

**BEFORE A HEARING PANEL
CONSTITUTED BY HORIZONS REGIONAL COUNCIL**

IN THE MATTER OF an application dated 2 July 2021 for regional consents by Grenadier Limited to develop the Douglas Link Golf Course at 765 Muhunua West Road, Ōhau

IN THE MATTER OF Part 6 of the Resource Management Act 1991

JOINT SUPPLEMENTARY PLANNING STATEMENT OF

FIONA MORTON AND TOM BLAND

Applicants' Consultant:

Land Matters Limited
20 Addington Road
Otaki

Attn: Tom Bland
tom@landmatters.nz
027 877 894

Counsel acting:

John Maassen
— BARRISTER —

✉ john@johnmaassen.com

🌐 johnmaassen.com

☎ 04 914 1050

📠 04 473 3179

Introduction

Purpose of this supplementary statement

- [1] This supplementary statement provides a response to the Hearing Panel on point 7 of Minute Number 2.
- [2] There have been updates in relation to groundwater conditions, ecological conditions and to respond to information presented at the hearing.
- [3] A copy of the latest schedule of conditions is provided at **Attachment 1** to this statement.

Groundwater conditions

- [4] On the advice of Alexandra Johansen, the sole outstanding matter of ionic balance is not considered to be significant. The latest set of conditions proposed by Dr Garden for Horizons Regional Council is considered to be suitable.

Ecological conditions

- [5] Changes to the ecological conditions have been made following matters resolved between Dr Keesing and Mr Whiteley at the hearing. Conditions relating to sand daphne and katipo spiders have been agreed.
- [6] There remains an outstanding matter over the appropriate way to describe the proposed restoration planting. The respective positions of the Regional Council and the Applicant are noted below.

Regional Council comment on condition EW1 (a)

- [7] Agreement was reached at the hearing that the offset ratio should be 1:8. However no agreement has been reached on the total area of Schedule F habitat to be lost.
- [8] As detailed in the evidence of Mr Whiteley, there is both a vegetation and physical substrate factors that should be considered when determining whether an area has characteristics consistent with Schedule F.

- [9] The description of Active Duneland includes a description stating exotic invasive species will be present. Stable Duneland also states that exotic invasive species are also a feature. It is the view of the Regional Council Ecological expert, Mr Whiteley that exotic species can be potentially dominant.
- [10] While the Applicant's Ecologist has reduced the amount of Stable Duneland due to dominance of exotic species, this does not correspond with the description of Schedule F habitat. Mr Whiteley's view is that while exotic species may be more dominate in some area of stable duneland, these areas still host indigenous biodiversity, including plants and animals that are adapted to or rely on the regionally rare stable dune habitat.
- [11] The Regional Council's expert considers that it is appropriate that the original 2.12 ha identified as being 'lost' is the area that should be offset at the agreed ratio of 1:8. This would result in 16.96ha of duneland being restored to satisfy the agreed ratio.
- [12] These are the figures reflected in the Regional Council's preferred version of condition EW 1 (a).

Mr Bland's statement on condition EW1 (a)

- [13] The Panel has already heard the ecological evidence on this matter. The purpose of this statement is not to revisit that evidence.
- [14] Certainty and clarity are critical for the implementation of conditions.
- [15] It was established at the hearing that both ecologists agree that implementing the draft restoration plan achieves an appropriate outcome.
- [16] It is my opinion that the clearest means of achieving the ecological outcome sought is through reference to the draft restoration plan itself (ref. BM210081_211). The plan shows areas, descriptions and locations and is not open to interpretation. It achieves what both ecologists agree is a satisfactory outcome without reference to the disagreement in arriving at that position.

- [17] It also avoids a potential outcome where less restoration planting is provided than that shown on the draft restoration plan.
- [18] The draft restoration plan is also part of a wider commitment by the Applicant to iwi in relation to the enhancement of indigenous biodiversity.
- [19] On the evidence from the Applicant's project team, I consider a condition securing the requirements of the draft restoration plan is the most appropriate method of protecting and enhancing indigenous biodiversity.

Other matters

- [20] Changes to conditions have been offered, at the request of the Applicant, to address matters raised during the hearing. Conditions G9, G11, EW1, EW9, GW15 and DW16 have been amended accordingly. These have been provided during engagement between Ngāti Kikopiri, Muaupoko Tribal Authority, Ngāti Tukorehe and Grenadier Limited. The offered wording seeks to provide on-going involvement and engagement in relation to resource management issues of significance to hapū and iwi.
- [21] Condition G2 clauses e. and f. have been added addressing the additional design details for Hole 7 and a potential amended Hole 14. These clauses require the design and construction to be in general accordance with the details prepared by Boffa Miskell landscape architects and provided in closing submissions.
- [22] Horizons' erosion and sediment control specialist provided some suggested changes to the proposed earthworks conditions. These are accepted.
- [23] For completeness, a PDF version of the conditions showing tracked changes has been included.

Unresolved matters

- [24] The only unresolved matters are in relation to condition EW 1 (a). Both versions of these conditions are identified in the clean version schedule of conditions at Attachment 1.

Dated 2 June 2022

A handwritten signature in black ink, appearing to read 'F Morton'.

F Morton

A handwritten signature in black ink, appearing to read 'T P Bland'.

T P Bland

Attachments

Agreed Draft conditions

Agreed 'Base' set of conditions (PDF)

Definitions

ERP	Ecological restoration plan
ESCP	Erosion and Sediment Control Plan
Planting season	Refers to the optimal planting period for the relevant species and is defined as the months of May and June.
Coastal Dune Ecological Management Area	Area shown in blue hatch and labelled <i>Coastal Dune Ecological Management Area</i> on Boffa Miskell drawing <i>Restoration Planting Areas</i> dated 13 April 2022 (ref. BM210081_211)

General conditions applying to all consents related to APP-2020203164.01

Descriptive Specification

- G1. These resource consents authorise;
- a. The maximum daily abstraction of groundwater of **1,390 cubic metres per day (m³/day)** from bore number **361080** at a maximum instantaneous rate of **17 litres per second (l/s)**;
 - b. earthworks, land disturbance and vegetation clearance,
 - c. the discharge of water within, or within a 100m setback from a natural wetland (the saltmarsh); and
 - d. the discharge of up to 14,600 litres per day of secondary treated domestic wastewater at 765 Muhunua West Road, Ōhau, on the property legally described as **Lots 1 & 2 DP 51446 and part of Lot 4 DP 44581 Blks I III Waitohu SD (Esplanade Reserve)** (hereafter referred to as the property) at 765 Muhunua West Road, Ōhau at approximate map reference **NZTopo50 Centroid BN33:833-979**.
- G2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **2 July 2021** including the Erosion and Sediment Control Plan (ESCP) and associated Plans (June 2021), and;
- a. further information received on **14 September 2021** via **email** being a partial response to the s92 request of **1 September 2021** and including ESCP Plans (*North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG–150 to 153, Revision B dated 3 September 2021*);

- b. further information received on **4 October 2021** via email being a partial response to an the Regional Council email of **1 October 2021** relating to ecological and coastal information; and
 - c. further information received on **1 November 2021** via **email** being a partial response to the s92 request (Cultural effects) of **29 October 2021**;
 - d. the Draft Ecological Restoration Plan tabled in the s41B report of Dr Vaughan Keesing (dated April 2022);
 - e. the amended plans for hole 14 called version 14A in Boffa Miskell drawings BM210081_222 and BM210081_240; and
 - f. the drawings for hole 7 by Boffa Miskell in BM210081_223.
- G3. Where there may be inconsistencies between information provided by the Applicant and conditions of these resource consents, the conditions of these resource consents apply.
- ADVICE NOTE:** Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.
- G4. The Consent Holder must be responsible for all contracted operations related to the exercise of these resource consents and must ensure contractors are made aware of the conditions of these resource consents and ensure compliance with those conditions.
- G5. A copy of these consents must be kept onsite at all times that physical works authorised by these resource consents are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Manawatū-Whanganui Regional Council.
- ADVICE NOTE:** An electric version of these consents is considered appropriate to satisfy **condition G5**.

Pre-development Assurance

- G6. The Consent Holder must inform the Manawatū-Whanganui Regional Council Consents Monitoring Team in writing at least **ten (10) working days** prior to the commencement of activities of the start date of the works authorised by these resource consents.
- ADVICE NOTE:** The Manawatū-Whanganui Regional Council Consents Monitoring Team can be contacted by phoning 0508 800 800 or via email at consents.monitoring@horizons.govt.nz
- G7. Prior to activities commencing as authorised by these resource consents, the Consent Holder must appoint a representative(s) who must be the Manawatū-Whanganui Council's principal contact person(s) in regard to matters relating to these resource consents. The Consent Holder must inform the Manawatū-Whanganui Regional Council of the representative's name and how they can be contacted, prior to these resource consents being exercised. Should that person(s)

change during the term of these resource consents, the Consent Holder must immediately inform the Manawatū-Whanganui Regional Council and must also give written notice to the Manawatū-Whanganui Region Council of the new representatives' name and how they can be contacted.

