

## Wastewater discharge conditions

These conditions are draft.

The following notes guide the reader as follows:

- **Yellow highlights** require information that is not currently available and will be finalised later in the process.
- **Blue highlights** refer to lot numbers that will change with the subdivision scheme revision.
- **Greyed text** relates to the retirement village (being the conditions the Panel would have imposed if it had found that consent could have been granted for this part of the Project).

DRAFT

**Resource Consent:** *Insert Consent Reference*

**Grants to:** Matamata Development Limited

**Commencement date:** *Insert Decision Date*

**Lapse Date:** Five (5) years after commencement date

**Expiry date:** *Day Month Year* (35 years)

**Location:** Station Road, Matamata (Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362)

**The activity:** A discharge permit (pursuant to section 15 of the Resource Management Act 1991) to discharge wastewater from a 220-unit retirement village and 70 bed hospital in association with the development of 95ha including residential activity, a neighbourhood centre, a retirement village, two solar farms and ancillary infrastructure.

**This consent should be read in conjunction with:**

- A. *Insert Consent Reference*
- B. *Insert Consent Reference*
- C. *Insert Consent Reference*
- D. *Insert Consent Reference*
- E. *Insert Consent Reference*
- F. *Insert Consent Reference*
- G. *Insert Consent Reference*
- H. *Insert Consent Reference*
- I. *Insert Consent Reference*
- J. *Insert Consent Reference*
- K. *Insert Consent Reference*

**And must be interpreted with guidance from the following glossary:**

ALR	Areal loading rate
(The) Council	Waikato Regional Council
MP	Management Plan
RMA	Resource Management Act 1991
Site	Collectively, Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362.
SQEP	Suitably Qualified and Experienced Person
WMP	Wastewater Management Plan

**And is subject to the following conditions:**

**General conditions**

1. The activity must be carried out in accordance with the application for resource consent, including any reports, plans, and further information (listed in Appendix [1]) provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions will prevail.
2. For the purposes of this consent, any reference to 'Site' means land legally described as Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362 prior to any further subdivision of the land.
3. The Consent Holder must advise the Waikato Regional Council (the Council) in writing, at least five (5) working days prior to works commencing on Site, so that monitoring of the conditions of this consent can be undertaken.

*Advice note: All correspondence with the Council required by these conditions of consent should be sent via email to [xxx@wrc.govt.nz](mailto:xxx@wrc.govt.nz) with reference to consent number [Insert Consent Reference](#).*

4. A copy of this permit and any certified Management Plans (MP) must be kept on Site at all times that the works authorised by this permit are being undertaken and must be produced without unreasonable delay upon request by the Council.
5. Any reference in these conditions to a New Zealand Standard includes any later New Zealand Standard that amends or replaces it.
6. The Consent Holder must pay to the Council any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed in accordance with regulations made under Section 360 of the RMA.

*Advice notes:*

- *This includes the reasonable costs incurred by the Council arising from supervision and monitoring of this permit, e.g. routine inspection of the Site by Council officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the Site, and review and assessment of compliance with the conditions of consents.*
  - *That pursuant to Section 332 of the RMA, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.*
7. The Council may, once per year, on any of the last five (5) working days of either May or November, serve notice on the Consent Holder under Section 128(1) of the RMA of its intentions to review the conditions of this consent where:
    - a. A material adverse effect which was not identified in the AEE (and supporting material for the resource consent application) has arisen; or
    - b. The magnitude of adverse effects from the project are materially larger than what was indicated in the AEE (and supporting material for the resource consent application).

