip system will maximise the use of the area currently covered by permit No 22315 - i.e. 4,576 m ² .
--

Plan Attached? Yes ☒ No ☐ (Please tick)

If not explain why not

--

PART I: Maintenance & Management (Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes ☒ No ☐ (Please tick)

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes ☒ No ☐ (Please tick)

2. Are there any specific environmental constraints?

Yes ☐ No ☒ (Please tick)

If Yes, please explain

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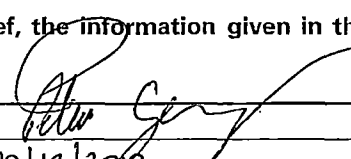
PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form
Include a Location Plan and Site Plan (with Scale Bars)
Include a Property Title (Certificate of Title)
Attach an Assessment of Environmental Effects (AEE)

2. Declaration

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and complete.

Name	PETER GEARING	Signature	
Position	CONSULTANT	Date	20/12/2012

Assessment of Environmental Effects

This proposal is for a new sophisticated subsurface drip irrigation disposal system to replace the existing surface drip disposal system which is covered by an existing Discharge Consent (Permit No 22315) which expires 30 June 2014. The Applicant is seeking an early renewal.

The existing commercial package wastewater treatment system (including UV disinfection) will apply secondary treated effluent (or better) to the proposed new pressure compensating dripline shallow land disposal system. Given the proposed level of treatment, the proposed disposal method and that the existing separation distances will be maintained - it is considered that the proposed discharge from the system will not have any significant adverse effect on the receiving environment.

The controlled disposal of secondary treated wastewater at a currently consented peak loading rate of up to 4.9mm per day has been selected to ensure that the disposal of treated effluent is sustainable and that soils will not become saturated or plugged. Percolation through the soils in the disposal area will allow further reductions in BOD and Total Coliforms. A short-term (20-day per year) peak disposal rate is sought (i.e. 7.9mm/day) with the Applicant being prepared to agree to a consent condition that if any disposal greater than the currently consented 4.9mm/day were to result in any environmental effects, that they would store or truck off-site the excess greater than 4.9mm/day (i.e. any volume greater than the currently consented 25m³/day).

The reserve disposal area that is 26% of the size of the primary disposal area is available. The on-site wastewater system is wholly contained within the property, this means that the owner can control access to the areas where the system is located and ensure that activities in these areas are appropriate. The recommended treatment system includes a visual and audible alarm system to alert the owner of the property of high levels or other faults within the system.

Noise

Potential sources of noise include pumps and other motors located inside the treatment plant and pump station. With the existing wastewater system the maximum noise is less than 40dB at 1m. Based on the 3m separation distance to the nearest dwelling and the type of equipment that is being used, it is considered that the system will not have a significant effect on noise levels.

Odour

Whilst there is potential for any wastewater system to generate odours, provided the package treatment plant is operated and maintained appropriately it is considered unlikely that there will be any significant adverse effects related to odour. In addition, we understand that the Applicant has just commissioned a new odour control system which appears to be operating most effectively.

Visual

The new disposal system will be subsurface so will have no visual effects. To enable effective close spacing of the new subsurface driplines the exiting olive grove will be removed and the disposal area returned to pasture grass. There will be no significant adverse effect on the visual environment.

Neighbouring Properties

Potential impacts on neighbouring properties include odour and outbreaks in the effluent disposal field. Neighbouring property boundaries are a minimum of 25m from the disposal area. By using controlled subsurface disposal of secondary treated effluent at the already approved normal application rates the risk of effluent outbreaks and odour are significantly reduced. There is also an estimated 60m downslope separation distance to any dwelling associated with the camp itself (or any

other environmental feature). Regular maintenance of the treatment and disposal system should ensure that there is no discernible impact on neighbouring properties.

Groundwater

The disposal area is on a north facing slope well above the camp itself and no groundwater has been encountered. Effluent is treated to secondary levels and based on the site assessment estimates the separation to groundwater will be more than 5m which is in excess of TP58 recommendations for the treatment level and soil type.

Surface water

There is no surface water within 20m of the proposed disposal areas. There is very minimal potential for surface water contamination through run off.

Peak Loads

The installed wastewater system includes already permitted emergency storage, after the high level alarm is activated. Should an emergency or problem continue beyond the capacity of the emergency storage then a tanker could empty the system and dispose of the wastewater at an appropriate location off site if necessary.

Monitoring & Maintenance

It is considered essential that the system be regularly maintained by appropriately qualified personnel to ensure the appropriate level of treatment is achieved on an on-going basis.

Alternative Treatment and Disposal Options

No reticulated wastewater disposal is available in this area and is unlikely to be available in the near future. URS has as part of this assessment consulted with Watercare over this issue. For several reasons, such as:

- No aerosols;
- No odour;
- No cross contamination of rainfall runoff;
- No human contact with treated effluent
- Reliability;
- Ease of maintenance; and,
- System protected from physical damage etc;

the subsurface drip disposal option is considered a superior disposal option to surface drip or spray irrigation.

Provided the recommendations in this Application are followed, then a wastewater treatment system with a secondary treatment level and with subsurface disposal to land through pressure compensating dripline is considered appropriate for the site.

Other

It is noted that the Applicant is simply seeking to renew an existing consent early, and as such there are no known other features (i.e. amenity, cultural or natural heritage features) that may be affected by the continuation of this activity.

Consultation

Consultation has not been undertaken as it is considered that no party will be adversely affected by the granting of this proposal.

Given that this application is largely an early renewal of an existing discharge to land permit albeit with considerably more sophisticated technology, it is considered that there are no special circumstances that would require the Application to be notified and therefore it is expected that this application will be processed on a non-notified basis.



SANDSPIT
MOTOR CAMP

NEW DISPOSAL FIELD

PROPOSED IRRIGATION AREA
Final

URS

File: 42071508\Irrigation_Area_wbench.mxd

Drawn: SS

Approved: PG

Date: 20/12/2012

Figure:

1

Rev. A

A3

Tony Bullard

From: Grant Fleming [gfleming@riley.co.nz]
Sent: Wednesday, 3 April 2013 9:23 a.m.
To: Tony Bullard
Cc: Robyn Floyd
Subject: RE: Sandspit
Attachments: 41252 - Sandspit_Motorcamp - 3Apr2013.docx

Tony,

As per our previously prepared comment we have accepted the applicant's consultant's assurances (based on their experience) that their proposed effluent distribution system (based on a 1.5m x 0.6m emitter grid) will provide even lateral distribution of effluent during all loading scenarios on the site to be covered by this consent. I have amended the review report to include additional comment regarding the lateral spacing and added/amended conditions to provide greater surety to the council.

The consent will now allow the use of 1.5m separation (with 0.6m emitter spacing), but the applicant will have to install the entire 7200m² (i.e. all 6 zones as offered in 1 March 2013 S92 response) from the outset. The consent also includes conditions requiring frequent observations of the disposal area during peak season and will require the installation of further laterals, to reduce the lateral spacing to 0.75m, if any signs of overloading/incomplete effluent dispersion are observed.

Regards,

Grant



Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
GIS/Environmental Engineer
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No of attachments: 2

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From: Tony Bullard [mailto:Tony.Bullard@aucklandcouncil.govt.nz]
Sent: Tuesday, 2 April 2013 3:34 p.m.
To: Grant Fleming
Subject: FW: Sandspit
Importance: High

Hi Grant

Note the feedback from Peter attached. Are you happy with what is now proposed? If so, please modify the draft report attached accordingly or get in touch asap.

Thanks

Tony

From: Gearing, Peter [<mailto:peter.gearing@urs.com>]
Sent: Wednesday, 27 March 2013 4:15 p.m.
To: Tony Bullard
Subject: RE: Sandspit

Tony

Hopefully the response attached provides sufficient to cover the issues raised such that this consent may now be renewed. Thank you for your assistance, and any issues please do not hesitate to contact us straight away.

Kind regards

Peter

From: Tony Bullard [<mailto:Tony.Bullard@aucklandcouncil.govt.nz>]
Sent: Friday, 22 March 2013 4:11 PM
To: Gearing, Peter
Subject: RE: Sandspit

Hi Peter

This should be fine but you need to show how the flow will be limited at times when the field might otherwise fail. Eg at times when its wet and ground already over saturated this is unlikely to have many campers generating wastewater, and evapo-transpiration will take most of the water etc up etc Also, provide details on what this means effectively in terms of application rates in the 1m strip. Presumably these parts will be irrigated at 6-7 mm a day per sqm as the additional 0.5m spacing is in effect not really being used.

Note we may include an advice note saying if the system is showing signs of ponding or failure, additional lines may be required.

Cheers

Tony

From: Gearing, Peter [<mailto:peter.gearing@urs.com>]
Sent: Friday, 22 March 2013 1:44 p.m.
To: Tony Bullard
Subject: RE: Sandspit

Tony

Thank you very much for your phone call and we really appreciate you considering the technical merits of what we were proposing. We agree to keep the application on hold pursuant to s.37, but our client is very eager to conclude these matters. We would hope to be back to you by the end of Monday – how long do you think you would need to after that?

How would you feel about say a 25m³/day max limit for the balance of the year and 36m³/day only to apply for November to March. If we could agree some formula along those lines quickly I think it will simplify the technical information that we will provide.

Thank you again for your assistance.

Kind regards

Peter

From: Tony Bullard [mailto:Tony.Bullard@aucklandcouncil.govt.nz]
Sent: Friday, 22 March 2013 1:15 PM
To: Gearing, Peter
Subject: Sandspit

Hi Peter

As per our phone call, I look forward to seeing the addition information, as discussed, re the design of the irrigation lines.

As such, and with your agreement, I shall keep the application on hold pursuant to s.37 to resolve this matter.

Cheers

Tony

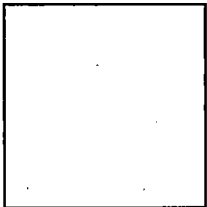
Tony Bullard | Team Leader Rural and Wastewater Consents and Compliance

Natural Resources and Specialist Input

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Visit our website: www.aucklandcouncil.govt.nz



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

Subject:	Application to discharge up to 36m ³ 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:	3 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

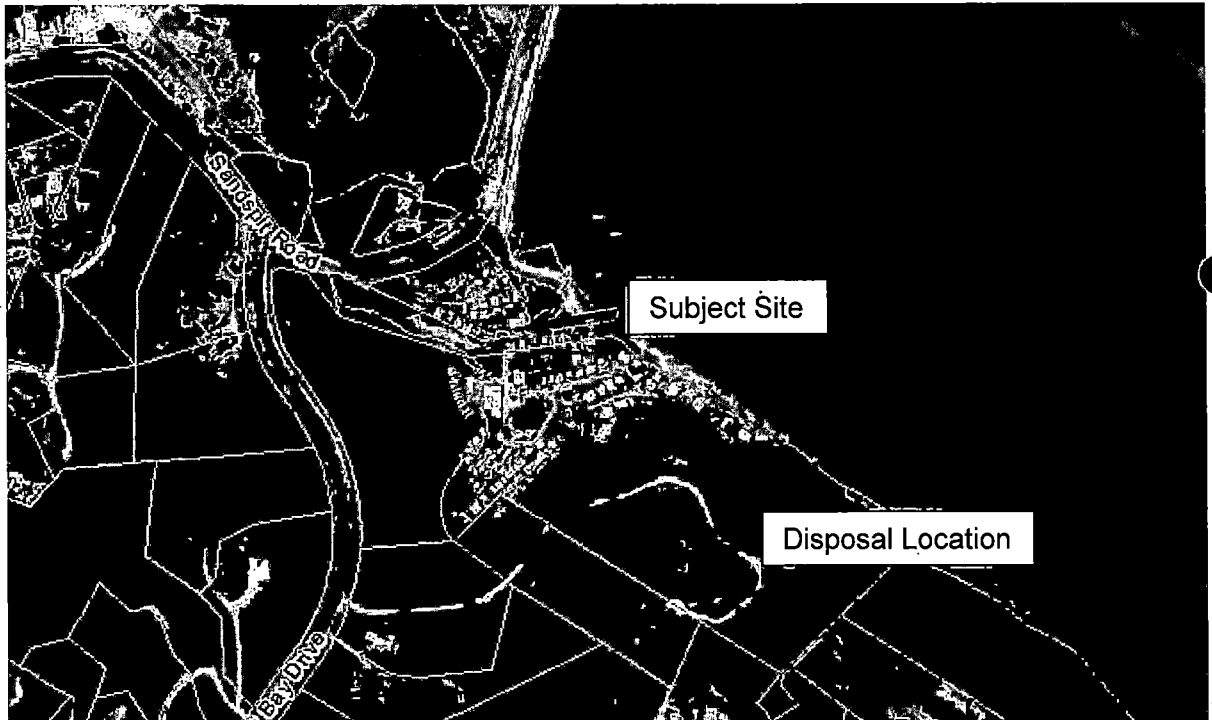
Consent is required under the provisions of the Auckland Council Regional Plan: Air, Land and Water, April 2012 (ACRP:ALW).

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 ($25\text{m}^3/\text{day}$) for the majority of the year. The site does exhibit a peak discharge period during December and January where the flows typically average $25\text{m}^3/\text{day}$ and peak at up to $36\text{m}^3/\text{day}$. 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 $36\text{m}^3/\text{day}$ for limited periods with an average discharge of $25\text{m}^3/\text{day}$.

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) 22.7m^3 septic tank with discharge effluent filter;
- (1x) 5.1m^3 contact tank;
- (2x) 5.1m^3 aeration tanks;
- (1x) 10.5m^3 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:

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	20:30 (BOD:TSS)	20:30	Yes ⁽¹⁾



treatment system			
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	YesNo ⁽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.
- 5)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

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.

performance of the system and need for upgrade of the system in light of any new technologies should be assessed.

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:

DRAFT



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

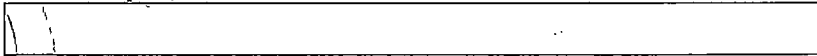
DECISION UNDER DELEGATED AUTHORITY

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: 

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 2023 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) 7,200m² pressure compensating drip irrigation (PCDI) area consisting of 4,800 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.

- (1x) 17% reserve disposal area (1,200m²).

7. 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.
8. 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.

9. 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.
10. 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.
11. Emergency storage volume, equivalent to 2 hours peak flow volume (3m³), shall be provided above alarm levels in every pump chamber.
12. 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.
13. 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.
14. 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)
15. No extra wastewater producing fixtures, such as garbage grinders, and multi-head showers shall be installed.
16. 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

17. 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, undertake to install additional irrigation laterals between the existing laterals to create a disposal area with the following specifications:

(1x) 7,200m² pressure compensating drip irrigation (PCDI) area consisting of 9,600 lineal metres of irrigation laterals at 0.75m 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.

18. 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

19. 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
- ii. A daily inspection programme, from 1 December and 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 17); and

- ii-iii. A schedule or checklist of maintenance requirements for the aerated wastewater treatment plant, filters, pumps, and PCDI lines; and
- iii-iv. A procedure for a review of the schedule of maintenance requirements; and
- iv-v. 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-vi. A copy of the names of the appropriate contact people in the event of system malfunction including contact telephone numbers; and
- vi-vii. 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

- 20. 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.
- 21. 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

- 22. 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.
- 23. 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

24. 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



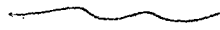
approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required. If not all resource consents have been applied for, it remains the responsibility of the consent 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

- Pump can only move so much water.
new field
- ~ 2,500 m below & new disposal field



needs diff length of apphate rods

Tony Bullard

From: Tony Bullard
Sent: Tuesday, 2 April 2013 3:33 p.m.
To: 'Gearing, Peter'
Subject: RE: Sandspit

Hi Peter

Thanks for the additional info attached. I am assuming you are in agreement to extend the timeframe (pursuant to s37 of the RMA) on this consent to give us time to work through this issue.