- G8. The Consent Holder must arrange and conduct a pre-construction site meeting and invite, with a minimum of **ten (10) working days'** notice, the Manawatū-Whanganui Regional Council, the site representative(s) nominated under **condition** Error! Reference source not found. of this consent, the contractor, representatives from Ngati Kikopiri, Muaupoko Tribal Authority and Te Iwi o Ngati Tukorehe and any other party representing the Consent Holder prior to any work authorised by this consent commencing on site. This must apply on an annual basis during the construction period with a pre-construction site meeting to be held every annual period commencing from **1 October**.

ADVICE NOTE: In the case that any of the invited parties, other than the site representative does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

- G9. The Consent Holder must invite Ngati Kikopiri, Muaūpoko Tribal Authority (MTA) and Te Iwi o Ngati Tukorehe to undertake Cultural Health Index Monitoring according to their tikanga. In the event, the above specified iwi representatives consider Cultural Health Index Monitoring is required, the Consent Holder must provide the Manawatū-Whanganui Regional Council's Regulatory Manager with a Cultural Health Index Monitoring Protocol developed in consultation with specified iwi representatives. The protocol as a minimum, must:

- a. Describe the relationship of tangata whenua to this site;
- b. Describe tikanga relevant to the proposed cultural monitoring, the activities, and the site as set out in conditions **EW1, EW9, EW29, GW15, DW16 and DW17**;
- c. Identify and map (with map references) the site(s) to be monitored;
- d. Set out the frequency of monitoring;
- e. Describe the procedures required to access the application site for the monitoring (in particular health and safety requirements);
- f. Identify the parameters and methods used for the monitoring; and
- g. Set out the matters to be included in the Cultural Health Index Monitoring Report and the frequency of the reporting obligations.

- G10. In the event Ngati Kikopiri, Muaūpoko Tribal Authority (MTA) and Te Iwi o Ngati Tukorehe determine Cultural Health Index monitoring is not required, the Cultural Health Monitoring protocol required by this condition does not need to be developed. The Regulatory Manager must be advised in writing if this condition is not going to be given effect to by way of correspondence provided to the Consent Holder from the specified iwi representatives.

Post-Development Assurance

G11. In the event of an archaeological site, waahi tapu or koiwi being discovered or disturbed during the activities authorised by this consent, the Consent Holder must immediately cease further works, in the immediate vicinity of the accidental discovery, and inform:

- a. Ngāti Kikopiri, Muaupoko Tribal Authority and Ngāti Tukorehe;
- b. the New Zealand Police;
- c. the Manawatū-Whanganui Regional Council's Regulatory Manager; and
- d. Heritage New Zealand.

Further work in the immediate vicinity of the accidental discovery must be suspended while iwi carry out their procedures for removal of taonga. The Manawatū-Whanganui Regional Council's Regulatory Manager will advise the Consent Holder when work in the site, may recommence.

ADVICE NOTE: In the event that human remains (koiwi) are found the police should be contacted immediately and all works must cease until advice is given that works can recommence.

ADVICE NOTE: The Manawatū-Whanganui Regional Council's Regulatory Manager can be contacted on 0508 800 800.

ADVICE NOTE: A Heritage New Zealand representative can be contacted, at the time of granting of these consents, on the following number 04 472 4341.

Review

G12. The Manawatū-Whanganui Regional Council, under s128(1)(a) of the Resource Management Act, in July 2027, 2032 and 2037, serve notice of its intention to review the conditions of these resource consents for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions must allow for:

- a. An assessment of the water abstraction volumes and rates detailed in the conditions of **ATH-2022205141.00** (Groundwater) against any future allocation policy, and if necessary a change to the monitoring outlined in the conditions of the consent; and/-OR-
- b. To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder; and/-OR-
- c. deletion or amendments to any conditions of these resource consents to ensure adverse effects are appropriately mitigated; and/-OR-

- d. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment.

G13. The Manawatū-Whanganui Regional Council, under s128(1)(b) of the Resource Management Act, may review **ATH-2022205141.00** (Groundwater), when a regional plan has been made operative which sets rules relating to maximum or minimum levels, flows or rates of water use, and in Manawatū- Whanganui Regional Council's opinion is appropriate to review the conditions of this consent in order to enable the levels, flows or rates set by the rule to be met.

Duration and Lapsing

G14. If these resource consents are not given effect to by the commencement date + 5 Years they must lapse pursuant to s125 of the Resource Management Act 1991.

G15. **ATH-2022205143.00, ATH-2022205144.00, ATH-2022205145.00** and **ATH-2022205146.00 (Earthworks and Ecological)** will expire ten years from commencement.

G16. **ATH-2022205141.00 (Groundwater), ATH-2022205149.00 (NES-FW)** and **ATH-2022205142.00 (Domestic Wastewater)** will expire on **1 July 2042**.

Ecological and Earthworks Activity Specific Condition Schedule

Pre-Development Assurance

EW1. The Consent Holder must, **20 (20) working days** prior to commencing activities authorised by these resource consents, provide the Manawatū-Whanganui Regional Council with a finalised Ecological Restoration Plan for technical certification. The final Ecological Restoration Plan must include but is not limited to:

Regional Council preferred condition EW1a

a. A plan showing proposed planting areas, including those contained in the draft restoration plan prepared by Boffa Miskell dated April 2022. The final ERP must include no less restoration planting of indigenous Duneland than 16.96ha to achieve the 1:8 ratio;

Applicant preferred condition EW1a

a. A plan showing proposed planting areas to include those contained in the draft restoration plan prepared by Boffa Miskell dated April 2022. The final ERP must include no less restoration planting of indigenous Duneland (shown as *Dune Slack, Stable Dune and Shrub/Tree land*) than is shown on the draft restoration plan prepared by Boffa Miskell dated April 2022 (drawing no. BM210081_211).

- b. Appropriate species list including planting densities and planting methodologies;
- c. Site preparation details with specific reference to the approaches proposed within the Duneland that address the complicated nature of duneland restoration;
- d. Detailing relocation methodologies to be implemented should Sand Daphne and Katipo be discovered.
- e. Pest plant and pest animal control methodology and regime;
- f. A monitoring plan for the duration of these consents for the golf course to ensure plant densities and 95% survival rate are maintained and the wetland composition is naturally maintained;
- g. Details of the measures proposed to ensure protection in perpetuity of the compensation restoration within the Duneland features commensurate with the details in the draft restoration plan; and

- h. A 10 working day consultation period shall be available to Ngāti Kikopiri, Muaupoko Tribal Authority and Ngāti Tukorehe for suggestions of plant species included for restoration within the Coastal Dune Ecological Management Area appropriate to the area described variously as Tirotiro Whetu. Where possible the Consent Holder shall incorporate these species into the restoration plan.
- EW2. The Consent Holder must ensure that all work required at the remedial sites as detailed in the final Ecological Restoration Plan required by **condition EW1** above, must be completed within the second planting season following commencement of site works associated with any Schedule F vegetation/habitat.
- EW3. No works on the subject site must not commence until the ERP is technically certified by the Manawatū-Whanganui Regional Council.
- EW4. The Consent Holder must undertake all ecological works in accordance with the certified ERP.
- EW5. Preconstruction surveys at holes 4, 6, 14, 16 and 17 must be undertaken by a suitably qualified and experienced ecologist to determine if there is any presence of Katipo and Sand Daphne within the proposed vegetation clearance and earthworks areas.
- EW6. The preconstruction surveys must be undertaken in the **two week** period prior to the vegetation clearance and earthworks commencing in the areas identified in **condition EW5**.
- EW7. Where the preconstruction surveys detect the presences of Katipo or Sand Daphne, then prior to vegetation clearance and earthworks commencing, the Consent Holder must undertake the relocation methodologies as detailed in the certified ERP.
- EW8. Should more than 10 individual Katipo be salvaged then habitat enhancement features, one for each individual, should be placed within the relocation habitat.
- EW9. Before the submission of an ESCP there shall be a 10 working day consultation period for feedback on a draft ESCP by Ngāti Kikopiri, Muaupoko Tribal Authority and Ngāti Tukorehe. Matters that can be built into the final ESCP may include tikanga (site blessing), protocols for cultural monitoring of site stripping and other earthwork activities.
- EW10. The Consent Holder must, **ten (10) working days** prior to commencing activities authorised by this resource consent, provide the Manawatū-Whanganui Regional Council with a finalised Erosion and Sediment Control Plan (ESCP) for technical certification.