## Design requirements

8. All wastewater pipework and pump stations serving the development must be constructed and installed in accordance with the latest version of the Waikato Local Authority Shared Services Regional Infrastructure Technical Specifications (RITS). All engineering/detailed design plans for the wastewater infrastructure must be submitted to the Council for review and approval at least twenty (20) working days prior to construction commencing.
9. The Consent Holder must retain the services of a suitably qualified and experienced person (SQEP) to oversee the construction of the wastewater treatment system. This person must be responsible for ensuring adherence to approved construction plans, quality systems and project completion requirements. The name and contact details of this person must be nominated on all engineering plans and associated documents when submitted to the Council.
10. The Consent Holder must retain a SQEP to prepare and sign As-built Certification Statements which certify that the wastewater treatment system has been constructed in accordance with the certified detailed designs as required by Condition [8]. The approved As-built Certification Statements must be submitted to the Council within ninety (90) working days of completion of the construction works.

## Discharge parameters

11. The maximum volume of treated wastewater discharged on-site must not exceed 120,920 litres per day (120.92 cubic metres per day), as measured over any 24-hour period.
12. The Consent Holder must ensure that a flow meter is installed to record the total quantity of treated wastewater discharged on site on a cumulative daily basis. The meter must be calibrated (as and when required) to maintain recordings to an accuracy of +/- 5%. Access to the meter must be available to the Council at all reasonable times.
13. The Consent Holder must ensure that the quality of the treated wastewater discharged to ground must comply with the following limits:
  - a. The concentration of five-day Biochemical Oxygen Demand (BOD<sub>5</sub>) must not exceed 20 milligrams per litre (20mg/l BOD<sub>5</sub>).
  - b. The concentration of Total Suspended Solids (TSS) must not exceed 30 milligrams per litre (30mg/l TSS).
  - c. 40 grams per cubic metre in terms of Total Nitrogen (TN) (40 g/m<sup>3</sup> TN).
  - d. 200 cfu/100mL in terms of Escherichia coli (E. coli) (200 cfu/100mL E.coli).
14. If sampling results show the wastewater quality standards in Condition [13] have not been met, the Consent Holder must take all practicable measures to remedy the exceedance and must repeat sampling until the discharge quality is within the limits required by Condition [13].
15. Treated wastewater must be discharged into the ground via pressure compensating dripper irrigation at an areal loading rate (ALR) that does not exceed 5 millimetres per day (i.e. 5 litres per square metre) or the absorptive capacity of the soils, whichever is the lesser.

16. The discharges must be uniformly distributed over the disposal field.
17. The Consent Holder must ensure that a reserve wastewater disposal area of not less than fifty percent (50%) of the disposal area must be available all times. To this end, the Consent Holder must ensure that no permanent hard surface (for example concrete) be placed over the reserve disposal area for the duration of this consent.
18. The Consent Holder must ensure there is a minimum vertical separation distance of at least 1m of unsaturated soil between the base of the disposal field and the ground water table at all reasonable times. The term “at all reasonable times” requires the specified vertical distance to be maintained during the wettest months of the year immediately following a typical short duration rainfall event (e.g. a 6-month return period event).

*Advice note: The minimum groundwater level (at consenting) was modelled at RL 68.8m. The Consent Holder will need to monitor this to ensure that it holds. Remediation to maintain the 1m clearance will be required should the groundwater level increase.*

19. There must be no breakout (uncontrolled discharge) of wastewater from any part of the wastewater treatment system or the disposal area.
20. Stormwater must be directed away from the wastewater treatment system and disposal area.
21. All components of the treatment system (including reticulation) must be maintained in a watertight condition to prevent the ingress of stormwater or groundwater into the system.
22. The discharge must not result in any objectionable odour effects beyond the boundary of the Site.
23. The Consent Holder must ensure that there is no activity undertaken on top of the treatment system or disposal area that may cause damage to the disposal system (e.g. stock grazing, deep rooting trees or car parking etc.).