Regards

Tony

From: Gearing, Peter [<mailto:peter.gearing@urs.com>]
Sent: Wednesday, 27 March 2013 4:15 p.m.
To: Tony Bullard
Subject: RE: Sandspit

Tony

Hopefully the response attached provides sufficient to cover the issues raised such that this consent may now be renewed. Thank you for your assistance, and any issues please do not hesitate to contact us straight away.

Kind regards

Peter

From: Tony Bullard [<mailto:Tony.Bullard@aucklandcouncil.govt.nz>]
Sent: Friday, 22 March 2013 4:11 PM
To: Gearing, Peter
Subject: RE: Sandspit

Hi Peter

This should be fine but you need to show how the flow will be limited at times when the field might otherwise fail. Eg at times when its wet and ground already over saturated this is unlikely to have many campers generating wastewater, and evapo-transpiration will take most of the water etc up etc Also, provide details on what this means effectively in terms of application rates in the 1m strip. Presumably these parts will be irrigated at 6-7 mm a day per sqm as the additional 0.5m spacing is in effect not really being used.

Note we may include an advice note saying if the system is showing signs of ponding or failure, additional lines may be required.

Cheers

Tony

From: Gearing, Peter [<mailto:peter.gearing@urs.com>]
Sent: Friday, 22 March 2013 1:44 p.m.
To: Tony Bullard
Subject: RE: Sandspit

Tony

Thank you very much for your phone call and we really appreciate you considering the technical merits of what we were proposing. We agree to keep the application on hold pursuant to s.37, but our client is very eager to conclude these matters. We would hope to be back to you by the end of Monday – how long do you think you would need to after that?

How would you feel about say a 25m³/day max limit for the balance of the year and 36m³/day only to apply for November to March. If we could agree some formula along those lines quickly I think it will simplify the technical information that we will provide.

Thank you again for your assistance.

Kind regards

Peter

From: Tony Bullard [mailto:Tony.Bullard@aucklandcouncil.govt.nz]
Sent: Friday, 22 March 2013 1:15 PM
To: Gearing, Peter
Subject: Sandspit

Hi Peter

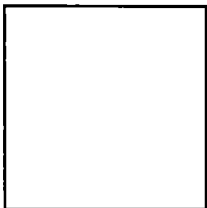
As per our phone call, I look forward to seeing the addition information, as discussed, re the design of the irrigation lines.

As such, and with your agreement, I shall keep the application on hold pursuant to s.37 to resolve this matter.

Cheers

Tony

Tony Bullard | Team Leader Rural and Wastewater Consents and Compliance
Natural Resources and Specialist Input
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Visit our website: www.aucklandcouncil.govt.nz



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27 March 2013
Project No. 42071508

Auckland Council
Level 2
32 Graham Street
Auckland City

Attention: Tony Bullard
Team Leader Rural and Wastewater Consents and Compliance

Dear Tony

Subject: Sandspit Discharge to Land Consent Renewal

Thank you for your personal attention to the matter of the Sandspit Motor Camp discharge consent renewal. This is much appreciated and we respond below to our various communications of Friday 22nd March.

1 Your E-mail 8.27 am

With respect to your first e-mail of 8.27 am 22nd March 2013, we respond as follows.

1.1 Reviewers Comments

In our opinion the Reviewer is inaccurate in several aspects of what he says. For example:

- He states that: "a dripline arrangement of 1.5m x 0.6m will equate to an equivalent number of drip lines"; presumably as 1m x 0.9m.
 - This is factually inaccurate. Both configurations will equate to the same number of individual drip emitters, but the 1.0m dripline spacing will result in 50% more tube needing to be purchased, installed below the ground and then connected to the pressure and flush submains (as compared to a 1.5m dripline spacing). This is not trivial on a commercial system such as that being consented in this particular instance.
- He is quoted as saying (your item #3) that "TP58 considers the effective disposal area to be a maximum 0.5m radius around each emitter (or 1m downslope of each emitter on sloping land)."
 - He produces no factual scientific evidence to support these statements;
 - Without the supporting documentation we requested, this statement is considered no more than anecdote or hearsay.
- He then goes on to say "in reality we know that the actual effective area per emitter is often significantly less than we did when TP58 was written – the actual effective area is dependent on the soil type, top soil layer, types of plantings, areal loading rate and number of emitters thus volume out of each emitter".

- We take this to be "code" for, with all these factors he could construct an argument for any reasonable diameter if he had to;
- We also note that he makes no delineation or distinction between surface or subsurface drip application, or short duration pulse irrigation management (versus a single long duration irrigation cycle) to achieve the same daily application rate.
- Your item #6 – "Grant Fleming has highlighted the high loading rate proposed during peak usage period means that it is important that lateral soakage is considered thoroughly. He indicated that during peak times the discharge rate is already considered the least conservative for the on-site soils".
 - If one looks at the facts of this particular Consent Application (ref 4th bullet below) we suggest that there is in effect minimal net discharge to the environment during the very short summer peak discharge period.
 - To explain, in order to determine areal application rates (volume over area) one must first consider the exceptionally seasonal wastewater production volumes of this particular commercial Applicant. We refer to Section 1.3 of our Application letter of 21 December 2012, and for ease of reference quote as follows:
 - "We refer to Section 5.3 of the attached 12 May 1999 ARC's Officer's Report, and quote water meter readings taken from the site indicate that the volume of wastewater discharged is highly variable throughout the year. Peak flows occur during peak occupancy periods over Christmas and New Year and Public Holiday weekends. The average maximum discharge volume was measured at 18m³ over the January period. The daily average flows over the period June-August were measured at only 2.7m³. Overall the annual average daily wastewater flow volume is calculated as 6.2m³."

The Applicant considers this still an accurate assessment – but for very short periods the daily volume can increase to 30m³/day (for about 3-6 days per year) – with a maximum one off ever recorded at 36m³/day (probably due to a tap somewhere left on undetected).

- We then refer below to a combination of: Table 1 (Average Application Rates of Key Daily Volume Options) from of our Application Letter of 21 December 2012, and our Proposal 1 March 2013 (ref item 3 of that letter) to take the 6th port on the automatic control valve and connect it to a new surface drip irrigation area of 2,624m². The revised peak irrigation area of 7,200m², with an areal application of 5mm/day will allow for the disposal of the full maximum peak volume at 36m³/day. The peak volumes only occur in the very height of summer when the public are on holiday. This fortuitously coincides with maximum evapotranspiration. If it rains then experience shows the public all go home very quickly, so peak wastewater volumes do not occur with periods of site soil saturation.
- We also refer to our s.92 Response Letter of 11 February 2013 item #6 "Discharge System Loading" and we quote (for ease of reference):

"As we understand it, TP 58 relies upon year round disposal so that the application rates suggested in the Guideline allow for winter disposal when the ground is already wet and there may well be negative evapotranspiration (i.e. rain).

This is not the situation in this case, where maximum volumes will occur in the January peak (i.e. conditions of maximum evaporation), where conventional turf / golf irrigation in the Auckland Region works on standard formulae (prior to detailed site investigations) of average turf 25mm/week (i.e. 3.6mm/day, or the old inch per week standard used worldwide in temperate climates), 32mm/week (4.6mm/day) for fairways, and 50mm/week (7.1mm/day) for tees and greens.

The Reviewer seems to have made no allowance for net evapotranspiration during the January peak flows in his "application rate" discussion."

Hence if one was to conservatively assume peak evapotranspiration on the exposed north facing slope of the disposal area at 3.6mm/day – then at 5mm/day peak areal application rate, there is a net discharge to the environment of just 1.4mm/day. This is considered compliant with TP58 (i.e. Soil Category 5 at 3-4mm/day). In reality the typical evapotranspiration rate is more likely to be closer 4.6mm/day, but we aim to be non-controversial, as described in the Table below, where gross application is assumed as volume over area, and net application is gross application less evapotranspiration.

Average Net Application Rates of Key Daily Volume Options

m³/day	Description	Gross mm/day	Irrigation area (m²)	Nett mm/day
2.7	Average daily winter flows (June – August)	0.59	4,576	0.59
6.2	Annual average daily volume	1.35	4,576	1.35
18	Average January daily average	3.95	4,576	0.33
25	Consented maximum daily volume	5.46	4,576	1.86
36	Proposed 20 day short-term max daily vol	7.87	7,200	1.40

1.2 Our Response to the Reviewer

In the absence of any scientific data provided by the Reviewer to consider the matter of wetted diameter from a buried drip emitter we provide that below prepared at short notice, in order to try to get this matter concluded. While not exhaustive, we trust it is sufficient to allow this Consent to progress at 1.5m dripline centers, as our client is eager to build the system before the winter autumn rains set in, as rain may create health and safety issues with a large tractor trying to pull the buried drip lines into the ground across a slippery slope.

USA Department of Agriculture

Please find attached four (4) slides prepared by the USA Department of Agriculture (USDA) which result from an experiment in Fresno California. Their conclusions from this were that with the same volume of water applied, at the same rate, the soil volume wetted from a buried drip emitter could be up to 40% greater than that from a surface dripper (with all other variables being equal). The writer met these scientists at their research centre around 1990.

This larger wetted volume we suggest will result in less anaerobic conditions and improved bioremediation.

The Reviewer appears to make no distinction between surface or subsurface application.

URS NZ Research

URS has (amongst other subsurface drip investigation trials) completed a major three (3) year research project with Scion (then Forest Research), Western Bay of Plenty District Council and Technology NZ, in the early 2000's. Please also find three (3) printouts generated today from some of this data to demonstrate the irrigation effect from a single buried drip emitter. We did not expressly set-out to investigate lateral spread from a drip emitter with the trial, as one of the parameters we were looking at was soil percolation – but we had sensors down the soil profile in three (3) locations adjacent to a couple of emitters, and this data is from one of these sites (adjacent one single emitter). With the benefit of hindsight we might have included a fourth set of sensors 600mm from the emitter, but the data logger could only handle a finite number of sensors (and wetted diameter was not an experimental priority). In this example the drip emitter was 275mm below the soil surface. The #1 probe was immediately adjacent the emitter, #2 probe 200mm upslope of the emitter and #3 probe 400mm upslope of the emitter. The graphs show the soil moisture as % of saturation with each individual sensor calibrated against saturation and dry. A rise or peak on a line means the soil got wetter (and a trough it got drier). Accurate high capacitance soil moisture sensors were installed in the 50mm PVC probe (tubes) at 100mm, 200mm, 300mm, 500mm and 700mm depths below the soil surface, with an extra at 900mm on #3 probe immediately adjacent the emitter.

Large and / or inconsistent peaks represent rain, consistent and regular peaks represent pulsed irrigation. The irrigation was turned off for the month of April.

In our opinion this data shows:

- During summer the soil surface was dry between rain events, as compared to below the soil adjacent the emitter;
- The irrigation effect could be seen at depth below the emitter;
- The irrigation effect at 400mm laterally from the emitter at 300mm depth was still significant but the capillary rise to 200mm was not as strong as at #2 probe 200mm from the emitter;
- The soil moisture shows a strong capillary effect from the emitter (both upwards through the profile and upslope).

From this we would suggest that the decrease in irrigation effect laterally from the emitter would be such that an irrigation effect would be observed 600mm laterally from the emitter, but that this effect would be more in the region of the same depth as the buried dripper (rather than above it).

We believe this data both validates our hypothesis that the wetted radius for this Application can be assumed as 600mm, and we suggest at variance with the Reviewer's statement that the irrigated effluent will all flow downslope from the buried drip lines.

Summary

The disposal area was until recently covered in olive trees with rows running down the slope (with surface driplines adjacent to each row of olive trees). Our client is that determined to do the right thing environmentally, that to install the new subsurface drip lines across the slope he has pulled out the mature olive trees.

If we assume the TP 58 criteria of 0.5m wetted radius on flat ground with a uniform spacing of 0.9m x 0.9m, the wetted zones would not overlap to any great degree, if at all, and the cleaned water would percolates down, or up by evapotranspiration. We note 1m rows X 0.6 emitter is not a hydraulic option, with the pump already being purchased (when the existing recently failed).

On a slope the wetted region will be an ellipse biased downhill. If we maintain the 0.9m x 0.9m spacing there is a risk that the wetted ellipse from one line will overlap and interfere with the effective functioning of the line below. On a slope a less permeable layer under the drip zone will increase this risk. If there are any preferential flow paths, for example due to a rotting olive tree root, or worm channel, or summer soil crack, then again the slope will increase the downhill movement.

One of the basic design principles is not to decrease the number of drippers per unit volume of effluent. If one does that then the biological load per dripper will increase and the soil may not be able to treat this increased anaerobic load. Of course, one may increase the number of drippers.

With the above in mind, in our opinion, on a slope it is good practice to increase the space between lines and decrease the space between drippers. For example in the case given above one could decrease the space between drippers to 0.6m and increase the space between lines to 1.5m.

Our client expresses it slightly differently. They say "from a mere layman's point of view we think 1.5m spacings with 0.6m emitters will be better anyway. We assume the main concern is danger of seepage if we had a period of rain at the same time as peak loading. In this instance isn't it better to have a "sausage" configuration around the slope rather than a square setup, or worse still a 1m by 0.6m lying vertically which would assist runoff? The buffer inter-row dry areas would surely take up some of the run-off, and we are more than happy to do it this way, not only from a money saving aspect but also from a practical point of view."

1.3 Building Inspectors Comments

We note that the Building Inspector said "uneven loading is problematic enough with 1m spacing and any proposal for fewer lines within the same area is asking for trouble, however he also strongly recognizes the benefits of a larger overall area with the same line length with buffer non-effective design disposal areas between lines.

In general we agree with the Building Inspector. He probably sees small residential on-site disposal systems all day every day, that show patchy signs of uneven overloading. But this is very different from the Application at hand. What the Building Inspector typically sees we would expect to be permanently occupied residences, which have a similar wastewater volume in the middle of winter as to the summer. This Applicant does not. They probably are normally flat sites. This Applicant's is not. The driplines are probably purple standard agricultural irrigation pipe

masquerading as specialist wastewater technology, where a large proportion of the drippers are probably blocked with root intrusion and / or bacterial slime (hence the typical uneven distribution with localised ponding surrounding the emitters actually working). The Applicant will (as described in our Application Letter 20 Dec 2012) incorporate specialist drip technology including anti-microbial lined tubes and drip emitters impregnated with both sustainable root inhibitor and non-mobile anti-microbial.

URS typically does not get involved in individual residence on-site disposal systems – but if were to – in the Auckland area with its typically heavy soils we would expect not to have driplines of disposal at 1m centers either – we would probably offer the client 600mm centres. In this respect we would expect our thinking to align with the Building Inspector. Similarly, if he was privy to the full factual position of this particular Application, we would not expect strong disagreement.

2 Potential Way Forward

Our client has a very special site and they are very proud of it. They have sold the business to the next generation and have extended the lease for twenty five (25 years) – with twenty one (21 years) left to run. Hence there is no likelihood of changing the land use (to conference centre or other) which may alter the current seasonality of the wastewater flow (by involving more permanent occupants or higher winter occupancy) during the 15 year life of the proposed new Discharge Consent. Besides, if the Applicant (or other) were to change the land use, resource consent to do so would surely involve a review of the current system to ensure it would cope.