ADVICE NOTE: The Consent Holder has provided an ESCP (*Erosion and Sediment Control Plan Douglas Links Golf Course – Grenadier Limited: North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG–150 to 153, Revision B* (3 September 2021)) as part of its application. However, it is possible that once a contractor is engaged by the Consent Holder the ESCP may change as a result of input from the contractor.

ADVICE NOTE: Regarding Manawatū-Whanganui Regional Council certification: Several conditions require the certification of the Manawatū-Whanganui Regional Council. That certification (or withholding of approval) must be based on the Manawatū-Whanganui Regional Council’s assessment of whether the matters being considered achieve the objective of minimising sediment discharges from the site to the extent practicable.

EW11. The Consent Holder must undertake all earthworks authorised by this consent in accordance with the certified ESCP.

ADVICE NOTE: The Consent Holder has provided an ESCP (*Erosion and Sediment Control Plan Douglas Links Golf Course – Grenadier Limited: North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG–150 to 153, Revision B* (3 September 2021)) as part of its application. However, it is possible that once a contractor is engaged by the Consent Holder the ESCP may change as a result of input from the contractor.

ADVICE NOTE: Regarding Manawatū-Whanganui Regional Council certification: Several conditions require the certification of the Manawatū-Whanganui Regional Council. That certification (or withholding of approval) must be based on the Manawatū-Whanganui Regional Council’s assessment of whether the matters being considered achieve the objective of minimising sediment discharges from the site to the extent practicable.

EW12. Any changes proposed to the ESCP required by **condition EW9** must be confirmed in writing by the Consent Holder and certified in writing by the Manawatū-Whanganui Regional Council acting in a technical certification capacity, prior to the implementation of any changes proposed. In this regard, erosion and sediment control measures must be established and maintained in accordance with the document titled *“Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region dated February 2021”*, and the certified ESCP.

EW13. The Consent Holder must ensure that a copy of the certified ESCP required by **condition EW9**, including any certified amendments, is kept onsite and this copy is updated within **five (5) working days** of any amendments being certified.

EW14. The Consent Holder must prepare and forward a detailed schedule of construction activities to the Manawatū-Whanganui Regional Council **ten (10) working days** prior to the commencement of works authorised by these resource consents, and updates at one-month intervals during works. These must include details of;

- a. The commencement date and expected duration of the major cut and fill operations;
- b. The location of the major cut and fill operations;
- c. The location of topsoil stockpiles;

- d. The commencement and completion dates for the implementation of erosion and sediment controls; and
- e. The proposed construction and methodology, including staging of earthworks.

EW15. The Consent Holder must, prior to any earthworks commencing, submit to the Manawatū-Whanganui Regional Council a statement signed by an appropriately qualified and experienced professional certifying that all erosion and sediment control structures have been constructed in accordance with the ESCP required by **condition EW9**. Erosion and sediment controls covered within the statement must include at least the silt fences and bunds. The certification statement must be supplied to the Manawatū-Whanganui Regional Council within **five (5) working days** of the completion of the construction of the structures concerned. Information contained in the certification statement must include at least the following;

- a. Confirmation of contributing catchment areas;
- b. The location, capacity and design of each structure;
- c. Position of inlets and outlets;
- d. Stability of the structures;
- e. Measures to control erosion; and
- f. Any other relevant matter.

EW16. The Consent Holder must submit a Spill Management Plan at least **ten (10) working days** prior to the commencement of any works authorised by this consent. The Spill Management Plan must include but not be limited to the following information:

- a. Person(s) responsible for responding to any spills;
- b. Potential sources of contaminants from the site and the proposed works; and
- c. The proposed response procedures.

Environmental Standard

EW17. The Consent Holder must ensure that sediment losses to natural water arising from the exercise of these resource consents are minimised during the duration of the works and during the term of this consent. In this regard, erosion and sediment control measures must be established and maintained in accordance with the document titled *“Erosion and Sediment*

Control Guide for Land Disturbing Activities in the Wellington Region dated February 2021” and the certified ESCP.

EW18. All earthmoving machinery, pumps, generators and ancillary equipment must be operated in a manner, which ensures spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body, ephemeral water body, or overland flow path, such that any spillage can be contained so that it does not enter surface water.

EW19. The Consent Holder must ensure that, as far as practicable, all clean water run-off from stabilised surfaces including catchment areas above the site must be diverted away from the exposed areas via a stabilised system to prevent erosion. The Consent Holder must also ensure any outfall(s) of these systems are protected to minimise erosion.

EW20. During the construction period, discharges from the work site must not cause an increase in turbidity (NTU) in any flowing water body by more than **30%** after reasonable mixing.

ADVICE NOTE: Reasonable mixing is defined as **seven (7) times** the bed width

EW21. There must be no discharge of airborne particulate matter that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject property.

ADVICE NOTE: For the purpose of this consent, a Consents Monitoring Officer may assess the Frequency, Intensity, Duration, Offensiveness/Character and Location of Exposure (FIDOL) of any discharge to air determine whether the discharge is Offensive, Objectionable, Noxious and/ or Dangerous; definitions of these are provided in Chapter 15 of the One Plan 2018, or any superseding Regional Plan.

Operational Restrictions

EW22. The Consent Holder must ensure that a **maximum 2.0 ha** of exposed earthworks associated with this proposal exists at any one time, unless a plan submitted in accordance with **conditions EW9, EW11 and EW12** authorises an alternative approach. In accordance with **condition EW12** any such change must be approved in writing by the Manawatū-Whanganui Regional Council acting in a technical certification capacity.

EW23. Should the Consent Holder invoke the alternative approach specified in **condition EW22**, the maximum of exposed earthworks area at any one time must be no greater than **5.0ha**.

EW24. The works authorised by this consent must be undertaken in such a manner so as to avoid flooding effects on adjacent land.

EW25. The Consent Holder must ensure that all erosion and sediment control structures are inspected on a weekly basis and within **twenty-four (24) hours** of each rainstorm event that is likely to impair the function or performance of the controls.

EW26. The Consent Holder must carry out monitoring and maintenance of erosion and sediment controls in accordance with the conditions of these resource consents and must maintain records detailing:

- a. The date, time and results of the monitoring undertaken; and
- b. The erosion and sediment controls that required maintenance; and
- c. The date and time when the maintenance was completed.

These records must be provided to the Manawatū-Whanganui Regional Council at all reasonable times and within **seventy-two (72) hours** of a written request to do so.

Post Development Assurance

EW27. The removal of any erosion and sediment control measure from any area where soil has been disturbed as a result of the exercise of these resource consents must only occur after consultation and written approval has been obtained from the Manawatū-Whanganui Regional Council acting in a technical certification capacity. In this respect, the main issues that will be considered by the Manawatū-Whanganui Regional Council include:

- a. The adequacy of the soil stabilisation and/or covering vegetation;
- b. The quality of the water discharged from the rehabilitated land; and
- c. The quality of the receiving water.

EW28. The Consent Holder must ensure those areas of the site where earthworks have been completed must be stabilised against erosion as soon as practically possible and within a period not exceeding **three (3) days** after completion of any works authorised by these resource consents. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Manawatū-Whanganui Regional Council acting in a technical certification capacity. The Consent Holder must monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

Monitoring & Reporting

EW29. If any complaints are received by the Consent Holder regarding the activities authorised by these resource consents, the Consent Holder must notify the Manawatū-Whanganui Regional Council of those complaints as soon as practicable and no longer than one working day after receiving the complaint. If complaints are received, the Consent Holder must record the following details in a Complaints Log:

- a. Time and type of complaint, including details of the incident, e.g. duration, any effects noted;
- b. Name, address and contact phone number of the complainant (if provided);
- c. Location from which the complaint arose;
- d. The weather conditions and wind direction at the time of any dust complaint;
- e. The likely cause of the complaint;
- f. The response made by the Consent Holder including any corrective action undertaken by the Consent Holder in response to the complaint; and
- g. Futures actions proposed as a result of the complaint.

Pre-Development Assurance

- GW1. Prior to exercising this consent, the Consent Holder must have an electromagnetic flow meter installed by an accredited installer. An accredited installer is currently accredited by Irrigation New Zealand (also referred to as IrrigationNZ) represented by the 'Blue Tick' logo. The flow meter must be:
- a. located on the water abstraction line; and
 - b. have a pulse counter output traceably calibrated to +/- 5% or better; and
 - c. capable of providing daily water use as well as a pulse counter output; and
 - d. positioned to measure the entire volume abstracted under authorisation of this consent; and
 - e. installed in accordance with the Resource Management (Measurement and Reporting of Water Takes) Amendments Regulation 2020; and
 - f. installed in accordance with the IrrigationNZ "The New Zealand Water Measurement Code of Practice" September 2018.