## Management Plans

24. The following MP is required to be prepared/completed:
  - a. Wastewater Management Plan (WMP)
25. The Consent Holder must ensure that all MPs are prepared by a SQEP, where the MP is an update of an existing draft, the update must be completed by a SQEP.
26. The Consent Holder must submit the listed MPs to the Council for certification at least twenty (20) working days prior to work commencing.
27. MPs may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the development. When a MP is provided in part or for a stage it must satisfy all certification requirements, including submission to the Council for certification. MPs submitted to the Council must clearly show the linkage with MPs for adjacent stages and any interrelated activities or other MPs.
28. The certification process for the MPs must be confined to confirming that the MPs:

- a. Give effect to their objective/s (including any updated objective/s determined as part of a review provided for in Condition [7]).
  - b. Address the consent condition requirements.
  - c. Contain the required information.
  - d. Are generally consistent with the application documents (including draft MPs) listed in Appendix [1].
29. Within twenty (20) working days of receiving a MP for certification, the Council must:
- a. Notify the Consent Holder that the MP is certified.
  - b. Or, notify the Consent Holder that the MP is not certified, including the reasons why and the matters that must be addressed before this can occur. If further information is required, the Council will have a further ten (10) working days (from receipt of the further information) to confirm whether the MP has been certified.
  - c. If no response is received from the Council within twenty (20) working days of lodgement of any MP, the relevant MP will be deemed to be certified.

30. The Consent Holder must implement all certified MPs for the duration of the works.

#### ***Amendments to Management Plans***

- 31. Any changes and/or updates to a certified MP must be made in writing and submitted to the Council for certification in accordance with Condition [29].
- 32. While a MP is being changed/updated, a construction activity must cease unless the Council provides written confirmation that the activity may continue.

*Advice note: This condition does not relate to any operational aspect of a MP.*

#### ***Wastewater Management Plan (WMP)***

- 33. The Consent Holder must manage, monitor and maintain the wastewater treatment system in accordance with a certified WMP. The objective of the WMP is to ensure that the wastewater treatment system servicing the retirement village is managed, monitored and maintained to manage effects on the environment. The WMP must be updated as required to meet the objective. The WMP must include, but is not limited to:
  - a. A response to the conditions of this consent.
  - b. A copy of the names of the appropriate contact people in the event of a system malfunction including contact telephone numbers.
  - c. Details of water reduction fixtures in the buildings serviced by the wastewater treatment and land application systems. Water reduction fixtures include, but are not limited to, the following: dual flush toilets, shower flow restrictors, aerator faucets (taps) and low water use automatic washing machines.

- d. An inspection programme designed to verify the correct functioning of all components of the wastewater treatment system.
- e. Measures to ensure that the wastewater treatment and disposal system is operated and maintained in accordance with the manufacturers specifications, this includes the following maintenance programme, as a minimum:
- i. The treatment system must be de-sludged as necessary and no later than one (1) month after receiving notice in writing from the Council to do so.
  - ii. The following maintenance requirements are met, as a minimum:
    - A. The grease trap/s must be inspected every three (3) months for the duration of this consent and cleaned out when 50% filled with scum and/or sludge.
    - B. The outlet filter/s must be cleaned every six (6) months.
    - C. The dripper lines must be flushed every twelve (12) months.
    - D. The UV treatment bulbs must be replaced by the 1 February every year (not including the first year of the consent being issued). All records of UV treatment bulbs being replaced must be provided to the Council within five (5) working days of being requested.
- f. Monitoring requirements including, as a minimum:
- i. Sampling the discharge in the months of March and September. The sample must be analysed for the following parameters:
    - A. Biochemical Oxygen Demand (BOD<sub>5</sub>).
    - B. Total Suspended Solids (TSS).
    - C. Total Nitrogen (TN)
    - D. Ammoniacal Nitrogen (NH<sub>4</sub>-N) and
    - E. Escherichia coli (E. coli).
  - ii. Monitoring ground water levels at the disposal field and:
    - A. Provide three (3) years of continuous groundwater monitoring with the detailed design to confirm groundwater separation can/will be achieved at when the system begins operating.
    - B. Collect continuous groundwater data for the life of this permit to confirm that groundwater separation specified in Condition [18] is maintained.
- g. Emergency measures, including:

*Advice note: All quality analyses must be undertaken by an IANZ accredited or equivalent laboratory. All methods used shall be appropriate for the analyses undertaken.*

- i. A contingency plan for action to be taken in the event of wastewater breakout from the treatment system and/or disposal areas.
  - ii. An audible or visual high water level emergency alarm system must be located within the new wastewater treatment system, to warn of a sewage pump failure. The alarm/s must be in a prominent position to ensure it is noticed if activated.
  - iii. In addition, the people identified in Condition [Xa], must be sent text message alerts in the event of a sewage pump failure.
  - iv. Signs at the entrance to the Wastewater Treatment Plant and at the disposal area which provide the appropriate contact telephone number/s in the event of an emergency, complaint or enquiry. The signs must also include the words 'WARNING – HEALTH RISK', along with 'Wastewater Treatment Plant' or 'Wastewater Disposal Area'.
- h. A plan to be enacted should replacement of the disposal system be required.
- i. A planting palette (species and sizes) and timing of plantings in and around the wastewater treatment system, noting that the disposal area is to be grassed and mown regularly to ensure it continues to grow and take up nutrients.
  - j. A planting maintenance plan to support the function of the planting and prevent invasive weed species establishing.
  - a. A requirement that the planting (including any grassed area) must be maintained over the life of the wastewater treatment system.
  - k. The process for the ongoing review and amendment of the WMP to maintain its effectiveness.

### **Reporting**

34. Within one (1) month of the completion of the installation the new wastewater treatment system, the Consent Holder must submit the following to the Council:
- a. An 'as built' plan of the treatment and disposal system.
  - b. Verification from the installer of the system that it has been installed in accordance with manufacturer's specifications; the information submitted in support of the application; and best practice.
35. Within one (1) month of commissioning the new wastewater treatment system, the Consent Holder must provide evidence to the satisfaction of the Council that a maintenance contract or maintenance programme for the system exists and must be applied for the duration of consent.
36. The Consent Holder must notify the Council within 24 hours (where practicable) of the Consent Holder becoming aware of any occasion where the limits specified in Conditions [13] are exceeded, or any accidental discharge, plant breakdown or other circumstance which is likely to result in the limits of this consent being exceeded.
37. The Consent Holder must, within ten (10) working days of the exceedance/s occurring, provide a written report to the Council, identifying the non-compliance, possible causes and steps to ensure future compliance, which may include but not be limited to an investigation of the

treatment plant operation and capabilities and the implementation of remedial action to prevent recurring non-compliance.

38. The Consent Holder must maintain and keep a Complaints Register for all complaints received by the Consent Holder in relation to the wastewater treatment system. The Register must record:
  - a. The date, time and duration of the alleged event/incident that has resulted in the complaint.
  - b. The location of the complainant when the alleged event/incident was detected.
  - c. The possible cause of the alleged event/incident.
  - d. The weather conditions and wind direction at the Site when the event/incident allegedly occurred.
  - e. Any corrective action undertaken by the Consent Holder in response to the complaint.
39. Complaints which may indicate non-compliance with the conditions of this resource consent must be forwarded to the Council within five (5) working days of the complaint being received.
40. The Consent Holder must provide a report to the Council every year by 30 November, addressing the following:
  - a. A summary of all monitoring results and observations recorded.
  - b. Critical analysis of the monitoring data collected and comments on any emerging trends.
  - c. Comment on compliance with the conditions of this resource consent.
  - d. Comment on the performance and adequacy of the disposal system.
  - e. Any reasons for non-compliance or difficulties in achieving compliance with the conditions of this resource consent and a description of the effectiveness of any remedial works undertaken.
  - f. Any complaints received.
  - g. Any other issue considered relevant to the Consent Holder.