We understand Council's concern that theoretically the land use may change through the 15 year life of the consent, such that there may be a higher future winter discharge volume than during the previous consent.

We note the current Consent permits 25m³/day over 4,323 m² via a primitive surface drip system with driplines at 5m centres, which also includes: driplines running down the contour (not across it); no provision to prevent drainage from the lower emitters at end of each irrigation cycle; no ability to flush or maintain driplines; and supply from a header tank which at very best may just marginally meet the drip manufacturer's minimum pressure requirements (on the upper slopes of the disposal field).

What is proposed with this Renewal Application is up to 25m³/day over 4,576 m² with a sophisticated subsurface drip system at 1.5m centres, with a system which runs across the contour, is pressurised direct online with the pump, and overcomes all other concerns listed above with the existing system.

In order to allay Council concerns we would propose 2 new consent conditions being:

- The daily discharge volume from 1 April to 30 October shall not exceed 20m³/day, and between 1 November, 31 March and the 4 days of Easter (whenever they shall occur) the daily discharge shall on average for the period not exceed 25m³/day, and not exceed 36m³/day on any single given day; plus,

- If at any time environmental affects such as ponding of effluent on the disposal field shall occur, the Consent Holder shall include the 2,624m² sixth irrigation zone to provide a total irrigation disposal area of 7,000m³ until such ponding (or other environmental effect resulting from soil saturation) ceases.

The table below compares the potential winter saturation situation between the new proposal and that of the originally consented system.

Existing Consent vs Proposed New Consent (Winter Maximum Application Rates)

Consent	Area (m²)	Volume (m³/day)	Application Rate (mm/day)
Original	4,323	25	5.78
Proposed	7,200	20	2.78

On this basis, what is proposed is considered both a significant improvement over that originally consented, and to comply with TP58 for Soil Category 5 (i.e. 3-4mm/day).

We think it also relevant that the Applicant states that no adverse environmental effects have been observed with the existing system for the life of the current consent.

3 TP58

URS has designed and commissioned several large subsurface drip irrigation disposal projects in many different situations. Certain of these projects have won major awards (i.e. Pauanui - INGENIUM Award, and NZ Aluminium Smelters Ltd - Environmental Southland Corporate Award for Environmental Excellence), while others are several years after installation still quoted internationally (i.e. Omaha), or used as examples of what the technology can achieve.

We have successfully consented a system with 1,500mm/day application rate with driplines at 150mm centres and other large scale commercial systems at 0.3m, 0.45m, 0.6m, 0.75m, 1.5m, 2m, 3m and 5m dripline centres.

4 Conclusion

We trust that we have now provided all necessary information requested such that the Consent may be issued with 1.5m driplines in the new subsurface disposal area, with hopefully the proposed new conditions also being acceptable.

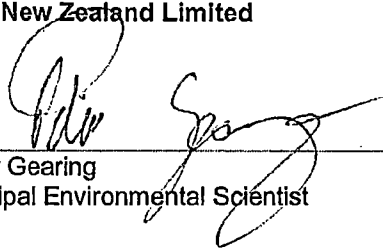
In conclusion, maybe the Unitary Plan (copy enclosed for ease of reference) may answer some of the issues encountered and accordingly is it not possible to adopt the intent of Part 4, 2.1.2, 7(b) for this particular Application, in advance of anticipating this clause to be included in the final operative version of the Plan.



Tony Bullard
Team Leader Rural and Wastewater Consents and Compliance
27 March 2013
Page 8

We look forward to your response, and if any further information is required please do not hesitate to contact the writer.

Yours sincerely
URS New Zealand Limited

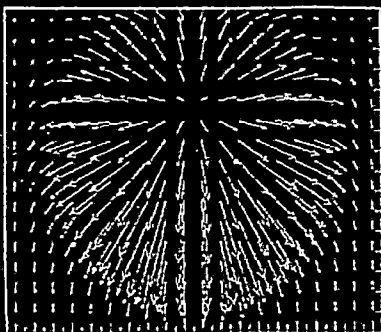


Peter Gearing
Principal Environmental Scientist

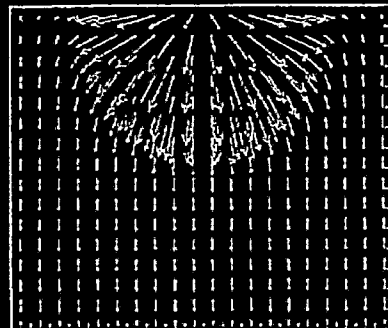


Ben Stratford
Principal Engineer

Flow lines after 10 hrs. of redistribution



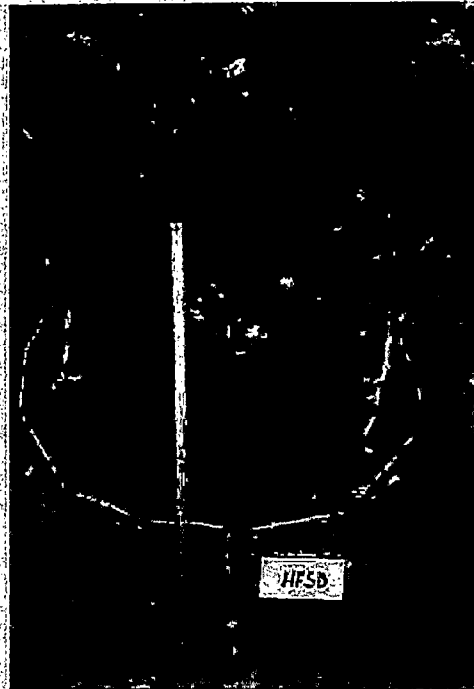
Surface flow line after 10 hrs. of redistribution



SUBSURFACE DRIP

VS.

SURFACE DRIP



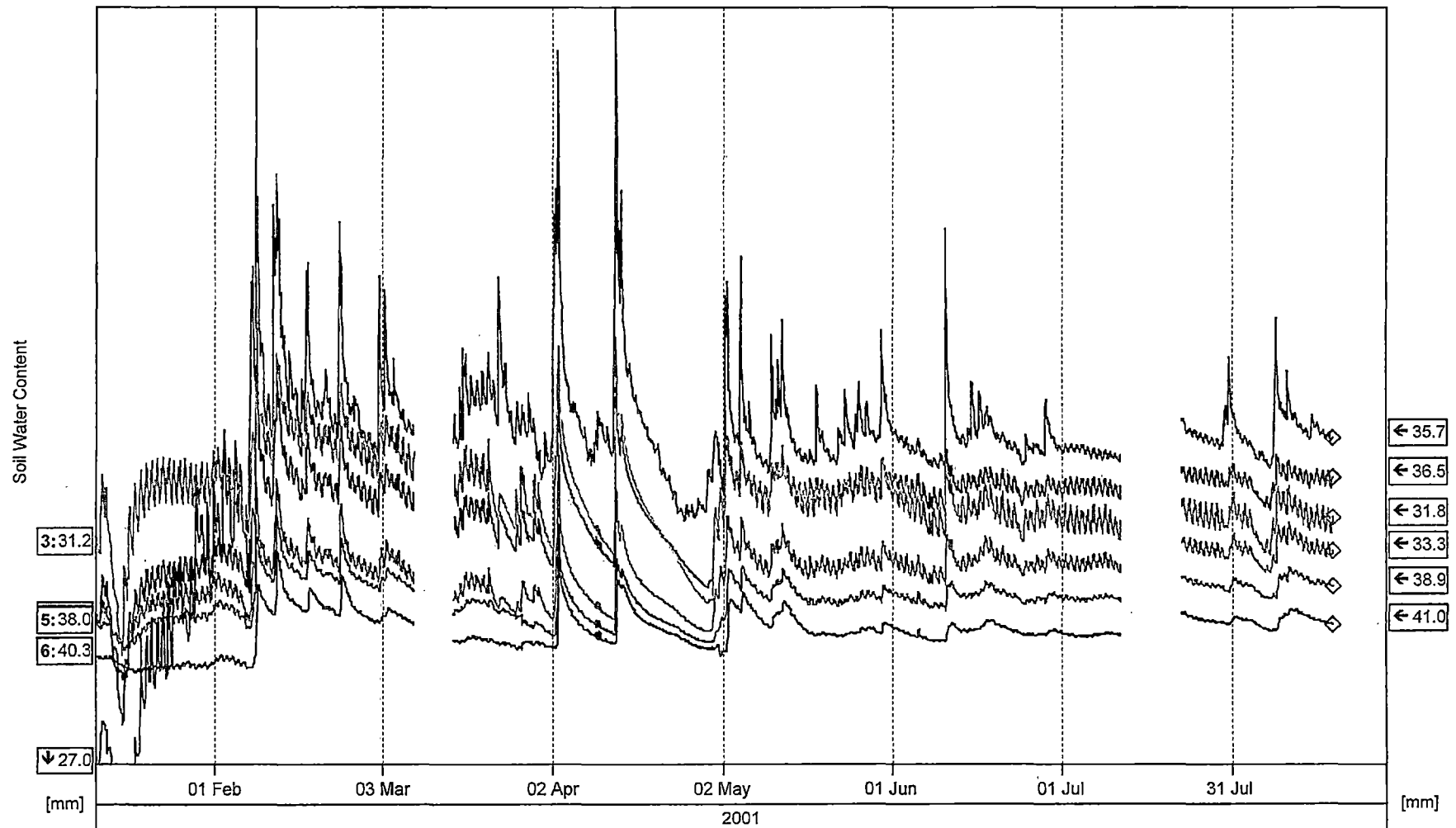
Pulsed SSDD Water & Soil

NOTE:

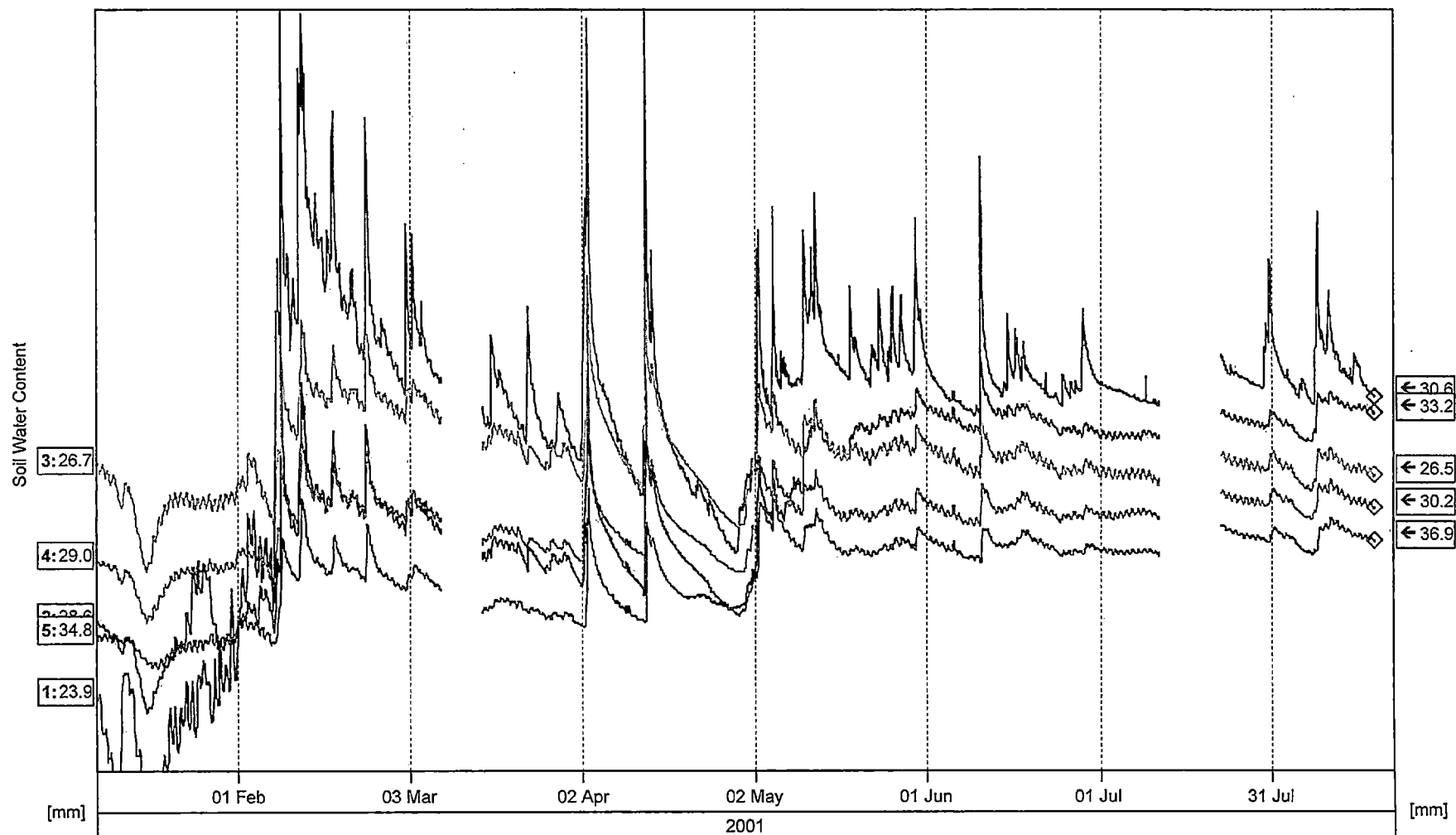
40% greater volume with
subsurface vs. surface
application