ADVICE NOTE: An accredited installer is currently accredited by Irrigation New Zealand (also referred to as IrrigationNZ) represented by the 'Blue Tick' logo. A list of accredited providers can be located at www.irrigationnz.co.nz

- GW2. **Prior to** exercising this consent, the Consent Holder must install and maintain, in fully operational condition, a GRS data logger / telemetry unit compatible with the Manawatū-Whanganui Regional Council's Telemetry System. The data logger / telemetry unit must be:
- a. Installed on the water abstraction line; and
 - b. Have traceably calibrated to +/- 5% or better; and
 - c. Set to New Zealand Standard Time.

ADVICE NOTE: The GRS data logger / telemetry unit which is attached to the pulse counter output will be monitored by the Manawatū-Whanganui Regional Council to ensure compliance with the resource consent conditions and as part of a programme to enable monitoring of total catchment water use.

- GW3. **Prior to** exercising this consent, the Consent Holder must install and maintain an automatic backflow prevention device within the pump outlet plumbing or within the mainline to prevent the backflow of water through the meter referred to in **condition GW1** of this consent.

GW4. The Consent Holder must ensure that the monitoring equipment referred to in **conditions GW1, GW2 and GW3** in respect to the flow meters, telemetry equipment and /or back flow preventer is located in a position where it can be read and safely accessed at all times.

GW5. The Consent Holder must provide evidence of the pipe head works and associated infrastructure being installed in accordance with **conditions GW1 and GW3** by submitting an installation certificate completed by an accredited installer and submitting it to the Manawatū-Whanganui Regional Council's Consents Monitoring Team Leader within **three (3) months** of the consent being granted.

ADVICE NOTE: Installation certificates can be sent to the Consents Monitoring Team Leader via email consent.monitoring@horizons.govt.nz –OR– via mail addressed to: C/- The Consent Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

Environmental Standards

GW6. The maximum daily abstraction of groundwater must not exceed **1,390 cubic metres per day (m³/day)** from bore number **361080** at a maximum instantaneous rate of **17 litres per second (l/s)**.

GW7. The maximum annual abstraction rate of this resource consent shall not exceed **208,268 cubic metres per year (208,268 m³/year)**.

ADVICE NOTE: The annual volume applies from 1 July – 30 June being the **first July** after the consent commences.

GW8. The Consent Holder must, in circumstances when the electrical conductivity measured either under **condition GW14** of this consent exceeds:

- a. 1,000 µS/cm, immediately decrease the daily abstraction volume to a maximum of **927 m³/day**;
- b. 1,250 µS/cm, immediately decrease the daily abstraction volume to a maximum of **463 m³/day**;
- c. 1,500 µS/cm, immediately cease the abstraction and shall not resume the abstraction until written notification from the Manawatū-Whanganui Regional Councils Consents Monitoring Team Leader has been received confirming that abstraction can continue.

Operational Restrictions

GW9. In the event that the equipment detailed in **conditions GW1, GW2 and GW3** in respect to the flow meters, telemetry equipment and /or back flow preventer fails, replacement or repair

will be at the Consent Holder's expense and replacement or repair will be required within **seven (7) days**.

Post-Development Assurance

GW10. Within **three (3) months** of installation, the Consent Holder must have the flow meter (required by **condition GW1**) verified by an Irrigation New Zealand "Blue Tick" accredited verifier.

GW11. The flow meter must be verified by an Irrigation New Zealand "Blue Tick" accredited verifier every **five (5) years** thereafter to ensure compliance with **condition GW10**. The Consent Holder shall provide evidence of the verification in writing to the Manawatū-Whanganui Regional Council's Consents Monitoring Team Leader within **one (1) month** of the verification being completed.

ADVICE NOTE: Written verification can be sent to the Consents Monitoring Team Leader via email consent.monitoring@horizons.govt.nz –OR- via mail addressed to: C/- The Consent Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

Monitoring Provision

GW12. The Consent Holder must allow any Manawatū-Whanganui Regional Council staff member and its agents to attach monitoring or telemetry equipment to monitor water use to ensure compliance with consent conditions and / or as part of a programme to enable monitoring of total water use.

GW13. In the event that the equipment detailed in **conditions GW1, GW2 and GW3** in respect to the flow meters, telemetry equipment and / or back flow preventer is removed for servicing or replacement, the Consent Holder must notify the Manawatū-Whanganui Regional Council's Consents Monitoring Team Leader within **one (1) working day** and keep daily records of the volumes and rates of water abstracted under this resource consent. These records shall be submitted to the Manawatū-Whanganui Regional Council on a weekly basis until the equipment is reinstalled or replaced.

ADVICE NOTE: Records can be submitted to the Consents Monitoring Team Leader via email consent.monitoring@horizons.govt.nz –OR- via mail addressed to: C/- The Consent Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

GW14. The Consent Holder must in January, April and October of each year that the bore is in use, measure:

- a. groundwater levels under static conditions; and

- b. groundwater levels under pumping conditions; and
- c. electrical conductivity of pumped water.

GW15. The measurements shall be recorded in a log book and provided to the Manawatū-Whanganui Regional Council’s Consents Monitoring Team Leader, Ngāti Kikopiri, Muaupoko Tribal Authority and Ngāti Tukorehe **within five (5) working days** of the measurements being made.

ADVICE NOTE: Measurements can be sent to the Manawatū-Whanganui Regional Council via email consent.monitoring@horizons.govt.nz –OR– by mail, addressed to: C/- The Consents Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

GW16. If measurements of electrical conductivity under **condition GW14** increase by 50% from any earlier measured value, then the Consent Holder at their expense, must:

- a. install telemetry to measure groundwater levels & electrical conductivity continuously; and
- b. collect one water sample in each month July, October, January and April for the duration of the consent; and
- c. have laboratory analysis undertaken on the sample for the parameters listed in **Table 1** below; and
- d. have laboratory analysis undertaken for the ionic balance of the sampled water; and
- e. provide the analysis results to the Manawatū-Whanganui Regional Council Consents Monitoring Team Leader.

Table 1: Water Quality Parameters

Parameter	Units
pH	
Calcium	ppm Ca ²⁺
Magnesium	ppm Mg ²⁺
Sodium	ppm Na ⁺
Potassium	ppm K ⁺
Iron	ppm Fe ²⁺
Manganese	ppm Mn ²⁺
Boron	ppm B ³⁺
Silica	ppm SiO ₂
Sulphate	ppm SO ₄ ²⁻
Chloride	ppm Cl ⁻
Carbonate	ppm CO ₃ ²⁻
Bicarbonate	ppm HCO ₃ ⁻

Parameter	Units
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ADVICE NOTE: Analysis Results can be sent to the Manawatū-Whanganui Regional Council via email consent.monitoring@horizons.govt.nz –OR– by mail, addressed to: C/- The Consents Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

ADVICE NOTE: The ionic balance of the sampled water should not have a discrepancy of greater than 5%.

NES Condition Schedule ATH-2022205149.00

Note: The following conditions (NES1-NES11) relate only to activities consented under Clauses 52 and 54 of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.

Pre-Development Assurance

General conditions: water quality and movement

NES1. The general conditions relating to water quality and movement are as follows:

- a. the activity must not result in the discharge of a contaminant if the receiving environment includes any natural wetland in which the contaminant, after reasonable mixing, causes, or may cause, one or more of the following effects:
 - i. the production of conspicuous oil or grease films, scums or foams or floatable or suspended materials:
 - ii. a conspicuous change in colour or visual clarity:
 - iii. an emission of objectionable odour:
 - iv. the contamination of freshwater to the extent that it is not suitable for farm animals to drink:
 - v. adverse effects on aquatic life that are more than minor; and
- b. the activity must not increase the level of flood waters that would, in any flood event (regardless of probability), inundate all or any part of the 1% AEP floodplain (but see subclause (**condition NES2**)); and
- c. the activity must not alter the natural movement of water into, within, or from any natural wetland (but see subclause (**condition NES3**)); and
- d. the activity must not involve taking or discharging water to or from any natural wetland (but see subclause (**condition NES3**)); and

NES2. Subclause (1)(b) does not apply if the person undertaking the activity—

- a. owns or controls the only land or structures that would be affected by a flood in all or any part of the 1% AEP floodplain; or
- b. has—
 - i. obtained written consent to undertaking the activity from each person who owns or controls the land or structures that would be affected by a flood in all or part of the 1% AEP floodplain, after informing them of the expected increase in the level of flood waters; and

- ii. satisfied the relevant regional council that they have complied with subparagraph (i).

