

Memorandum on Comments on Proposed Resource Consent Conditions for Delmore WWTP

Prepared for Vineway Ltd

21 July 2026

To : Andrew Fawcett, Andrew Allsopp-Smith, Matt Savage (Apex)

Vineway has applied for a fast track consent for all activities relating to the development of approximately 1200 houses in the Delmore Development, Orewa. As part of this process a draft set of consent conditions have been provided for comment.

This document provides a review of the conditions relating to the treated wastewater discharge through land irrigation and infiltration basin for Stage 1 of the Delmore development (up to 475 houses).

cBOD5 Concentrations in the Wastewater Design Report

The Water and Wastewater Design Report included as part of the substantive application¹ specified a cBOD5 limit of 0.5mg/l. Upon further review of this, we understand the laboratory detection limit is 2 mg/l and therefore the specified standard is below the level of detection.

It is therefore proposed that this is amended to <2 mg/l. This is reflected in the proposed amendments to Conditions 14 and 15 as discussed below.

Condition 14 of the Wastewater Discharge Permit

The table included at Condition 14 of the wastewater discharge permit has been calculated incorrectly from the reports provided with the substantive application. The table currently includes the levels as concentrations (mg/l), however this should be included as mass loading (kg/d).

The table provided below includes the proposed amendments in tracked changes (~~strike through~~ for deletions and **bold underline** for additions). This is based on the daily flow of 314 m³/d to be discharged to the land infiltration trench outside of the summer months, and the concentration for parameters provided in the reports provided with the

¹ Appendix 29 to the AEE

substantive application by Apex² and Viridis³. This does not amend any of the parameters or conclusions of those reports, aside from cBOD5 to reflect the 2mg/l detection limit as discussed above.

Parameters	12-month median daily equivalent
Total Nitrogen {mg/L} [kg/d]	0.22 <u>0.314</u>
Ammoniacal Nitrogen {mg/L} [kg/d]	0.065 <u>0.094</u>
cBOD5 {mg/L} [kg/d]	0.44 <u>0.62</u>
Total Suspended Solids {mg/L} [kg/d]	0.87 <u>1.26</u>
Total Phosphorus {mg/L} [kg/d]	0.015 <u>0.022</u>
Escherichia-coli [CFU/100mL]	<4.0
Enterococci [cfu/100mL]	<4.0

Condition 15 of the Wastewater Discharge Permit

As per above, the table included at Condition 15 of the wastewater discharge permit has been calculated incorrectly from the reports provided with the substantive application. The table currently includes the levels as concentrations (mg/l), however this should be included as mass loading (kg/d).

The table provided below includes the proposed amendments in tracked changes (~~strike through~~ for deletions and **bold underline** for additions). This is based on the daily flow of 38.5 m³/d of treated wastewater to be discharged to the land infiltration trench during the summer months, and the concentration for parameters provided in the reports provided with the substantive application by Apex⁴ and Viridis⁵. This does not amend any of the parameters or conclusions of those reports, aside from cBOD5 to reflect the 2mg/l detection limit as discussed above.

Parameters	12-month median daily equivalent
Total Nitrogen {mg/L} [kg/d]	0.038 <u>0.039</u>
Ammoniacal Nitrogen {mg/L} [kg/d]	0.012
cBOD5 {mg/L} [kg/d]	0.08
Total Suspended Solids {mg/L} [kg/d]	0.15

² Water and Wastewater Design Report included at Appendix 29 to the AEE.

³ Wastewater Discharge Assessment included at Appendix 31 to the AEE.

⁴ Water and Wastewater Design Report included at Appendix 29 to the AEE.

⁵ Wastewater Discharge Assessment included at Appendix 31 to the AEE.



Total Phosphorus [mg/L] [kg/d]	0.0027
Escherichia-coli [CFU/100mL]	<4.0
Enterococci [cfu/100mL]	<4.0

If there are any queries regarding these comments, please get in touch.

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