By courtesy of the
USDA, Fresno

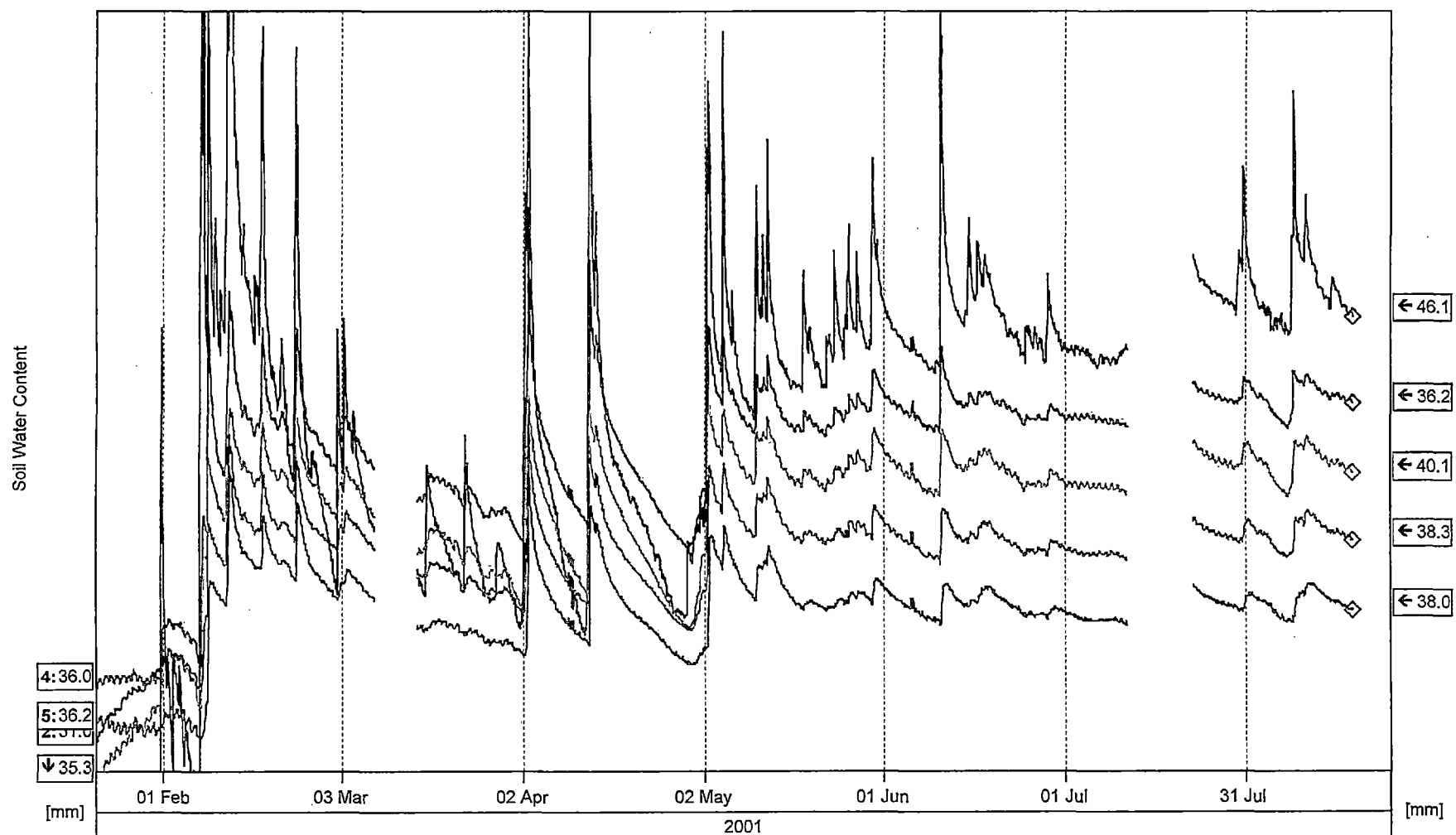
EnviroSCAN ® Stacked Separate Graph	Logger ID: Waihi_2000	Last Download: 18/08/2001 02:28:57 PM
1: — 1.5ET - Probe 'B4' - 10.0 cm 2: — 1.5ET - Probe 'B4' - 20.0 cm 3: — 1.5ET - Probe 'B4' - 30.0 cm 4: — 1.5ET - Probe 'B4' - 50.0 cm 5: — 1.5ET - Probe 'B4' - 70.0 cm 6: — 1.5ET - Probe 'B4' - 90.0 cm		
Comment:		



EnviroSCAN ® Stacked Separate Graph	Logger ID: Waihi_2000	Last Download: 18/08/2001 02:28:57 PM
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Comment:		



EnviroSCAN ® Stacked Separate Graph	Logger ID: Waihi_2000	Last Download: 18/08/2001 02:28:57 PM
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Comment:		



2.1.2 Treated domestic type wastewater to land within a site via a treatment and land application disposal system

1. The design flow and actual flow is not greater than 2m³ per day.
2. The proportion of site area to discharge volume is equal to or greater than 1.5m² per litre per day.
3. The discharge does not result in actual or potential contamination of ground water at a point of extraction, at any surface water, stormwater drain, for a neighbouring property, or become a public health threat.
4. The treatment and land application disposal system are approved by the council under the Building Act 2004.
5. The site is not contained or described in a title issued under the Unit Titles Act 1972 or a cross-lease form of title.
6. The system is subject to a maintenance and performance inspection and certification programme at least every three years carried out by the council or a council-approved certifier. A COC will only be issued by the council if the system meets the conditions set out under this rule.
7. The system meets one of the following:
 - a. compliance with the on-site wastewater treatment and land application disposal system, design, installation, and operation in accordance with Technical Publication No. 58 On-site Wastewater Systems: Design and Management Manual (TP58: 2004) [version to be confirmed prior to notification of the Unitary Plan], or
 - b. the wastewater treatment and land application disposal system is certified by a suitably qualified practitioner, so that the treatment and discharge of any wastewater is to a quality that protects the environment and public health, and means there will be no significant adverse cumulative effects on land, surface and groundwater quality and public health.

Tony Bullard

From: Grant Fleming [gfleming@riley.co.nz]
Sent: Thursday, 14 March 2013 2:49 p.m.
To: Tony Bullard
Subject: FW: Request for additional information
Attachments: 7. 2007 flow data.pdf; s92 Reponse_01.pdf; 6. Ashby 1999.pdf



Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
GIS/Environmental Engineer
Riley Consultants Ltd
PO Box 100253, NSMC 0745
Lvl 2, 4 Fred Thomas Drive, Takapuna 0622
Tel: +649 489 7872
Fax: +64 9 489 7873
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Email: gfleming@riley.co.nz
Web: www.riley.co.nz

No of attachments: 4

Riley Consultants Limited (RILEY)

Have you visited our website? - <http://www.riley.co.nz/>

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From: Gearing, Peter [peter.gearing@urs.com]
Sent: Monday, 11 February 2013 3:50 p.m.
To: Patricia Burford
Cc: Grant Fleming
Subject: RE: Request for additional information

Pat

Happy New Year. I have had an extended vacation this year – just returning – so hence delay in responding – but please find attached our response. Thank you for your assistance and we look forward to your comments.

Kind regards

Peter

From: Patricia Burford [<mailto:Patricia.Burford@aucklandcouncil.govt.nz>]
Sent: Friday, 18 January 2013 9:10 AM
To: Gearing, Peter
Cc: 'Grant Fleming'
Subject: Request for additional information

Hi Peter: Attached is a request for additional information. Note that Grant Fleming is reviewing/processing this application on our behalf, so please discuss any questions you have regarding the S92 questions with him.

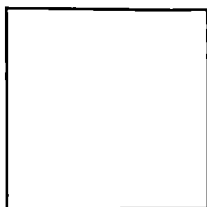
Kind Regards,

Pat

Pat Burford, Wastewater Consents and Compliance Advisor
Natural Resources and Specialist Input Unit

Ph 09 352 2637 | Extn (40) 5637 | Mobile 021 832 012 |
Auckland Council, Level 2, 35 Graham Street, Auckland City
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Auckland
Regional Council
TE RAUHITANGA TAIAO

Consent 22315

To: Consents & Compliance Monitoring

FLOW RECORDS

CLIENT	Brian Morrison Family Trust Vanessa Morrison Family Trust (T/A Sandspit Motor Camp)
CONSENT NUMBER	22315
AUTHORISED DISCHARGE QUANTITY	25 cubic metres per day
MONTH	December <u>January</u> February

Calculating your Daily Flow enables you to monitor your flow volumes, and ensure they are below the Maximum Authorised Discharge Quantity.

DATE	METER READING	DAILY FLOW (difference between today and yesterday's reading)	PUMP HOURS & OTHER COMMENTS
1st	9360		
2nd	9365	5	
3rd	9370	5	
4th	9375	5	
5th	9380	5	
6th	9385	5	
7th	9390	5	
8th	9395	5	
9th	9400	5	
10th	9405	5	
11th	9410	5	
12th	9415	5	
13th	9420	5	
14th	9426	6	
15th	9430	4	
16th	9435	5	
17th	9441	6	
18th	9449	8	
19th	9455	6	
20th	9460	5	
21st	9466	6	
22nd	9470	4	
23rd	9476	6	
24th	9482	6	
25th	9495	13	
26th	9523	28	
27th	9554	31	
28th	9571	17	
29th	9594	23	
30th	9614	20	
31st	9646	26	

Please forward these records to ARC, Private Bag 92 012, Auckland; Fax: 09 366 2155 by 1 March, 1 June, 1 September and 1 December of each year.



Auckland
Regional Council
TE RAUHI TANGA TAIAO

File 7835.

Consent 22315

To: Consents & Compliance Monitoring

FLOW RECORDS

CLIENT	Brian Morrison Family Trust Vanessa Morrison Family Trust (T/A Sandspit Motor Camp)
CONSENT NUMBER	22315
AUTHORISED DISCHARGE QUANTITY	25 cubic metres per day
MONTH	December January <u>February</u>

Calculating your Daily Flow enables you to monitor your flow volumes, and ensure they are below the Maximum Authorised Discharge Quantity.

DATE	METER READING	DAILY FLOW (difference between today and yesterday's reading)	PUMP HOURS & OTHER COMMENTS
1st	10247		
2nd	10265	16	
3rd	10275	10	
4th	10286	11	
5th	10304	18	
6th	10318	14	
7th	10327	9	
8th	10339	12	
9th	10347	9	
10th	10356	9	
11th	10365	5	
12th	10370	8	
13th	10378	7	
14th	10386	7	
15th	10397	7	
16th	10400	107	
17th	10410	10	
18th	10424	14	
19th	10438	14	
20th	10451	13	
21st	10458	3	
22nd	10464	10	
23rd	10474	10	
24th	10483	9	
25th	10493	10	
26th	10503	10	
27th	10513	10	
28th	10526	13	
29th			
30th			
31st			

Please forward these records to ARC, Private Bag 92 012, Auckland, Fax: 09 366 2155 by 1 March, 1 June, 1 September and 1 December of each year.



11 February 2013
Project No. 42071508

Auckland Council
Level 2
32 Graham Street
Auckland City

Attention: Patricia Burford
Wastewater Consents and Compliance Advisor

Dear Patricia

Subject: Discharge to Land Consent Renewal

Thank you for your e-mail of 18 January 2013 with attached review comments from Grant Fleming of Riley Consultants. The writer has just returned from an extended vacation today, and as a priority we wish to address the matters raised by the Reviewer. We comment as follows to the review issues raised.

1 Background

As described in the renewal application our client has an existing discharge consent until 30 June 2014, but has elected in the interim to complete considerable upgrade works to their motor camp. Central to this is the construction of a brand new ablutions block, which will incorporate many new water saving devices such as: waterless urinals; electronic timing of showers and ring main hot water with instant controlled temperature (i.e. no waiting for each shower to heat up). Our client is not expecting to increase visitor numbers due confinement of space etc.

With this background our client has sought consent for, and subsequently installed, a brand new sealed two stage septic tank with internal filtration and separate pump station to the treatment plant, and an upgrade to the treatment plant by the addition of a biofilter and cover for the towers (to effectively mitigate any potential odour issues).

Our client is currently in the process of seeking building consent for the new ablutions block from Council, concurrent with the wastewater discharge renewal (with the two being intertwined somewhat).

In our opinion, our client is taking a very responsible position in seeking to upgrade the land disposal system to a new sophisticated system earlier than required, but he is becoming frustrated with the process to achieve this honourable outcome.

2 Overview

With the background as described above, in summary our client is somewhat disappointed at the attitude of the review when taken in its entirety; given that we only sought to increase the disposal volumes in order to cover any possible eventuality. The highest ever recorded volume for one day

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F: 64 9 355 1333

has been 36m³/day. To this end we find the review somewhat unco-operative and bit pedantic in its literal adherence to TP 58 – especially when our client only sought a potential increase in volume over a 20 day peak summer period (per year) and (as stated in the application) was prepared to agree to a consent condition that “if any disposal greater than the currently consented 25m³/day were to result in any environmental effects, that they would store or truck off-site the excess greater than the currently consented 25m³/day.” In our opinion, with the considerable improvements proposed, we believe such a clause would mitigate any potential short-term adverse environmental impacts.

3 Volumes

When we asked our client to provide typical daily volumes, we were provided the attached data (which Council should have on file) from the summer of January and February 2007/2008. We note the one off peak of 31m³/day. We would draw Council and the Reviewer's attention to the fact that during this summer period only 3 days exceeded the current 25m³/day limit, as described in the Table below:

Date	Effluent Volume (m ³ /day)	Excess Over 25m ³ /day (m ³ /day)
Jan 26	28	3
Jan 27	31	6
Jan 31	26	1

4 Storage

It is noted that the Reviewer seeks 1 days storage. In the first instance we would point out that we have a recently obtained a consent for new septic tank (including compliant storage). Secondly we would refer the Reviewer to our consent renewal application and in particular the original 1999 consent application (Appendix B) where the local septic tank pumping company of McJimray guarantees a response to a call out of 2 hours maximum delay (in the event of power failure). Finally, one would expect storage to be required primarily due to any potential power failure, and we are therefore unsure why the disposal system should provide a further 24 hour storage, if the water could not get to this system due to pumps not being operational during any such potential event. One further option maybe a small standby generator.

5 Treatment

Our client is very keen to progress this consent with vigour having concurrently also sought from Council a building consent for a new ablutions block. Accordingly we respond as follows to the issues raised:

- The plant remains configured as per the original consent application of 1999 appended to our renewal application;
- The client has sent samples recently to WaterCare for a current analysis, we shall forward them as soon as available, but would like to progress as many outstanding issues in the interim while we await the results. The results are not expected to deviate from those previously provided to Council by the client;

- As indicated in our consent renewal application the client, has recently covered the treatment towers and added a biofilter which he advises has proven most effective in providing a very high standard of odour control. Also, as indicated previously in this response, there is no plan to increase wastewater volumes from those previously treated, we simply sought to increase the short-term peak disposal volume to provide for any one day idiosyncrasies.

6 Discharge System Loading

We note the Reviewers literal reliance upon TP 58 "chapter and verse". We refer the Reviewer to the ARC's own Officer's Report (being Julian Roberts) of 12 May 1999 – Section 5.3 (as provided with our renewal application), and we quote "the average maximum discharge volume was measured at 18m³ over the January period. The daily average flows over the period June-August were measured at only 2.7m³/day. Overall the annual average daily wastewater flow volume is calculated as 6.2m³/day." Where (as stated in Section 2 of our letter 21 November included in the renewal application) we estimate 6.2m³/day at 1.33mm/day, 2.5m³/day at 0.5mm/day, the summer peak average of 18m³/day at 3.9mm/day, the maximum consent volume of 25m³/day at 5.5mm/day and a short-term maximum volume of 36m³/day at 7.78mm/day.

As we understand it, TP 58 relies upon year round disposal, so that the application rates suggested in the Guideline allow for winter disposal when the ground is already wet and there may well be negative evapotranspiration (i.e. rain).

This is not the situation in this case, where maximum volumes will occur in the January peak (i.e. conditions of maximum evaporation), where conventional turf / golf irrigation in the Auckland Region rely upon standard formulae (prior to detailed site investigations) of average turf at 25mm/week (i.e. 3.6mm/day, or the old inch per week standard used worldwide in temperate climates), 32mm/week (4.6mm/day) for fairways and 50mm/week (7.1mm/day) for tees and greens.

The Reviewer seems to have made no allowance for net evapotranspiration with the January / February peak flows in his "application rate" discussion. With a conservative average summer evapotranspiration of 3.6mm/day, we describe the typical net actual soil loading rates for this summer peak period as follows:

m ³ /day	Condition	Gross mm/d	ET mm/d	Net mm/d
18	Av Jan volume	3.95	3.6	0.35
25	Consent volume	4.92	3.6	1.32
36	Max volume	7.78	3.6	4.27

The average summer peak of 18m³/day (i.e. 3.9mm/day) less evaporation of 3.6mm/day - results in an average summer peak of just 0.3mm/day (i.e. effectively nothing – hence minimal risk). Similarly the current maximum consent volume of 25m³/day results in a net soil loading rate of 1.32mm/day, with the proposed new short-term daily maximum volume of 36m³/day resulting in a net soil loading of 4.27mm/day (just 0.27mm/day above the suggested TP58 loading rate). We consider these values conservative for a north facing slope disposal area such as that proposed.