NES3. Despite subclause (1)(c) and (d), the temporary taking, use, damming, or diversion of water around a work site, or discharges of water into the water around a work site, may be undertaken if the following conditions are complied with:

- a. the activity must be undertaken during a period when there is a low risk of flooding; and
- b. the activity must be undertaken only for as long as necessary to achieve its purpose; and
- c. before the activity starts, a record must be made (for example, by taking photographs) of the original condition of any affected natural wetland's bed profile and hydrological regime that is sufficiently detailed to enable compliance with paragraph to be verified; and
- d. the bed profile and hydrological regime of the natural wetland must be returned to their original condition no later than 14 days after the start of the activity; and
- e. if the activity is damming, the dam must be no higher than 600 mm; and
- f. if the activity is a diversion that uses a pump, a fish screen with mesh spacing no greater than 3 mm must be used on the intake.

NES4. In subclauses (1) and (2), **1% AEP floodplain** means the area that would be inundated in a flood event of a size that has a 1% or greater probability of occurring in any one year.

General condition: earth stability and drainage

NES5. The general condition relating to earth stability and drainage is that the activity must not create or contribute to—

- a. the instability or subsidence of a slope or another land surface; or
- b. the erosion of the bed or bank of any natural wetland; or
- c. a change in the points at which water flows into or out of any natural wetland; or
- d. a constriction on the flow of water within, into, or out of any natural wetland; or
- e. the flooding or overland flow of water within, or flowing into or out of, any natural wetland.

General conditions: earthworks, land disturbance, and vegetation clearance

NES6. The general conditions on earthworks, land disturbance, and vegetation clearance are as follows:

- a. during and after the activity, erosion and sediment control measures must be applied and maintained at the site of the activity to minimise adverse effects of sediment on natural wetlands; and
- b. the measures must include stabilising or containing soil that is exposed or disturbed by the activity as soon as practicable after the activity ends; and
- c. the measures referred to in paragraph (b) must remain in place until vegetation covers more than 80% of the site; and if the activity is vegetation clearance, it must not result in earth remaining bare for longer than 3 months.

General conditions: vegetation and bird and fish habitats

NES7. The general conditions relating to vegetation and bird and fish habitats are as follows:

- a. only indigenous species that are appropriate to a natural wetland (given the location and type of the natural wetland) may be planted in it; and
- b. the activity must not result in the smothering of indigenous vegetation by debris and sediment; and
- c. the activity must not disturb the roosting or nesting of indigenous birds during their breeding season; and
- d. the activity must not disturb an area that is listed in a regional plan or water conservation order as a habitat for threatened indigenous fish; and
- e. the activity must not, during a spawning season, disturb an area that is listed in a regional plan or water conservation order as a fish spawning area.

General condition: historic heritage

NES8. The general condition relating to historic heritage is that the activity must not destroy, damage, or modify a site that is protected by an enactment because of the site's historic heritage (including, to avoid doubt, because of its significance to Māori), except in accordance with that enactment.

NES9. In subclause (8), **enactment** includes any kind of instrument made under an enactment.

General conditions: machinery, vehicles, equipment, and construction materials

NES10. The general conditions on the use of vehicles, machinery, equipment, and materials are as follows:

- a. machinery, vehicles, and equipment used for the activity must be cleaned before entering any natural wetland (to avoid introducing pests, unwanted organisms, or exotic plants); and

- b. machinery that is used for the activity must sit outside a natural wetland, unless it is necessary for the machinery to enter the natural wetland to achieve the purpose of the activity; and
- c. if machinery or vehicles enter any natural wetland, they must be modified or supported to prevent them from damaging the natural wetland (for example, by widening the tracks of track-driven vehicles or using platforms for machinery to sit on); and
- d. the mixing of construction materials, and the refuelling and maintenance of vehicles, machinery, and equipment, must be done outside a 10 m setback from any natural wetland.

General conditions: miscellaneous

NES11. The other general conditions are as follows:

- a. the activity must be undertaken only to the extent necessary to achieve its purpose; and
- b. the activity must not involve the use of fire or explosives; and
- c. if there is existing public access to a natural wetland, the activity must not prevent the public from continuing to access the natural wetland (unless that is required to protect the health and safety of the public or the persons undertaking the activity); and
- d. no later than 5 days after the activity ends,—
- e. debris, materials, and equipment relating to the activity must be removed from the site; and
- f. the site must be free from litter.

Domestic Wastewater Condition Schedule for ATH-2022205142.00

Pre-Development Assurance

- DW1. The Consent Holder must ensure that the wastewater treatment and disposal systems are installed to the on-site domestic wastewater management standard AS/NZS 1547:2012, and in general accordance with the concepts and parameters contained in the application documentation.
- DW2. The Consent Holder must ensure that the wastewater treatment and disposal systems are installed by an appropriately experienced, qualified and registered drain layer in order to meet industry standards in accordance with design specifications outlined in the application.
- DW3. **Prior** to the commencement of discharge, and for the term of this consent, the Consent Holder shall ensure that each Land Application Area (LAA) is fenced off or closely planted (hedges) to deter stock, pets, people, and vehicles away from the LAAs.

ADVICE NOTE: The purpose of the above condition is from a public health and infrastructure damage prospective.

- DW4. The Consent Holder must make available, a **50%** reserve land application area corresponding to each LAA, as shown on **Site Plan LOC-2022100519 (Owners Cottage), LOC-2022100520 (Clubhouse), LOC-2022100521 (Maintenance Shed)** on the property that is fully operational and can be used in the event that the corresponding main land application area is unavailable.
- DW5. Within **three (3) months** of the installation of the discharge areas, the Consent Holder must ensure that each LAA has an established vegetative cover in accordance with the design and the list of native shrubs, small trees, ferns and grasses suitable for planting on evapo-transpiration beds / trenches attached in **Appendix A** of this consent, to aid the uptake of water and nutrients.
- DW6. Requests for variations to the list of species in **Appendix A** can be made to the Manawatū-Whanganui Regional Council and to be certified by a member of the Consents Monitoring Team.

ADVICE NOTE: Variations to the **Appendix A** can be supplied by emailing consents.monitoring@horizons.govt.nz

Environmental Standards

- DW7. The design areal loading rate of the secondary treated domestic wastewater, which will be dosed by pump to land, must not exceed **5 millimetres per day (5 mm/day)**.

DW8. The Consent Holder must ensure that the rate, frequency, and method of the discharge of treated wastewater onto and into land does not result in any:

- a. contamination of groundwater,
- b. any ponding of wastewater on the soil surface, or
- c. surface runoff of wastewater to any adjacent drains (surface or subsurface), streams or beyond the property boundary.

DW9. The Consent Holder must ensure any application of the wastewater has:

- a. a separation distance of no less than **twenty (20) metres** from any surface water bodies (including streams or drains or ephemeral drains) or potable water supply bores on the property;
- b. at least **1500 millimetres** vertical separation between the high winter water table and the level of the base of the disposal systems; and
- c. at least **1.5 m** from property boundaries (as per Table 2.2 the *Manual for On-site Wastewater Systems Design and Management* (Horizons Regional Council, 2010)).

DW10. The Consent Holder must ensure that there is no objectionable odour beyond the property boundary, at any time, arising from the wastewater collection, treatment, or land application activities.

ADVICE NOTE: Manawatū-Whanganui Regional Council staff will assess complaints about objectionable odour beyond the property boundaries in terms of whether or not the odour is objectionable to a reasonable ordinary person. When considering whether the odour is objectionable, Council staff will take into consideration the FIDOL factors: frequency, intensity, duration, offensiveness, and location.

DW11. The Consent Holder must ensure that all stormwater from buildings and sealed surfaces such as driveways, is directed away from the wastewater treatment plants and the identified LAAs at all times.

Post-Development Assurance

DW12. The Consent Holder must ensure that each wastewater system and the LAA and its vegetative cover is maintained to ensure compliance with conditions of this consent at all times.

DW13. Any failure of the systems, including uneven distribution due to the distribution method is to be reported to the Consents Monitoring Team of the Manawatū-Whanganui Regional Council within **five (5) working days** of detecting the failure.

ADVICE NOTE: The Consents Monitoring Team can be contacted by email consents.monitoring@horizons.govt.nz or on freephone 0508 800 800.