In support of this approach we attach Colin Ashby's letter to Julian Roberts of 1 April 1999 – where we would have to question his comments over surface versus subsurface drip and the potential for

the site to accept 25mm/day – but his enthusiasm for the site's suitability for disposal is noted and generally concurred with. We would have expected this letter to have been on file for the Reviewer's consideration.

7 Discharge System Design

We strongly disagree with the Reviewer's comments with regard to a 1.5m dripline spacing. Such a configuration was not arrived at by accident, but instead after careful consideration of the options and using our not inconsiderable experience with having designed some of New Zealand's largest and more significant subsurface drip disposal systems. Not only do we consider 1.5m dripline spacings appropriate, but such a configuration lends itself well hydraulically (as we have laid it out) with both the newly purchased pump and manual sequencing valve configuration. To increase the dripline density would greatly increase hydraulic flows and associated complexity; need a new and larger pump, bigger pipes and / or a conversion to electrically operated solenoid valves (with all the inherent maintenance complexity this implies for this small private system). It would also greatly increase cost for what we believe would be no significant environmental improvement.

The Reviewer seems to rely upon TP 58 section 9.2.5 (noting the Reviewer has made no allowance for slope). In responding we would refer the Reviewer to Figure 1 (Proposed Irrigation Area) of our renewal application, whereby we have indicated slope as well as irrigation layout. We would then refer the Reviewer to Australia/New Zealand Standard AS/NZ 1547:2012 (On-Site Domestic Wastewater Management) and in the first instance to Table M2, which states for a slope of 20% to 30% a 50% reduction in DIR is recommended (which we have allowed for by a 50% increase in dripline spacing over 1m). Table 1.1 (AS/NZ 1547:2012) shows a slope of 1:4.0 as 25% and 1:3.3 as 30%. Our Figure 1 shows the slope for much of the site as 1:3.6 or 3.7. We recommend a consistent layout across the site to our client.

Accordingly, when we consider the average summer volume of 18m³/day with a net summer peak average application rate of 0.3mm/day (with a proposed short-term maximum application rate of 4.27mm/day) when allowing for evapotranspiration, then by moving the driplines further apart to lower the inter-row design irrigation rate, we consider that the system design is compliant, pragmatic and a vast improvement over the currently consented system with driplines at 5m apart.

8 Emergency storage Capacity

Please refer discussion item 4 above.

9 Ngati Manuhiri iwi.

We confirm that we have received an e-mail from Fiona McKenzie of Ngati Manuhiri iwi, 25 January 2013. We would like to agree the basis for consent renewal layout with you first (i.e. 36m³/day maximum, with storage of any short-term surplus, and a 1.5m dripline spacing) then our client would be happy to meet with her (with me available for a cellphone call offsite should the need arise).

10 Summary / Potential Way Forward

We can confirm that our client's private residence overlooks the disposal field immediately below, hence our client has a major interest in the disposal field operating effectively. Our client (now semi-retired) has for several years now paid very close attention to the operation of the field (manually operating / maintaining etc) and from personal observation and experience is very confident that the potential for an increase in daily volume over the 20 day peak period will not result in any adverse environmental effects.

To this end could we respectfully make two suggestions for Council's consideration, being:

- That we could now seek an interim consent (from now until 30 June 2014) which incorporates special monitoring (to be agreed with Council) over the January 2013/February 2014 period, in order to demonstrate environmental efficacy with the proposed increase in short-term daily volumes; and,
- This interim consent (and potentially any subsequent consent) to include a condition stating that "if any disposal greater than the currently consented 25m³/day were to result in any environmental effects, that the consent holder will store or truck off-site the excess greater than the currently consented 25m³/day".

We trust that you agree with us that our client is taking a very responsible approach to this upgrade works (whereby they are seeking to greatly improve the current disposal before necessary from a consenting perspective) and that you find our approach to the renewal consent application constructive and acceptable.

We look forward to your response with interest in order that our client may meet with Fiona McKenzie of Ngati Manuhiri iwi just as soon as possible.

Yours sincerely
URS New Zealand Limited



Peter Gearing
Principal Engineer



Evan Peters
Associate Engineer



Colin Ashby Consulting.

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Job No 1939A

ca/lc

1 April 1999

Mr Julian Roberts
Pollution Control Officer
Auckland Regional Council
Private Bag 92-012
AUCKLAND

Dear Julian

Re: SANDSPIT MOTOR CAMP ADDITIONAL INFORMATION DISCHARGE PERMIT 7835

I write to advise that I have inspected the site on Tuesday the 30 March 1999 and report that the Bio-tube filter has now been installed and is working properly. The revamping of the plumbing to the aeration tanks has also been undertaken and completed. Visually and smell wise there is a vast improvement in the quality of effluent been produced. The Camp Owner Mr Brian Morrison intends carrying out further testing and sampling over the Easter period, when the camp is heavily loaded.

With respect to the dripper irrigation system, I have measured the site and confirm that the area irrigated is some 4,000 sq metres.

Hand augers over this site have revealed top soil depth from 300 - 400mm. The topsoil is a friable sandy silty organically material with very good moisture absorption characteristics and is ideal for the intended use. The underlying material is residential Waitemata Series clay to a depth of approximately 0.9m, overlying a red clayey silt to a depth of approximately 1.3m before sandstone was encountered, which was too hard to auger at 1.5m depth. All the soils were dryish and well below optimum moisture content. The disposal field site is north facing at a slope of approximately 1 in 6, with good wind and sun exposure and is ideal for use as an effluent disposal field. The area is not a public garden.

The present scheme of moving the dripper lines and laying them out on the surface appears to work very well. There is no evidence of ponding or any problems occurring and the soil appears well able to absorb the loading rates imposed.

I would maintain that with this setup remote from the public, the surface application of effluent would be superior to sub-surface irrigation for the following reasons:

- 1 The effluent is exposed to wind, air, and sunlight including ultra violet light. It is in very small drip doses, enabling the natural elements to act upon it effectively.
- 2 The dripper lines at present run down the hill, which in the longer term is superior to ensure that lines do not silt up. As from time to time the end fitting can be released and the line purged, with any sediment gathering at the bottom of the line.
- 3 In an underground situation, the lines would need to run parallel to the contour, so as the mole ploughed holes do not form a conduit in which effluent would concentrate and run down to the bottom of the hill. In laying sub surface lines horizontally around the contour, it is a certainty that the line will silt and clog in due course, unless highly prefiltered and regularly purged.

Treatment via Bacterial reduction in the soil is part of process and information from ON-SITE NewZ Issue 97/2 April 1997 suggests that after effluent has passed through 300mm of unsaturated soil, significant removal of bacteria in moderate draining soils will have occurred.

Surface irrigation systems are nothing new, there are many such with sprinkler sprayed irrigation systems within pine forests. This system is a little different in that drip irrigation line is laid out on the ground, which is not going to create the spray drift problems usually associated with spray irrigation.

I am satisfied that the system as setup does work very well and that no pollution of the ground water is occurring or is likely to occur in this instance. It is noted that groundwater was not encountered within the 1.5m deep hand auger hole. From the lie of the country and the dryness of the materials encountered, I would expect ground water level some 6m or more below the surface.

The topsoil was of a sandy friable nature and I would anticipate would easily take a loading rate, particularly if applied via surface irrigation, of in excess of 25mm per sq. metre per day.

It should further be noted that the maximum discharge volume would only be achieved during summer peak, when evapo-transpiration rates are high.

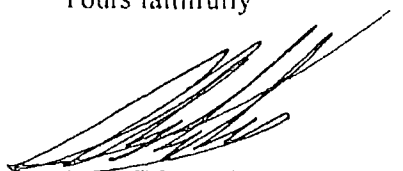
The whole intent of the Resource Management Act and the Building Act was to get away from prescriptive solutions to problems and to permit some innovation in design with a view to end result.

Conclusion

I am satisfied that the setup as it presently is would meet the requirements of the Resource Management Act and is working and will continue to work well.

I am satisfied that the above ground drip irrigation system as currently constructed and operated is fit for purpose and will provide a good end result solution.

Yours faithfully



Colin W. Ashby
MIPENZ, BE, NZCE, Reg. Eng.

Tony Bullard

From: Grant Fleming [gfleming@riley.co.nz]
Sent: Thursday, 14 March 2013 2:48 p.m.
To: Tony Bullard
Subject: FW: Request for additional information



Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
GIS/Environmental Engineer
Riley Consultants Ltd
PO Box 100253, NSMC 0745
Lvl 2, 4 Fred Thomas Drive, Takapuna 0622
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No of attachments: 2

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From: Gearing, Peter [peter.gearing@urs.com]
Sent: Thursday, 21 February 2013 1:50 p.m.
To: Grant Fleming
Cc: Patricia Burford
Subject: RE: Request for additional information

Pat / Grant

As we understand it, there are two matters requested which are outstanding, being:

- Watercare test results of effluent quality; and,
- Iwi consultation.

Please confirm this is correct (or not) by way of return e-mail to the writer.

● Our client has been frustrated over the matter of the effluent quality tests and has in effect been let down – but hopes to receive the results by the end of this week. As stated previously, these will be forwarded immediately upon receipt.

With regard to the second matter, namely that of consultation with Ngati Manuhiri iwi, we believe item 9 of our letter dated 11 February 2013 stated the positions of both ourselves and our client clearly, being that we didn't want to confuse the consultation until we had an agreed basis of the application with yourselves.

Despite having received no guidance as to how the matters raised in our correspondence may be viewed by Council, we have agreed that our client now meet with iwi just as soon as it can be arranged. Again we will respond just as soon as we are able with the outcome.

With the above background our client accepts the application be place on hold under s37 until the outcomes of the above matters may be forwarded to Council.

Regards

Peter

From: Grant Fleming [mailto:gffleming@riley.co.nz]
Sent: Thursday, 21 February 2013 9:28 AM
To: Gearing, Peter
Cc: Patricia Burford
Subject: RE: Request for additional information

Peter,

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Please be aware that the application is still under s92 until all the information has been provided (including consultation). The original s92 letter advised that the information was needed to be forwarded to the council prior 11 February (in accordance with statutory timeframes).

As this is no longer possible, can you please confirm that the applicant is accepting of placing the application on hold, under s37, until such time as all the information is available.

Regards,

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Regards,

Peter



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Peter,

I have reviewed your initial response and at this stage I cannot move forward without more recent monitoring information. Four year old information is insufficient.

The existing consent requires that the flows to be measured on a daily basis during the summer peak period, please provide more recent monitoring information supporting the proposed system design and discharge flows.

Regards,

Grant

From: Gearing, Peter [<mailto:peter.gearing@urs.com>]

Sent: Monday, 11 February 2013 3:51 p.m.

To: Patricia Burford

Cc: Grant Fleming

Subject: RE: Request for additional information

Pat

Happy New Year. I have had an extended vacation this year – just returning – so hence delay in responding – but please find attached our response. Thank you for your assistance and we look forward to your comments.

Kind regards

Peter



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From: Patricia Burford [<mailto:Patricia.Burford@aucklandcouncil.govt.nz>]

Sent: Friday, 18 January 2013 9:10 AM

To: Gearing, Peter

Cc: 'Grant Fleming'

Subject: Request for additional information

Hi Peter: Attached is a request for additional information. Note that Grant Fleming is reviewing/processing this application on our behalf, so please discuss any questions you have regarding the S92 questions with him.

Kind Regards,

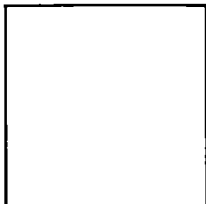
Pat

Pat Burford, Wastewater Consents and Compliance Advisor

Natural Resources and Specialist Input Unit

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Auckland Council, Level 2, 35 Graham Street, Auckland City
Private Bag 92300, Victoria Street, Auckland 1142

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Tony Bullard

From: Grant Fleming [gfleming@riley.co.nz]
Sent: Thursday, 14 March 2013 2:47 p.m.
To: Tony Bullard
Subject: FW: Request for additional information
Attachments: 26. 3rd s92 Response Secured.pdf

Tony,

First of a few emails. These were all cc'd to Pat.

Grant



Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
GIS/Environmental Engineer
Riley Consultants Ltd
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From: Gearing, Peter [peter.gearing@urs.com]
Sent: Friday, 1 March 2013 4:51 p.m.
To: Grant Fleming
Cc: Patricia Burford
Subject: RE: Request for additional information

Pat / Grant

Please find attached our response to your e-mail below and the result of iwi consultation.

We look forward to moving this Renewal Application forward now.

Regards

Peter

From: Grant Fleming [mailto:gfleming@riley.co.nz]
Sent: Monday, 25 February 2013 7:38 AM
To: Gearing, Peter
Cc: Patricia Burford
Subject: RE: Request for additional information

Peter,

I have reviewed the metering results presented and concur with your assessment of the anticipated wastewater flows. With regards to the consultation and design approach it is difficult to provide clear guidance without the full supporting information that was requested as part of the s92 letter.

From our perspective the following items are outstanding (with some explanation):

Item 1 Treatment Plant – Some information is included within the original consent to the make-up of the existing treatment plant, but this includes limited detail and is potentially dated. For item 1A, please consider providing, as a minimum, a flow chart showing all the components, their respective capacities and the flows through the system. Items 1B & 1C have not yet been addressed and it is assumed the testing results will be used to support these items.

Items 2 and 3 Discharge System Loading and Design - Based on the metering and anticipated usage regime, We would be accepting of a maximum discharge loading of 5mm/day during the peak period with maximum discharge flows of 25m³/day and only if the discharge system based on a 1m lateral spacing. If a discharge flow of greater than 25m³/day or an increased spacing is sought then additional discharge area will be required.

Item 4 Emergency storage Capacity – This item may be answered through clarification of the system configuration in Item 1, if not, the system must contain mitigation against overflow (from failed pumps/equipment or power failure) through either 24 hours emergency capacity or alternative methods (i.e. dual/redundant pump systems, etc.). The provision of a pump-out operator does not provide sufficient mitigation. Please provide further clarification of the mitigation provided.

With regards to the proposed condition for providing contingencies for flows greater than 25m³/d, whilst storing the excess (i.e. buffering) is acceptable, the option to pump out is not considered suitable. The council will not support a discharge consent which is reliant on any form of offsite discharge as this is not considered to be a sustainable practice. Therefore this condition is not acceptable.

I trust this provides you with an indication of where we feel the consent is positioned at this stage.

Regards,

Grant

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Regards

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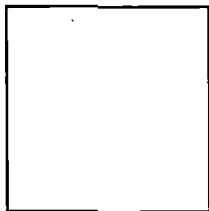
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Pat

Pat Burford, Wastewater Consents and Compliance Advisor
Natural Resources and Specialist Input Unit

Ph 09 352 2637 | Extn (40) 5637 | Mobile 021 832 012 |
Auckland Council, Level 2, 35 Graham Street, Auckland City
Private Bag 92300, Victoria Street, Auckland 1142

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1 March 2013
Project No. 42071508

Auckland Council
Level 2
32 Graham Street
Auckland City

Attention: Patricia Burford
Wastewater Consents and Compliance Advisor
via Grant Fleming (Riley Consultants Ltd)

Dear Patricia

Subject: Discharge to Land Consent Renewal

Further to recent correspondence on this matter, please find attached Report from iwi (Ngati Manuhiri) resulting from consultation and a meeting on-site last Friday 22nd February 2013. In particular we would draw your attention to iwi's comments that the new proposed system "is to replace an existing and inadequate surface drip field", and Ngati Manuhiri are "satisfied that there is no cause for concern regarding this particular application".

In summary, we take this Report to mean iwi support the proposed new disposal system.

We also respond to the Reviewer's e-mail of 25th February 2013. At the outset we are obliged to communicate our client's frustration at this process, particularly given the level of improvements being suggested with this proposed new disposal system. We are also concerned that the technical matters we have provided to date in support of this proposal (i.e. original Application and subsequent s92 responses) appear to have been largely ignored.

We address the Reviewer's "outstanding" issues in the order raised.

1. We are pleased the information provided is now accepted as an effective assessment of at least month's daily peak flow monitoring data.

2. Item 1 treatment plant.

Full details of the system as per the original consent were provided with the Renewal Application.

- These plans reflect the current system that is still currently in place.
- We have provided current treatment plant quality data (from the Watercare laboratory) taken during peak loads of this current summer (i.e. 14 February 2103).
- This data show the treatment plant to not only be effectively compliant with the existing consent, but well within TP58 and AS/NZS 1547:2012 typical aerated wastewater treatment plant standards.
- The system has probably slightly exceeded the summer peak flow limit for some time, but no changes have been made to the camp ground to increase flows since the original consent. No adverse effects have been reported to date. Our client simply wishes to now formally recognise that flows can increase for a very short period during the hot dry summer vacation

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URS Centre, 13-15 College Hill
Auckland 1011
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New Zealand
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F: 64 9 355 1333

period. To this effect our client is proposing water saving devices in the new ablutions block, a much improved land disposal system, and has already installed a brand new sealed two stage septic tank system (with filtration). Our client has also improved the treatment plant by adding a biofilter and sealing the previously open aerated chambers. All this has been previously explained in the documentation provided.

- On the basis of the above we see no reason to suggest that the existing new septic tank, existing treatment plant and proposed new disposal field could not treat and manage the wastewater produced from the camping ground for the term of the next consent (presumed as 15 years).
 - Furthermore, we take this opportunity to reiterate that the new subsurface drip proposal (as outlined in the Application) will utilise specialist patented drip technology proven for this specific purpose, which will incorporate antimicrobial and sustainable herbicide impregnated drip emitters, plus antimicrobial inner tube linings. These technologies are proven effective and sustainable with wastewater of greatly inferior quality (primary quality and worse) to the standard of wastewater from this particular treatment plant. This is in sharp contrast to the use of standard surface agricultural drip technology when inappropriately used subsurface with effluent.
 - Please explain why our client should need to re-litigate further the treatment plant configuration for this discharge consent renewal?
3. We are very disappointed that the technical information provided to date explaining the justification for the proposed 1.5m dripline spacing and short-term application rates, has been ignored.
- We have explained why hydraulically the proposal (in our opinion) best suits the technical needs of our client. If for some reason Council insists upon 1m dripline spacing – then to hydraulically balance the system (with what is currently proposed and the new pump just purchased) we would propose 0.9m drip spacing along the drip rows.
 - Please confirm 1m between driplines x 0.9m in row drip spacing is acceptable.

We note the Reviewer's acceptance of a maximum 5mm/day maximum discharge rate (which ignores evapotranspirational losses).

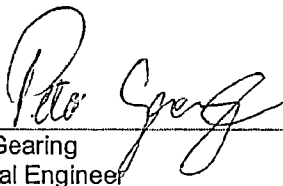
However, to overcome this obstacle we would now propose that the 6th port left free on the automatic control valve (for a future reserve area) be connected to a new irrigation area of 2,628m² (refer attached Figure). With a revised total irrigation now of 7,200m², at 5mm/day this will allow for the full 36m³/day sought to be disposed of, using the system basically as originally proposed in the renewal application.

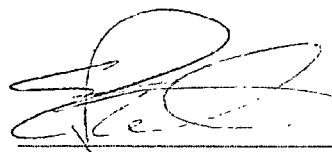
- We would propose to manually isolate this new area by valving and only use it for the short term peak when flows exceed 25m³/day.
- Given that our client is now being required by Council to purchase and install 50% more dripline than originally proposed (i.e. 1m driplines as opposed to 1.5m) – we would propose to take the old dripline (from the existing system) and lay it on the surface through this new 2,628m² area irrigation (given that this area is not suitable for subsurface drip as heavily wooded with existing trees and shrubs).
- Please confirm that this is acceptable.

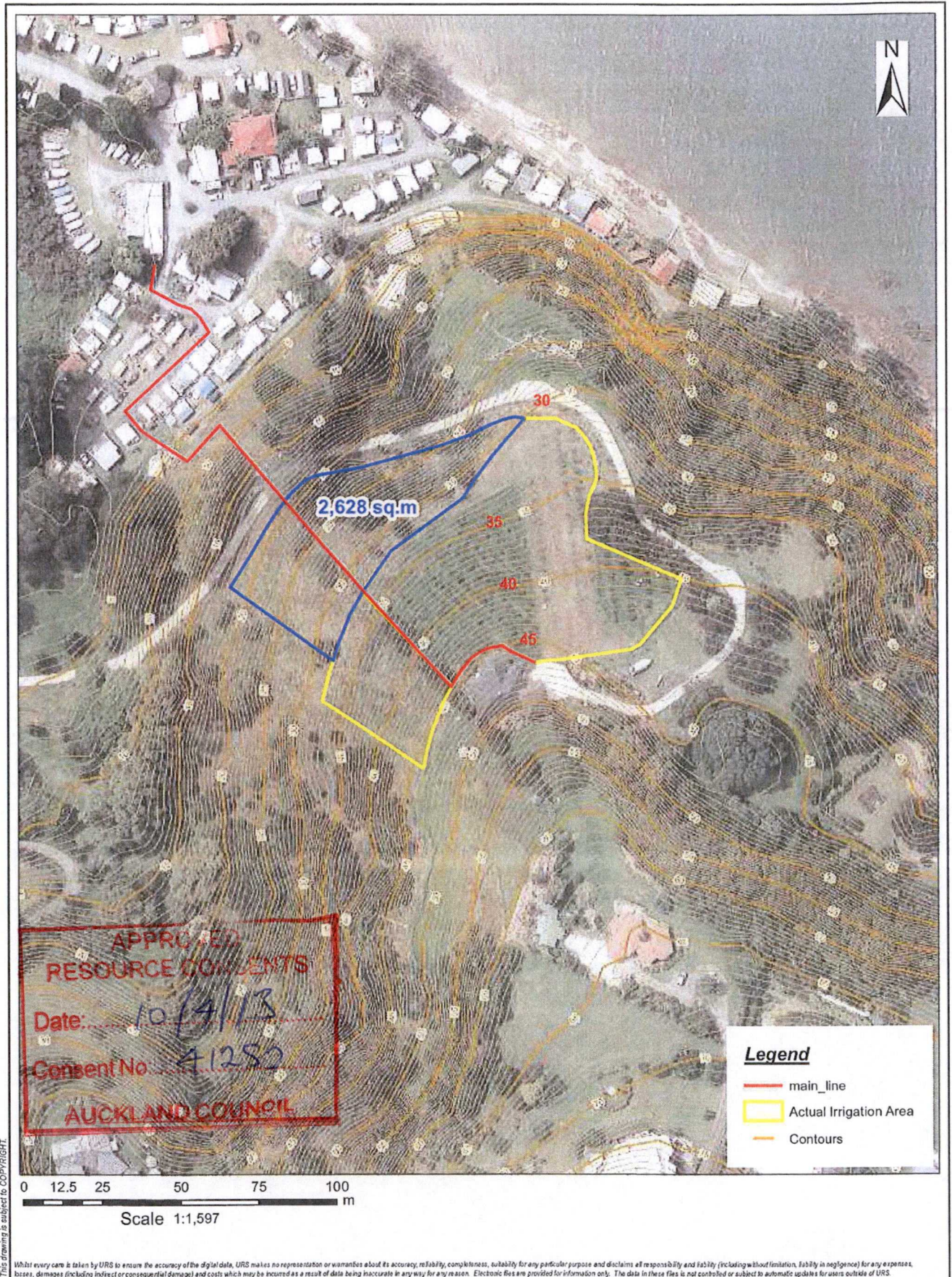
4. Emergency Storage. Our client is not proposing to alter further the treatment plant from that already consented. Our client has however installed a new septic tank which needed building consent and approval from the ACC wastewater team. As provided by Appendix in the original Application, the storage proposed (and all other associated environmental factors) were approved by e-mail from Tony Bullard (Council Team Leader no less) 8 June 2012. We see no reason that emergency storage need be re-litigated as a function of renewing the existing discharge consent. Please confirm that the approvals to date are acceptable.
5. By providing the extra irrigation of 2,628m² (as described in our Item 3 above) we now see no reason to offer a consent condition to store or discharge off-site any volume greater than 25m³/day, as by definition with 7,200m² of peak summer irrigation area the full 36m³/day volume can be disposed of on-site at 5mm/day. Please confirm that this is acceptable and that consent now not need such a condition as originally proposed.

We trust the above addresses all outstanding Council issues, and we look forward to your advice on how the consent renewal process may now be expedited with vigour (as our client has tight deadlines to build both this new disposal system and new ablutions block).

Yours sincerely
URS New Zealand Limited


Peter Gearing
Principal Engineer


Evan Peters
Associate Engineer



SANDSPIT
HOLIDAY
PARK

WASTEWATER SYSTEM INVESTIGATION

Final
PROPOSED IRRIGATION AREA

URS

File: 42071508\Irrigation_Area.mxd

Drawn: SS

Approved: TS

Date: 28/02/2013

Figure: 1

Rev. A A4

Manuhiri Kaitiaki Charitable Trust
Resource Management Unit
Kaitiaki Assessment Report

TLA: ARC **Ref:** ARC-41252 **Date:** 22/02/2013

Applicant: Sandspit Motorcamp
Location: 1334 Sandspit Road, Sandspit

Proposal: Replacement of existing gravity-fed surface dripper line field with pressurised subsurface field and instal delivery network

Contact made with: Brian Morrison **Date:** 21/02/2013
by: Fiona McKenzie

The Resource Management Unit has considered the information regarding this Resource Consent Application and have undertaken the following actions in accordance with Manuhiri Kaitiaki Charitable Trust Resource Management protocols

Application Assessment: 22/01/2013
Site Assessment: 22/02/2013
Assessment Report: 22/02/2013

Consideration of this Resource Consent Application is made in regard to its impact upon Ngāti Manuhiri in the following areas:

Wahi tapu – may include: Pa sites, battlefields, burial grounds, significant historic hapu sites, canoe landings sites etc.

Taonga – pertains to artefacts, objects, flora, fauna, water bodies, people

Spiritual values - pertains to: mauri (life force) and wairua (spiritual nature/forces/essences) of people, flora, fauna, land, water bodies etc.

Wellbeing - pertains to potential effects to the people of Ngāti Manuhiri hapu by outside influences or events that effect there way of life, or live life in a traditional way

All Archaeological Sites whether previously identified or unrecorded are protected by law and it is an offence to modify, damage or destroy any site without written authority from the Historical Places Trust or an appropriate Iwi Authority.

The Conclusion of the Manuhiri Kaitiaki Charitable Trust Resource Management Unit is that this application for Resource consent:

WILL NOT require further involvement by Ngāti Manuhiri, being satisfied that there is no cause for concern regarding this particular application.

Archaeology Discovery Condition

If any artefacts, including Ko Iwi (Human remains) are exposed during site works, ALL WORK must cease immediately and the area secured to ensure the safety of both workers and artefacts.

Manuhiri Kaitiaki Charitable Trust Resource Management Unit should be contacted on (09) 422 6548, along with the NZ Historic Places Trust, the Department of Conservation and the RMA/TLA Compliance Administration Officer 0800 426 5169. In the case of human remains, Police should also be contacted.

Notes:

Ngati Manuhiri are the hapu who are Mana Whenua for the rohe which extends from Bream Tail in the north to the Okura River in the south, inland taking in Puhoi, Kaipara Flats, Hoteo, Dairy Flat, Wellsford and east to the coast extending to include islands such as Kawau, Hauturu (Little Barrier), Āotea (Great Barrier) and Tiritiri Matangi to name a few. Occupation around the Sandspit area is known to have occurred for many hundreds of years due to the availability of rich kaimoana resources, shelter of the harbour and the inland routes provided by the rivers. These resources were much contested and defensive pā were situated on most headlands evident in archaeological remains today. This consent application pertains to the discharge of treated wastewater from the Sandspit Campground, via subsurface driplines. This is to replace an existing and inadequate surface dripfield. The discharge site is situated on a reasonably steep northfacing grassed slope behind the camp, approximately 100m from the harbour. The subsurface dripline system has been designed by appropriately qualified engineers and therefore Ngati Manuhiri trusts the system will work satisfactorily as specified, along with the suitable contingency protocols outlined for peak periods. It is understood the driplines themselves will be installed underground via a method of drilling and pulling, therefore not disturbing the surface. It was indicated however there may still be some trenching required. Because of the past occupation outlined above, there is the potential for previously undiscovered taonga to be uncovered with the trenching and for this reason it is requested the above standard archaeological discovery conditions be applied for these works. During the site visit Ngati Manuhiri were advised of a proposed new ablution block to be built within the camp. The area to be built on was visited. It is approximately 3m from the waters edge, with existing buildings on it to be removed, and earthworks for new footings to about 1m in depth. A search of the Auckland Council CHI shows an existing registered midden situated elsewhere within the camp grounds, underneath and adjacent to a boatshed at the waters edge. Considering the evidence of occupation on the campground itself, despite the previous ground disturbance, in advance of the application for this second project being submitted to Council, Ngati Manuhiri again request standard archaeological discovery conditions be applied.

This Kaitiaki Report relates only to this Resource Consent Application:

Any future applications will require separate consideration and consultation by the Manuhiri Kaitiaki Charitable Trust Resource Management Unit. Any costs resulting from further consultation, site visits, information or other action relating to this Resource Consent Application will be the responsibility of the Applicant.

Please direct all enquiries to;

Environmental Field Officer
Manuhiri Kaitiaki Charitable Trust
PO Box 57 Leigh
Phone 09 422 6548
Email: f.mckenzie@ngatimanuhiri.iwi.nz

Tony Bullard

From: Grant Fleming [gfleming@riley.co.nz]
Sent: Thursday, 14 March 2013 2:48 p.m.
To: Tony Bullard
Subject: FW: Request for additional information
Attachments: 20. Watercare Results.pdf



Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
GIS/Environmental Engineer
Riley Consultants Ltd
PO Box 100253, NSMC 0745
Lvl 2, 4 Fred Thomas Drive, Takapuna 0622
Tel: +649 489 7872
Fax: +64 9 489 7873
Mobile: 021 929594
Email: gfleming@riley.co.nz
Web: www.riley.co.nz

No of attachments: 3

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From: Gearing, Peter [peter.gearing@urs.com]
Sent: Thursday, 21 February 2013 4:44 p.m.
To: Grant Fleming
Cc: Patricia Burford
Subject: RE: Request for additional information

Pat / Grant

Further to our previous e-mail of today, we can now confirm:

- Our client has just received the WaterCare test results (see attached); and,
- Arranged to meet Fiona McKenzie of Ngati Manuhiri iwi tomorrow at 8.30am.

With respect to the WaterCare test results we note 23mg/L TSS is to all intents and purposes not dissimilar to the Consent Condition #24 limit of 20mg/L, with respect to environmental effects given the new subsurface drip disposal system proposed. Based upon experience we have found storage tanks downstream of filters can increase suspended solids on the outlet over and above those at the outlet of the treatment plant. You will note the proposed new subsurface drip system will be direct on line with the treatment plant.