DW14. Every **six (6) months** from the commencement of discharge, or more frequently if required by manufacturers specifications, the Consent Holder or a registered drain layer must inspect, clean, and carry out any necessary maintenance of the wastewater systems to ensure the wastewater treatment plants are in good working condition in accordance with the wastewater system manufacturers' specifications.

DW15. The Consent Holder must retain and update as necessary an On-Site Wastewater Management Plan for the site. The following matters must be addressed, as a minimum:

- a. An inspection programme designed to verify the correct functioning of all components of each on-site wastewater treatment system.
- b. A schedule or checklist of maintenance requirements for all reticulation, pump chambers and components of each of the wastewater treatment and disposal systems. The maintenance requirements must also specify that the secondary treatment and disposal systems must be maintained on a minimum six-monthly frequency, in accordance with **condition DW14**.
- c. Evidence that a maintenance contract for the secondary treatment systems exists, to be applied for the duration of consent.
- d. A copy of the names of the appropriate contact people in the event of system malfunction including contact telephone numbers.
- e. A contingency plan for action to be taken in the event of malfunction or failure of system components at any of the treatment systems and/or disposal areas.

DW16. The Management Plan, along with any notification of any changes made to it, must be provided to the Manawatū-Whanganui Regional Council, Ngāti Kikopiri, Muaupoko Tribal Authority and Ngāti Tukorehe within 6 months of exercising the consent or making changes to the Management Plan.

Monitoring

DW17. Within six **(6) months** of the wastewater system installation, the Consent Holder must supply the Manawatū-Whanganui Regional Council Consents Monitoring Team with a copy of the 'as-built' plans showing:

- a. the key components of each wastewater system including LAA and reserve area; and
- b. provide site photographs of fencing and planting of each LAA as required under **conditions DW3 and DW5** of this consent.

ADVICE NOTE: The as-built plans can be supplied by emailing consents.monitoring@horizons.govt.nz.

DW18. The Consent Holder must keep a record of all inspections, including the details of any system malfunctions and repairs listed under **conditions DW13, DW14 and DW15** and make these available to the Manawatū-Whanganui Regional Council's Consents Monitoring Officer on request.

Appendix A

Horizons Regional Council's General List of Native Plants suitable for planting on evapo-transpiration beds

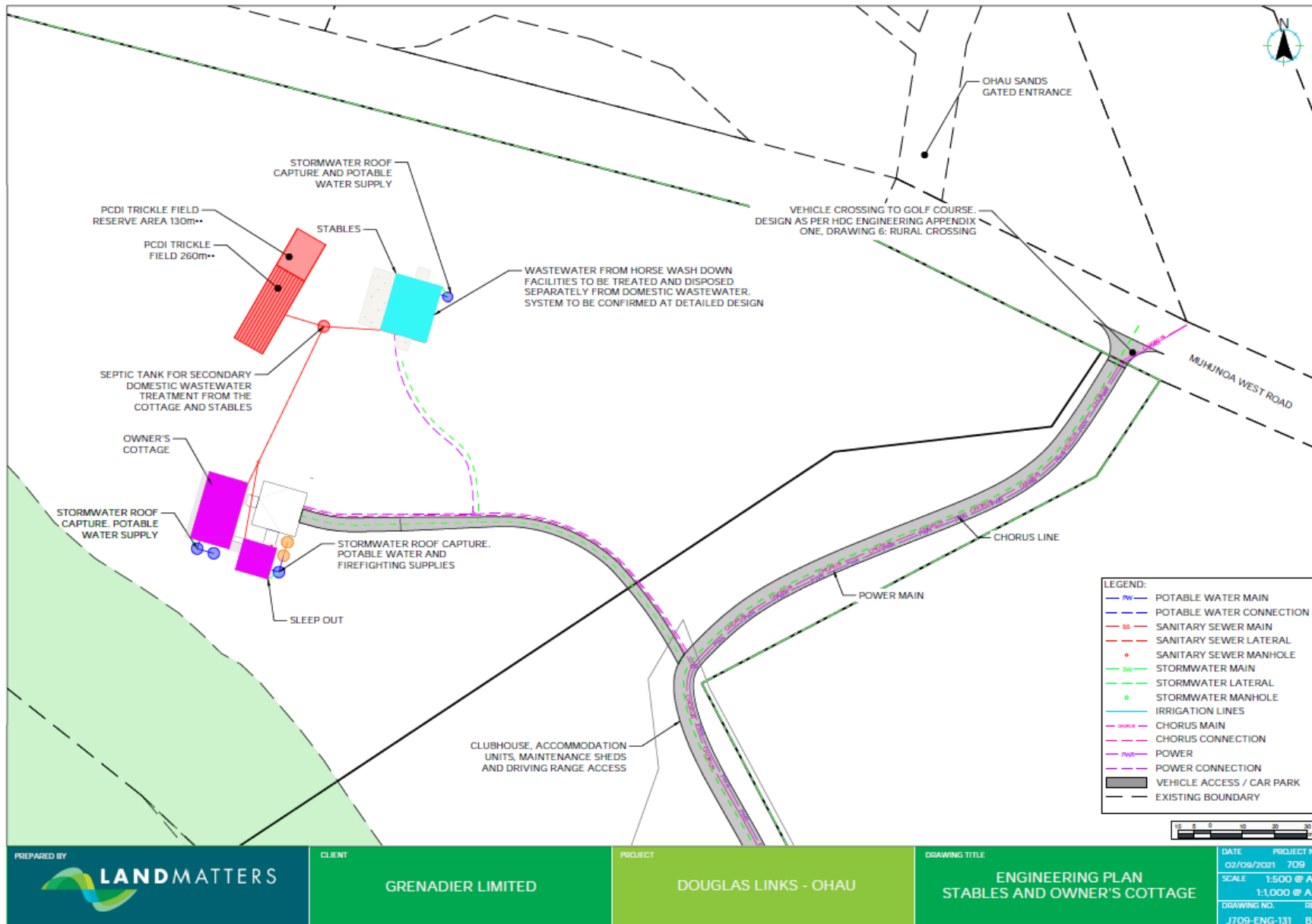
Native shrubs or small trees suited to moist or wet areas				
Common Name	Botanical Name	Height*	Soil ^A	Comments
Karamu	<i>Coprosma robusta</i>	2 to 4	M	Rapid growth, hardy
Mingimingi	<i>Coprosma propinqua</i>	1 to 2	M-W	Divaricating habit
Twiggy tree daisy	<i>Olearia virgata</i>	2 to 4	M	White flowers in summer
Marsh ribbonwood	<i>Plagianthus divaricatus</i>	2	M-W	Coastal sites, divaricating habit
Mahoe	<i>Meliccytus ramiflorus</i>	5 to 10	M	Fast growth, hardy
Cabbage tree	<i>Cordyline australis</i>	5 to 10	D-W	Fast growth, hardy
Putaputaweta; marble leaf	<i>Carpodetus serratus</i>	4 to 8	M	Very attractive, graceful tree
Rangiora	<i>Brachyglottis repanda</i>	3 to 5	M	Sun or shade, needs exposure to wind in humid areas
Pate	<i>Schefflera digitata</i>	3	M	For shady, sheltered sites
Manuka and cultivars	<i>Leptospermum scoparium and cvs</i>	0.15 to 5	D-W	Many forms and flower colours
Native ferns suited to moist or wet areas				
Mamaku; black tree fern	<i>Cyathea medullaris</i>	5 to 15	M-W	Protect from frost and wind
Gully fern	<i>Cyathea cunninghamii</i>	5 to 15	M-W	Protect from frost and wind
Soft tree fern	<i>Cyathea smithii</i>	4 to 8	M	Needs cool, shady, sheltered spot and protection from frost
Wheki-ponga	<i>Dicksonia fibrosa</i>	2 to 6	M	Slow growing
Hen and chicken fern	<i>Asplenium bulbiferum</i>	0.6 to 1	M	Requires shade
Kiokio	<i>Blechnum novae-zelandiae</i>	1.2	M-W	New growth is red when grown in sunnier spot, fronds up to 3m long
Swamp kiokio	<i>Blechnum minus</i>	0.75	W	Sun or shade but must be wet
Crepe fern	<i>Leptopteris hymenophylloides</i>	0.6	M	Requires shade and shelter
Native grasses, sedges, rushes and other plants suited to moist or wet areas				
Jointed wire rush; Oioi	<i>Leptocarpus similis</i>	1	M	Coastal sites
Lake clubrush	<i>Schoenoplectus validus</i>	1.5	W	Needs full sun
Sea rush	<i>Juncus maritimus</i> var. <i>australiensis</i>	1	W	Coastal sites
Bog rush	<i>Schoenus pauciflorus</i>	0.5	W	Prefers permanently wet site
Knobby clubrush	<i>Isolepis nodosa</i>	1	M-W	
Three-square sedge	<i>Scirpus americanus</i>	0.6	M-W	
Cutty grass	<i>Gahnia setifolia</i>	up to 2.5	M	Sun or shade
Cutty grass	<i>Carex geminata</i>	1.2	M-W	Creeping rhizomes form large colonies - not suitable for gardens

Giant umbrella sedge	<i>Cyperus ustulatus</i>	0.6 to 1.2	M-W	Vigorous grower
Red tussock	<i>Chionochloa rubra</i>	1	M	Needs full sun for best colour
Raupo	<i>Typha orientalis</i>	up to 3	W	Can be invasive in gardens
Swamp astelia	<i>Astelia grandis</i>	up to 2	M-W	Sun or semi-shade
Toetoe	<i>Cortaderia fulvida</i>	1.5 to 2.5	D-W	Sun or semi-shade
Flax and cultivars	<i>Phormium tenax</i> and <i>Phormium cvs</i>	0.3 to 3	D-W	Numerous foliage colours

* Height is at maturity and is measured in metres.

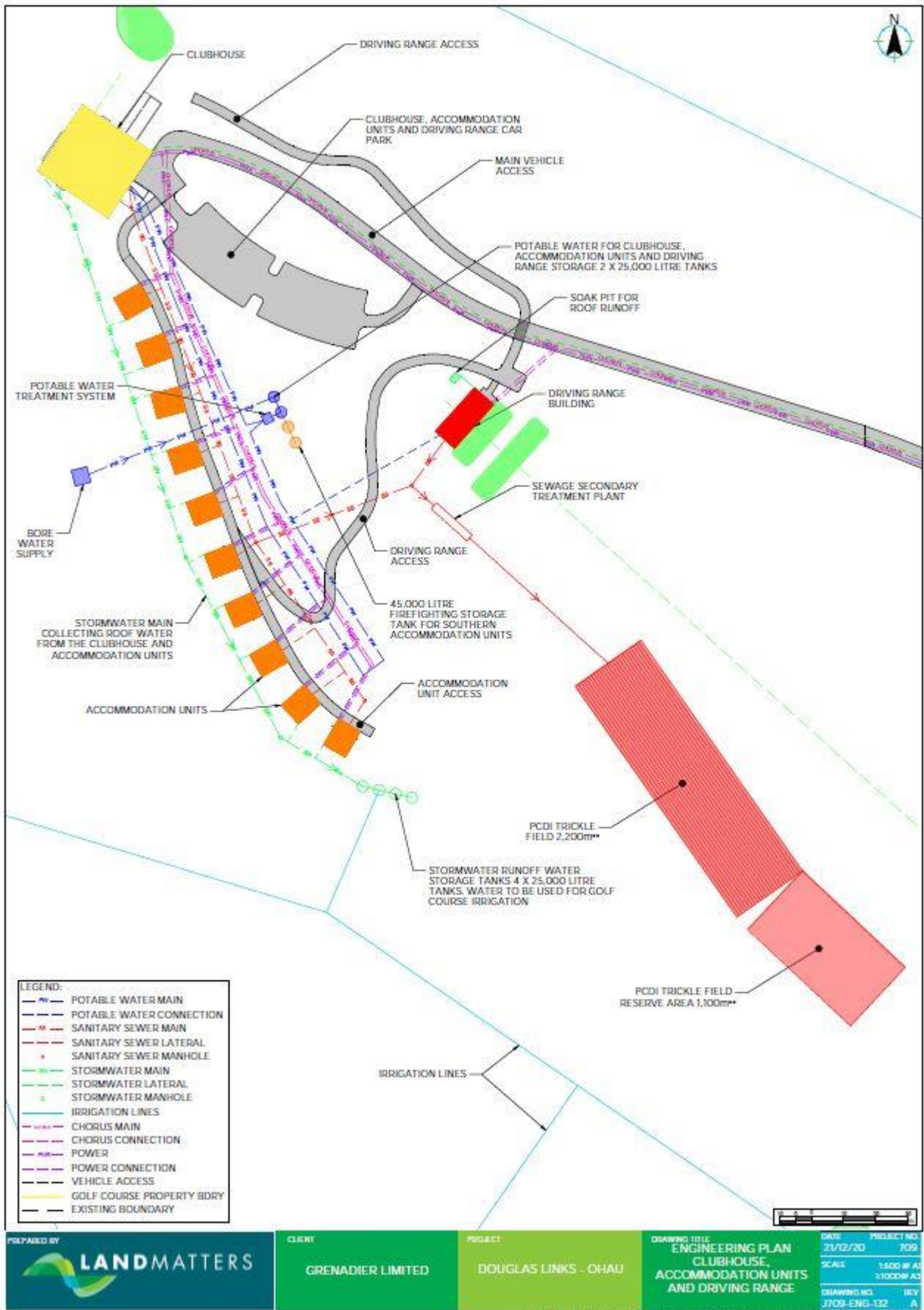
^ Soil relates to the soil moisture conditions tolerated/favoured where D = dry, M = moist and W = wet.

NOTE: The above is a general list of native shrubs, small trees, ferns and grasses suited to moist or wet areas.

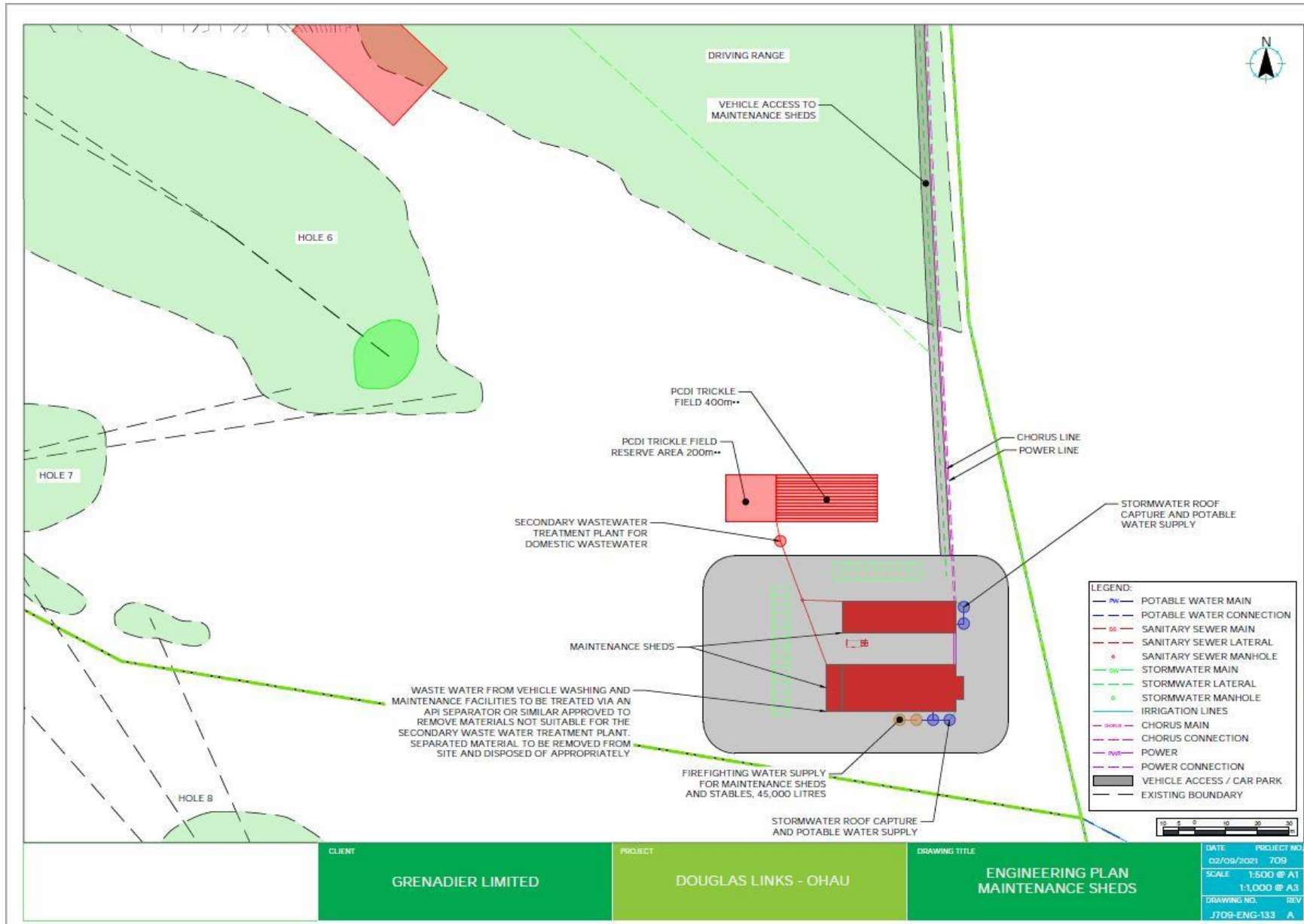


LOC-2022100519 - Owners cottage

Wastewater consent
 ATH-2022205142.00



LOC-2022100521 – Clubhouse



LOC-2022100521 – Maintenance Shed

Wastewater consent
ATH-2022205142.00

Definitions

ERP	Ecological restoration plan
ESCP	Erosion and Sediment Control Plan
Planting season	Refers to the optimal planting period for the relevant species and is defined as the months of May and June.
Ecological function	
Nutrient increase	
SDRP	Sand Daphne Relocation Plan