Furthermore, we would note that this sample was taken during the summer peak and that TP58 (7.3.6) provides some commentary upon variability with efficiently "well operated systems" and refers to the typical aerated wastewater treatment standard of BOD 20mg/L and SS 30mg/L (now as per AS/NZ 1547:2012 – M2.1(b)).

In relation to the matter of consultation, while our client will physically meet iwi tomorrow, their report will probably not be available until early next week.

Given the above, is there now any need to place the application on hold?

We look forward to hearing from you.

Regards

Peter

From: Gearing, Peter
Sent: Thursday, 21 February 2013 1:51 PM
To: 'Grant Fleming'
Cc: Patricia Burford
Subject: RE: Request for additional information

Pat / Grant

As we understand it, there are two matters requested which are outstanding, being:

- Watercare test results of effluent quality; and,
- Iwi consultation.

Please confirm this is correct (or not) by way of return e-mail to the writer.

Our client has been frustrated over the matter of the effluent quality tests and has in effect been let down – but hopes to receive the results by the end of this week. As stated previously, these will be forwarded immediately upon receipt.

With regard to the second matter, namely that of consultation with Ngati Manuhiri iwi, we believe item 9 of our letter dated 11 February 2013 stated the positions of both ourselves and our client clearly, being that we didn't want to confuse the consultation until we had an agreed basis of the application with yourselves.

Despite having received no guidance as to how the matters raised in our correspondence may be viewed by Council, we have agreed that our client now meet with iwi just as soon as it can be arranged. Again we will respond just as soon as we are able with the outcome.

With the above background our client accepts the application be place on hold under s37 until the outcomes of the above matters may be forwarded to Council.

Regards

Peter

From: Grant Fleming [<mailto:gffleming@riley.co.nz>]
Sent: Thursday, 21 February 2013 9:28 AM
To: Gearing, Peter
Cc: Patricia Burford
Subject: RE: Request for additional information

Peter,

Thanks for this information. I will review it and get back to you with comment soon.

Please be aware that the application is still under s92 until all the information has been provided (including consultation). The original s92 letter advised that the information was needed to be forwarded to the council prior 11 February (in accordance with statutory timeframes).

As this is no longer possible, can you please confirm that the applicant is accepting of placing the application on hold, under s37, until such time as all the information is available.

Regards,

Grant

From: Gearing, Peter [mailto:peter.gearing@urs.com]
Sent: Monday, 18 February 2013 2:48 p.m.
To: Grant Fleming
Cc: Patricia Burford
Subject: RE: Request for additional information

Pat / Grant

Information (and explanation) requested attached.

Regards,

Peter



Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
GIS/Environmental Engineer
Riley Consultants Ltd
PO Box 100253, NSMC 0745
Lvl 2, 4 Fred Thomas Drive, Takapuna 0622
Tel: +649 489 7872
Fax: +64 9 489 7873
Mobile: 021 929594
Email: gflaming@riley.co.nz
Web: www.riley.co.nz

No of attachments: 2

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From: Grant Fleming [mailto:gflaming@riley.co.nz]
Sent: Friday, 15 February 2013 2:36 PM
To: Gearing, Peter
Cc: Patricia Burford
Subject: RE: Request for additional information

Peter,

I have reviewed your initial response and at this stage I cannot move forward without more recent monitoring information. Four year old information is insufficient.

The existing consent requires that the flows to be measured on a daily basis during the summer peak period, please provide more recent monitoring information supporting the proposed system design and discharge flows.

Regards,

Grant

From: Gearing, Peter [mailto:peter.gearing@urs.com]
Sent: Monday, 11 February 2013 3:51 p.m.
To: Patricia Burford
Cc: Grant Fleming
Subject: RE: Request for additional information

Pat

Happy New Year. I have had an extended vacation this year – just returning – so hence delay in responding – but please find attached our response. Thank you for your assistance and we look forward to your comments.

Kind regards

Peter



Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
GIS/Environmental Engineer
Riley Consultants Ltd
PO Box 100253, NSMC 0745
Lvl 2, 4 Fred Thomas Drive, Takapuna 0622
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Email: gfleming@riley.co.nz
Web: www.riley.co.nz

No of attachments: 1

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From: Patricia Burford [<mailto:Patricia.Burford@aucklandcouncil.govt.nz>]
Sent: Friday, 18 January 2013 9:10 AM
To: Gearing, Peter
Cc: 'Grant Fleming'
Subject: Request for additional information

Hi Peter: Attached is a request for additional information. Note that Grant Fleming is reviewing/processing this application on our behalf, so please discuss any questions you have regarding the S92 questions with him.

Kind Regards,

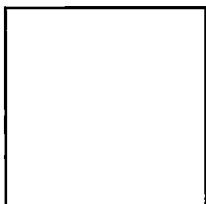
Pat

Pat Burford, Wastewater Consents and Compliance Advisor

Natural Resources and Specialist Input Unit

Ph 09 352 2637 | Extn (40) 5637 | Mobile 021 832 012 |
Auckland Council, Level 2, 35 Graham Street, Auckland City
Private Bag 92300, Victoria Street, Auckland 1142

Visit our website: www.aucklandcouncil.govt.nz



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Certificate of Analysis
Laboratory Reference:130214-123
Final Report

Watercare Services Ltd

52 Aintree Ave
Mangere
Auckland
2022
New Zealand

Tel: (09) 539 7600
Fax: (09) 539 7620

Attention: Brian & Vanessa
Client: SANDSPIT MOTOR CAMP
Address: 1334 SANDSPIT RD RD2
WARKWORTH
0982

Report Issue Date: **21-Feb-2013**
Sampled Date: **14-Feb-2013**
Received Date: **14-Feb-2013**

Report Number: **42586-0**

Page 1 of 3

Client Reference: **SANDSPITMOTO Sandspit Holiday Park**

Microbiology

		Lab Sample ID:	659334
		Client Sample ID:	
		Sample Date:	14/02/2013
		Sampling Point:	Wastewater Discharge
Analysis:	Units:		
Faecal coliforms (MF)	cfu/100 mL	25000	

Chemistry

		Lab Sample ID:	659334
		Client Sample ID:	
		Sample Date:	14/02/2013
		Sampling Point:	Wastewater Discharge
Analysis:	Units:		
BOD5 (as O2)	mg/L	15	
Total Suspended Solids	mg/L	23	

Results are reported on an as received basis.

Samples, with suitable preservation and stability of analytes, will be held by the laboratory for a period of two weeks after results have been reported, unless otherwise advised by the submitter.

This report may not be reproduced except in full, without the written authority of the Operations Manager.

Unless otherwise notified, these samples will be disposed of in no less than 14 days from the date of this report.



Dr You-Sing Yong
Operations Manager
21/02/2013
yong@water.co.nz

Reference Methods:

The sample(s) referred to in this report were analysed by the following method(s):

Analyte	Method Reference	MDL	Samples
Chemistry			
Carbonaceous Biochemical Oxygen Demand, CBOD5 (as O2) by Electrode	APHA (2005) 5210 B	0.5 mg/L	All
Total Suspended Solids by Gravimetry	APHA (2012) 2540 D, E	1 mg/L	All
Microbiology			
Faecal coliforms by Membrane Filtration	APHA (2005) 9222 D	2 cfu/100 mL	All

*The detection limit listed is the limit attainable in a relatively clean matrix. If dilutions are required for analysis the detection limit may be higher.
For more information please contact the Operations Manager*

Patricia Burford

From: Grant Fleming [gfleming@riley.co.nz]
Sent: Tuesday, 29 January 2013 8:40 a.m.
To: peter.gearing@urs.com
Cc: Patricia Burford
Subject: FW: Request for additional information
Attachments: S92 request for additional information 18-1-13.pdf

Peter,

In addition to the attached, we understand that Ngati Manuhiri (Fiona McKenzie) has contacted you with regards to reviewing and potentially submitting on this application. As they consider themselves an interested party to this discharge we will need to review their response, if any, to complete the processing of this application.

Please confirm that you have received an email from Ngati Manuhiri and advise the conclusion of the consultation when completed.

Regards,

Grant

From: Patricia Burford [mailto:Patricia.Burford@aucklandcouncil.govt.nz]
Sent: Friday, 18 January 2013 9:10 a.m.
To: 'peter.gearing@urs.com'
Cc: Grant Fleming
Subject: Request for additional information

Hi Peter: Attached is a request for additional information. Note that Grant Fleming is reviewing/processing this application on our behalf, so please discuss any questions you have regarding the S92 questions with him.

Kind Regards,

Pat

Pat Burford, Wastewater Consents and Compliance Advisor

Natural Resources and Specialist Input Unit

Ph 09 352 2637 | Extn (40) 5637 | Mobile 021 832 012 |
Auckland Council, Level 2, 35 Graham Street, Auckland City
Private Bag 92300, Victoria Street, Auckland 1142

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Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
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Web: www.riley.co.nz

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18 January 2013

URS New Zealand Limited
PO Box 821
Shortland St, Auckland 1140

Attention: Peter Gearing

Dear Sir or Madam

RESOURCE CONSENT APPLICATION - REQUEST FOR FURTHER INFORMATION

Application Details:

File Ref: 7835

Application Number(s):	41252
Applicant:	Sandspit Holiday Park Limited
Activity Type(s):	Wastewater Discharge
Location:	0 Sandspit Road, Sandspit Rodney District

The Auckland Council requests that further information be provided in relation to the above Resource Consent application(s), under section 92 of the Resource Management Act (RMA) (1991).

The further information sought is detailed below and is required to enable us to better understand the nature of the proposed activity, the effect the proposed activity will have on the environment, and ways in which any adverse effects on the environment may be mitigated.

1. Treatment Plant – Limited information has been provided regarding the existing treatment system, its configuration, changes since the consent was granted and its performance. As part of the renewal consent process the performance of the system needs to be evaluated and its condition assessed to ensure it is fit for continued use throughout the duration of any new consent. Furthermore, the existing consent required effluent quality monitoring to be undertaken on a regular basis to confirm the discharge quality of the final effluent. Please provide the following information to allow a complete assessment of the existing treatment system to be undertaken as part of this renewal process:
 - a) Details of the plant configuration including system layout/as-built plan, capacities (both physical and biological), blowers, pumps, etc.
 - b) A review of the treatment plant's current and historic performance including recent testing of effluent quality (primarily BOD and TSS). This should also include discussions about the plant components, condition and fitness for continued use. Based on the proposed discharge system type, a minimum of secondary treated effluent, as defined by TP58, is required.
 - c) Any recommendation on system upgrades, repairs or monitoring that may need to be undertaken to ensure adequate on-going performance, particularly regarding the increase in the peak wastewater volume from the existing consented 25m³/day to the proposed 36m³/day.
2. Discharge System Loading – The renewal application states that it is proposed to discharge treated effluent to the new system at rates of up to 7.9 litres/m²/day (albeit for short periods) and a typical maximum (based on the existing consented discharge volume) of 5.0 litres/m²/day. Based on the soil category designated on the site this rate is considered to be high and non-conservative. Please consider revising the design to discharge loading rates for the in-situ soils to be in accordance with TP58 recommended loading rates (i.e. average peak loading of 3-4mm/day) through use of flow buffering or expansion of the irrigation area or provide additional information on the characteristics of the soil in terms of its ability to accept effluent irrigated at the higher rates proposed.



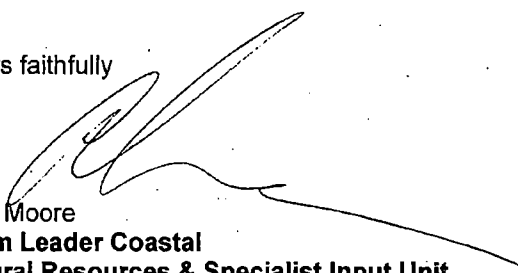
3. Discharge System Design – The proposed irrigation lateral spacing of 1.5m is not in accordance with TP58 and would create zones that would be considered to be beyond the lateral soakage potential of irrigated effluent and therefore not considered to be part of the discharge area (and therefore increasing the areal discharge rate). Please consider revising your design to that recommended by TP58 (1m lateral spacing) or provide the necessary increase in the area required for the 5m spacing proposed (e.g. length of lines required at 1m spacing).
4. Emergency Storage Capacity – TP58 requires a minimum of 24 hours emergency storage within a system to mitigate against pump failure. Please identify the total emergency storage capacity within the system.

In accordance with section 92A of the RMA, please provide the information requested on or before 11 February 2013 (being 15 working days). Alternatively, if the information cannot be provided by this date please confirm in writing or via email, that you agree to provide the information, and state the date by which you propose to do so. If you refuse to provide the information, you must inform the Auckland Council in writing by the above date.

Please be aware that if you refuse to provide the information or fail to provide it by the date specified or otherwise agreed, the Auckland Council **must** publicly notify the application in accordance with section 95C(2).

If you have any queries regarding the application(s), please contact Grant Fleming on 09 489 7872, and quote the application number.

Yours faithfully



Alan Moore
**Team Leader Coastal
Natural Resources & Specialist Input Unit**

cc:
Sandspit Holiday Park Limited
6 Brick Bay Drive
RD 2, Warkworth 0982
Attention: Brian Morrison

Patricia Burford

From: Fiona McKenzie [f.mckenzie@ngatimanuhiri.iwi.nz]
Sent: Friday, 25 January 2013 2:13 p.m.
To: Patricia Burford
Subject: RE: Consent Applications #'s 41248, 41249 and 41252

Kia Ora ano Patricia,

I have already sent an e-mail to Peter Gearing of URS as listed on the application requesting iwi consultation for the Sandspit works as below.

Tēnā koe Peter,

I am the Environmental Field Officer representing Ngāti Manuhiri who are the Mana Whenua for the Rodney region. From the Auckland Council I have received a copy of the above application and given the location of the Park both from the water and existing registered archaeological sites, I would like to undertake iwi consultation on these works. If you and your clients agree, I would like to have a site visit preferably meeting with you so that you can talk me through what is being done. At the conclusion of the consultation I would write a report for your client with any recommendations/requests, a copy would also be sent to the Council. There would be a standard fee of \$160 + GST + travel (from Whangateau). Please advise if I can proceed. Thank you.

He has not replied as yet, but if he is no longer the right person then could my request be passed on to Grant Fleming.

Similarly, I wish to undertake iwi consultation on the Wenderholm development. I would like to conduct a site visit and meet with someone who can talk about the plans. I don't know if that would be yourself, or I believe Matt Maitland from the Council works out of the Wenderholm office and may be involved with the plans and I would be happy to contact him directly. Please let me know. Thanks.

Ngā mihi,

Fiona McKenzie
Environmental Field Officer
Manuhiri Kaitiaki Charitable Trust
+64 9 422 6548
Mob: 021548474

From: Patricia Burford [mailto:Patricia.Burford@aucklandcouncil.govt.nz]
Sent: Friday, 25 January 2013 1:15 p.m.
To: 'Fiona McKenzie'
Subject: RE: Consent Applications #'s 41248, 41249 and 41252

Hi Fiona: I am processing the Wenderholm consents and we have subcontracted out review/processing of the Sandspit consent to Grant Fleming at Riley consulting. You can contact me in first instance and I can pass on your request to Grant so I know what is happening with that.

Kind Regards,

Pat

Pat Burford, Wastewater Consents and Compliance Advisor
Natural Resources and Specialist Input Unit

Ph 09 352 2637 | Extn (40) 5637 | Mobile 021 832 012 |
Auckland Council, Level 2, 35 Graham Street, Auckland City
Private Bag 92300, Victoria Street, Auckland 1142
Visit our website: www.aucklandcouncil.govt.nz

From: Fiona McKenzie [<mailto:f.mckenzie@ngatimanuhiri.iwi.nz>]
Sent: Friday, 25 January 2013 12:55 p.m.
To: Patricia Burford
Subject: Consent Applications #'s 41248, 41249 and 41252

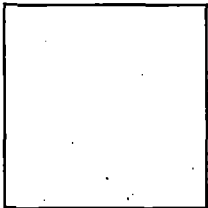
Kia Ora Patricia,

I have received copies of these applications for new or replacement wastewater treatment plants at Wenderholm and Sandspit respectively and would like to consult on them. Do you know who I need to contact regarding the proposed development at Wenderholm – presumably someone from Council.

I have contact details for someone at URS for the Sandspit system so will contact them directly. Thanks.

Ngā mihi

Fiona McKenzie
Environmental Field Officer
Manuhiri Kaitiaki Charitable Trust
+64 9 422 6548
Mob: 021548474



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18 January 2013

URS New Zealand Limited
PO Box 821
Shortland St, Auckland 1140

FILE COPY

Attention: Peter Gearing

Dear Sir or Madam

RESOURCE CONSENT APPLICATION - REQUEST FOR FURTHER INFORMATION

Application Details:

File Ref: 7835

Application Number(s):	41252
Applicant:	Sandspit Holiday Park Limited
Activity Type(s):	Wastewater Discharge
Location:	0 Sandspit Road, Sandspit Rodney District

The Auckland Council requests that further information be provided in relation to the above Resource Consent application(s), under section 92 of the Resource Management Act (RMA) (1991).

The further information sought is detailed below and is required to enable us to better understand the nature of the proposed activity, the effect the proposed activity will have on the environment, and ways in which any adverse effects on the environment may be mitigated.

1. Treatment Plant – Limited information has been provided regarding the existing treatment system, its configuration, changes since the consent was granted and its performance. As part of the renewal consent process the performance of the system needs to be evaluated and its condition assessed to ensure it is fit for continued use throughout the duration of any new consent. Furthermore, the existing consent required effluent quality monitoring to be undertaken on a regular basis to confirm the discharge quality of the final effluent. Please provide the following information to allow a complete assessment of the existing treatment system to be undertaken as part of this renewal process:
 - a) Details of the plant configuration including system layout/as-built plan, capacities (both physical and biological), blowers, pumps, etc.
 - b) A review of the treatment plant's current and historic performance including recent testing of effluent quality (primarily BOD and TSS). This should also include discussions about the plant components condition and fitness for continued use. Based on the proposed discharge system type, a minimum of secondary treated effluent, as defined by TP58, is required.
 - c) Any recommendation on system upgrades, repairs or monitoring that may need to be undertaken to ensure adequate on-going performance, particularly regarding the increase in the peak wastewater volume from the existing consented 25m³/day to the proposed 36m³/day.
2. Discharge System Loading – The renewal application states that it is proposed to discharge treated effluent to the new system at rates of up to 7.9 litres/m²/day (albeit for short periods) and a typical maximum (based on the existing consented discharge volume) of 5.0 litres/m²/day. Based on the soil category designated on the site this rate is considered to be high and non-conservative. Please consider revising the design to discharge loading rates for the in-situ soils to be in accordance with TP58 recommended loading rates (i.e. average peak loading of 3-4mm/day) through use of flow buffering or expansion of the irrigation area or provide additional information on the characteristics of the soil in terms of its ability to accept effluent irrigated at the higher rates proposed.

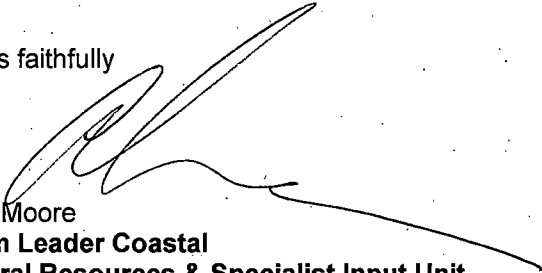
3. Discharge System Design – The proposed irrigation lateral spacing of 1.5m is not in accordance with TP58 and would create zones that would be considered to be beyond the lateral soakage potential of irrigated effluent and therefore not considered to be part of the discharge area (and therefore increasing the areal discharge rate). Please consider revising your design to that recommended by TP58 (1m lateral spacing) or provide the necessary increase in the area required for the 5m spacing proposed (e.g. length of lines required at 1m spacing).
4. Emergency Storage Capacity – TP58 requires a minimum of 24 hours emergency storage within a system to mitigate against pump failure. Please identify the total emergency storage capacity within the system.

In accordance with section 92A of the RMA, please provide the information requested on or before 11 February 2013 (being 15 working days). Alternatively, if the information cannot be provided by this date please confirm in writing or via email, that you agree to provide the information, and state the date by which you propose to do so. If you refuse to provide the information, you must inform the Auckland Council in writing by the above date.

Please be aware that if you refuse to provide the information or fail to provide it by the date specified or otherwise agreed, the Auckland Council **must** publicly notify the application in accordance with section 95C(2).

If you have any queries regarding the application(s), please contact Grant Fleming on 09 489 7872, and quote the application number.

Yours faithfully



Alan Moore
**Team Leader Coastal
Natural Resources & Specialist Input Unit**

cc:
Sandspit Holiday Park Limited
6 Brick Bay Drive
RD 2, Warkworth 0982
Attention: Brian Morrison

Patricia Burford

From: Grant Fleming [gfleming@riley.co.nz]
Sent: Wednesday, 23 January 2013 8:43 a.m.
To: Patricia Burford
Subject: RE: application processing

Pat,

Questions for this consent following the site visit yesterday.

- 1) Existing Discharge Flow Monitoring – The council file for the existing consent contains only discharge volume readings up until February 2009, and the application report contains comment, but no more supporting meter readings, regarding the flow regime for the site. Please provide more recent discharge meter readings which support the proposed discharge flows and frequency of peak events on this site?
- 2) Septic Tank Sizing – The first septic tank, following collection of the wastewater from the entire site, is considered very small (4.5m³) when compared to the daily flows at peak times (HRT of 12 hours). Given the flows and its size, this tank would offer only limited treatment and solids storage capacity and could be a maintenance issue (i.e. having to be pumped out at frequent intervals). Please confirm the function, and the capacity to perform this function, of the first septic tank at the treatment plant?
- 3) Sand Filter Sizing – It is proposed to increase the daily discharge flow through the sand filter (increase treatment capacity by 33%) without increasing its size. This increase has been justified due to the presence of an intermediary aeration tank. It is understood that this aeration tank was installed to decrease the pressure on the sand filter due to high loading and capacity issues with this filter during the previous consent. During peak usage, can you please provide the following:
 - a. Confirmation that the aeration system is performing as intended; and
 - b. Confirmation that the BOD load on the sand filter is not beyond that recommended by the TP58 or the supplier.

To confirm these details it would be useful to have quality testing undertaken on the primary septic effluent, the aeration system effluent and the final effluent.

- 4) Treatment Plant Extension – If, in the future, the sand filter was to be replaced with a textile filter, what event would trigger its replacement and how could the council be assured that it will be undertaken in a timely manner once this event occurs? Ultimately, if the consent was granted, this event and process could be included in a condition of consent or, alternatively, trigger a variation to the consent. Please advise what events would trigger the replacement of the sand filter, how the consent holder will monitor for this event and how the replacement will be undertaken?
- 5) Existing Discharge Area – In the report the existing discharge system is indicated to be located in a similar area to the proposed discharge system, but its exact location has not been shown on the site plans provided. Can you please amend the existing site plan to show the existing discharge area as well as the proposed area? Furthermore, can you please indicate whether the laterals of the existing system are to be retained and/or how the discharge area is to be extended?

Regards,

Grant

From: Patricia Burford [mailto:Patricia.Burford@aucklandcouncil.govt.nz]
Sent: Monday, 14 January 2013 2:46 p.m.
To: Grant Fleming
Subject: RE: application processing

Hi Grant: I revised scope a bit to reflect your wording a bit better. You need to complete Section 2, sign and return to me. You put 15 hours at \$130, which is \$1,950, but you listed \$1,560. Can you please change to be the correct amount? I changed it to the \$1,950 since thought it might be an error.

Please send back. You should get the files today. If you don't, please let me know and I will chase it up again. I have asked that you get sent the old files, so you can look through them.

Kind Regards,

Pat.

Pat Burford, Wastewater Consents and Compliance Advisor

Natural Resources and Specialist Input Unit

Ph 09 352 2637 | Extn (40) 5637 | Mobile 021 832 012 |
Auckland Council, Level 2, 35 Graham Street, Auckland City
Private Bag 92300, Victoria Street, Auckland 1142

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From: Grant Fleming [<mailto:gfleming@riley.co.nz>]

Sent: Monday, 14 January 2013 10:35 a.m.

To: Patricia Burford

Subject: RE: application processing

If you could that would be good.

Thanks,

Grant

From: Patricia Burford [<mailto:Patricia.Burford@aucklandcouncil.govt.nz>]

Sent: Monday, 14 January 2013 10:17 a.m.

To: Grant Fleming

Subject: RE: application processing

Hi Grant: This seems reasonable. I have organised the information to be sent to you today.

Do you want me to revised the scope sections to reflect below?

Pat Burford, Wastewater Consents and Compliance Advisor

Natural Resources and Specialist Input Unit

Ph 09 352 2637 | Extn (40) 5637 | Mobile 021 832 012 |
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From: Grant Fleming [<mailto:gflaming@riley.co.nz>]
Sent: Monday, 14 January 2013 8:46 a.m.
To: Patricia Burford
Subject: RE: application processing

Pat,

Here is a provisional quotation for the work for both consents. I am anticipating a little more work required for Sandspit, but slightly greater site visit time for Mud Brick, so they balance out.

Mudbrick (Waiheke/Replacement)

1. Application/file review and familiarisation and confirm activity status – 3hr
2. Undertake a site visit - 4hr
3. Identify any matters that may require further information under section 92 of the RMA/draft s92 question – 2hr
4. Attend meeting(s) with the processing team and/or applicant (where necessary) – 1hr
5. Provide opinion on the consent application with regard to notification under section 95 of the RMA – 0.5hr
6. Provide input to notification report and recommendation (sections 95 and 104) – 4hr
7. General administration and Invoicing – 0.5hr

Total hours = 15 hours, @\$130 = \$1,560 (+GST)

Sandspit Motor (Sandspit/Replacement/Upgrade)

1. Application/file review and familiarisation and confirm activity status – 3hr
2. Undertake a site visit - 3.5hr
3. Identify any matters that may require further information under section 92 of the RMA/draft s92 question – 2hr
4. Attend meeting(s) with the processing team and/or applicant (where necessary) – 1hr
5. Provide opinion on the consent application with regard to notification under section 95 of the RMA – 0.5hr
6. Provide input to notification report and recommendation (sections 95 and 104) – 4.5hr
7. General administration and Invoicing – 0.5hr

Total hours = 15 hours, @\$130 = \$1,560 (+GST)

Regards,

Grant

From: Patricia Burford [<mailto:Patricia.Burford@aucklandcouncil.govt.nz>]

Sent: Friday, 11 January 2013 3:32 p.m.

To: Grant Fleming

Subject: RE: application processing

Hi Grant: Both are commercial, so may take a bit more time. If you want to wait to send me quote until after you have looked through the files that is fine.

Sandspit is a replacement consent. They are going to change their land treatment area (upgrade it). Treatment plant to remain as is (they just replaced their septic tank). This application was prepared by Peter Gearing at URS.

Mud Brick: This is replacement consent also. Application prepared by Sandy Ormiston. I have not looked at in detail.

I'll get information organised to send to you on Monday so you can have a look.

Kind Regards,

Pat

Pat Burford, Wastewater Consents and Compliance Advisor

Natural Resources and Specialist Input Unit

Ph 09 352 2637 | Extn (40) 5637 | Mobile 021 832 012 |
Auckland Council, Level 2, 35 Graham Street, Auckland City
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From: Grant Fleming [<mailto:gflaming@riley.co.nz>]

Sent: Friday, 11 January 2013 2:23 p.m.

To: Patricia Burford

Subject: RE: application processing

Pat,

It is a little hard to give costs with only limited/no information about the consents and their history.

Are you able to provide a little more information about each (i.e. renewal/new consent, site/consent history or previous consenting issues, etc.).

Thanks,

Grant

From: Patricia Burford [<mailto:Patricia.Burford@aucklandcouncil.govt.nz>]

Sent: Friday, 11 January 2013 2:03 p.m.

To: Grant Fleming

Cc: Robyn Floyd

Subject: RE: application processing

Hi Grant: Please prepare cost estimate and complete/sign forms attached... I will get information sent to you on Monday.

Kind Regards,

Pat

Pat Burford, Wastewater Consents and Compliance Advisor

Natural Resources and Specialist Input Unit

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From: Grant Fleming [<mailto:gffleming@riley.co.nz>]

Sent: Friday, 11 January 2013 10:20 a.m.

To: Patricia Burford

Subject: RE: application processing

Pat,

Happy New Year to you to.

I should be able to pick up these applications, so send the information through when everything is in order.

Regards,

Grant

From: Patricia Burford [<mailto:Patricia.Burford@aucklandcouncil.govt.nz>]
Sent: Friday, 11 January 2013 9:58 a.m.
To: Grant Fleming
Cc: Robyn Floyd
Subject: application processing

Hi Grant: Happy New Year. We are really busy with applications at the moment.

I wanted to check if you have time to process two applications that have just come in. One is for Sandspit Motor Camp (still waiting to make sure they have sent in deposit) and one is for Mudbrick Cafe on Waiheke. If you do have time, please let me know ASAP.

I will send through a scope of work for you to complete once I hear back from you.

Kind Regards,

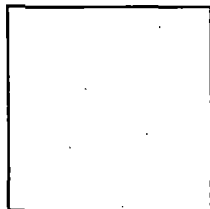
Pat

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14 January 2013

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

Attention: Brian Morrison

Dear Sir

RESOURCE CONSENT APPLICATION – ACCEPTANCE

Application Details:

File Ref 7835

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

Thank you for your recent resource consent application, which we have checked and accepted for processing. You may have already been contacted by the allocated consent compliance advisor, Patricia Burford who can be contacted on 09 352 2637, patricia.burford@aucklandcouncil.govt.nz.

You can expect the consent compliance advisor to visit the application site in the near future.

The Resource Management Act 1991 (RMA) sets out a 20 working day statutory timeframe for processing of applications provided no further information is requested and the application is not notified. We will contact you in writing if further information is needed.

We will also make a decision on whether or not your application should be notified. Again a letter will be sent to you letting you know if the decision is to notify the application.

Prior to a decision being made on your application a full set of the proposed final conditions will be forwarded to you for review. To provide adequate time for you to complete your review it may be necessary to extend the processing days beyond the statutory timeframe (with your approval).

Further information on "The process from application to decision" can be found on our website www.aucklandcouncil.govt.nz (select "Building, Property and Consents" then "Resource Consent").

The application fee for your consent is a deposit towards the cost of processing. Council charges all actual and reasonable costs of processing and as a result the deposit may not necessarily cover the total cost of your application. If this occurs you will be advised and invoiced for the difference.

If you have any queries please contact Patricia Burford, and quote the application number above.

Yours sincerely

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