General conditions applying to all consents related to APP-2020203164.01

Descriptive Specification

1. These resource consents authorise the [abstraction of Groundwater \(Bore ID 361080\)](#), [earthworks](#), land disturbance and vegetation clearance, [the discharge of water within, or within a 100m setback from a natural wetland \(the saltmarsh\) and the discharge of up to 14,600 litres per day of secondary treated domestic wastewater](#) at 765 Muhunua West Road, Ōhau, on the property legally described as **Lots 1 & 2 DP 51446 and part of Lot 4 DP 44581 Blks I III Waitohu SD (Esplanade Reserve)** (hereafter referred to as the property) at 765 Muhunua West Road, Ōhau at approximate map reference **NZTopo50 Centroid BN33:833-979**.
2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **2 July 2021** including the Erosion and Sediment Control Plan (ESCP) and associated Plans (June 2021), and;
 - a. further information received on **14 September 2021** via **email** being a partial response to the s92 request of **1 September 2021** and including ESCP Plans (*North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG–150 to 153, Revision B dated 3 September 2021*);
 - b. further information received on **4 October 2021** via email being a partial response to an the Regional Council email of **1 October 2021** relating to ecological and coastal information; and
 - c. further information received on **1 November 2021** via **email** being a partial response to the s92 request (Cultural effects) of **29 October 2021**.
 - d. [the Draft Ecological Restoration Plan tabled in the s41B report of Dr Vaughn Keesing \(dated April 2022\)](#)

3. Where there may be inconsistencies between information provided by the Applicant and conditions of these resource consents, the conditions of these resource consents apply.

ADVICE NOTE: Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.

4. The Consent Holder must be responsible for all contracted operations related to the exercise of these resource consents and must ensure contractors are made aware of the conditions of these resource consents and ensure compliance with those conditions.
5. A copy of these consents must be kept onsite at all times that physical works authorised by these resource consents are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Manawatū-Whanganui Regional Council.

ADVICE NOTE: An electric version of these consents is considered appropriate to satisfy Condition 4.

Post-Development Assurance

6. In the event of an archaeological site, waahi tapu or koiwi being discovered or disturbed during the activities authorised by this consent, the Consent Holder must immediately cease further works, in the immediate vicinity of the accidental discovery, and inform:

- a. the relevant iwi;
- b. the New Zealand Police;
- c. the Manawatū-Whanganui Regional Council's Regulatory Manager; and
- d. Heritage New Zealand.

Further work in the immediate vicinity of the accidental discovery must be suspended while iwi carry out their procedures for removal of taonga. The Manawatū-Whanganui Regional Council's Regulatory Manager will advise the Consent Holder when work in the site, may recommence.

ADVICE NOTE: In the event that human remains (koiwi) are found the police should be contacted immediately and all works must cease until advice is given that works can recommence.

ADVICE NOTE: The Manawatū-Whanganui Regional Council's Regulatory Manager can be contacted on 0508 800 800.

ADVICE NOTE: A Heritage New Zealand representative can be contacted, at the time of granting of these consents, on the following number 04 472 4341.

Review

Commented [TB1]: As per the HNZPT submission, the Applicant is in the process of applying for a general archaeological authority

7. The Manawatū-Whanganui Regional Council, under s128(1)(a) of the Resource Management Act, in July 2027, 2032 and 2037, serve notice of its intention to review the conditions of these resource consents for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions shall allow for:

- a. An assessment of the water abstraction volumes and rates detailed in the conditions of ATH-2022205141.00 (Groundwater) against any future allocation policy, and if necessary a change to the monitoring outlined in the conditions of the consent; and/-OR-
- b. To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder; and/-OR-
- c. deletion or amendments to any conditions of these resource consents to ensure adverse effects are appropriately mitigated; and/-OR-
- d. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment.

8. The Manawatū-Whanganui Regional Council, under s128(1)(b) of the Resource Management Act, may review ATH-2022205141.00 (Groundwater), when a regional plan has been made operative which sets rules relating to maximum or minimum levels, flows or rates of water use, and in Manawatū- Whanganui Regional Council's opinion is appropriate to review the conditions of this consent in order to enable the levels, flows or rates set by the rule to be met.

Duration and Lapsing

9. If these resource consents are not given effect to by the commencement date + 5 Years they shall lapse pursuant to s125 of the Resource Management Act 1991.

10. ATH-2022205143.00, ATH-2022205144.00, ATH-2022205145.00 and ATH-2022205146.0 (Earthworks and Ecological) will expire ten years from commencement.

11. ATH-2022205141.00 (Groundwater), ATH2022205149.00 (NES-FW) and ATH-2022205142.00 (Domestic Wastewater) will expire on 1 July 2042.

Commented [TB2]: To allow for completion of ecological restoration works

~~Ecological Activity Specific Conditions~~

~~Descriptive Specification~~

- ~~1. These resource consents authorise the land disturbance and vegetation clearance at 765 Muhunoa West Road, Ōhau, on the property legally described as **Lots 1 & 2 DP 51446 and part of Lot 4 DP 44581 Blks I III Waitohu SD (Esplanade Reserve)** (hereafter referred to as the property) at 765 Muhunoa West Road, Ōhau at approximate map reference **NZTopo50 Centroid BN33:833-979**.~~
- ~~2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **2 July 2021** including the Erosion and Sediment Control Plan (ESCP) and associated Plans (June 2021), and;
 - ~~a. further information received on **14 September 2021** via email being a partial response to the s92 request of **1 September 2021** and including ESCP Plans (North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG – 150 to 153, Revision B dated 3 September 2021);~~
 - ~~b. further information received on **4 October 2021** via email being a partial response to an the Regional Council email of **1 October 2021** relating to ecological and coastal information; and~~
 - ~~c. further information received on **1 November 2021** via email being a partial response to the s92 request (Cultural effects) of **29 October 2021**.~~~~
- ~~3. Where there may be inconsistencies between information provided by the Applicant and conditions of these resource consents, the conditions of these resource consents apply.
ADVICE NOTE: Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.~~
- ~~4. The Consent Holder must be responsible for all contracted operations related to the exercise of these resource consents and must ensure contractors are made aware of the conditions of these resource consents and ensure compliance with those conditions.~~
- ~~5. A copy of these consents must be kept onsite at all times that physical works authorised by these resource consents are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Manawatū-Whanganui Regional Council.
ADVICE NOTE: An electric version of these consents is considered appropriate to satisfy **Condition 4**.~~

~~Pre-Development Assurance~~

Commented [FMH3]: Merged into Earthworks condition suite

6. ~~[Place holder condition to detail a lizard management plan including surveys, timescale for delivery and adaptive management processes (removal or avoidance) should a lizard hotspot be detected in any earthworks, vegetation removal or ecological site.]~~

Commented [TB4]: Applicant's ecologist considers this condition is not reasonable or required

7. ~~[Place holder condition inviting [specified iwi representatives (two iwi submitters and Ngati Kikopiri)] to undertake Cultural Health Index Monitoring according to their tikanga. In the event, the specified iwi representatives consider Cultural Health Index Monitoring is required, the Consent Holder shall provide the Manawatū-Whanganui Regional Council's Regulatory Manager with a Cultural Health Index Monitoring Protocol developed in consultation with specified iwi representatives. The protocol as a minimum:]~~

Commented [TB5]: Provides certainty

- a. ~~Describe the relationship of tangata whenua to this site;~~
- b. ~~Describe tikanga relevant to the proposed cultural monitoring, the activities, and the site;~~
- c. ~~Identify and map (with map references) the site(s) to be monitored;~~
- d. ~~Set out the frequency of monitoring;~~
- e. ~~Describe the procedures required to access the application site for the monitoring (in particular health and safety requirements);~~
- f. ~~Identify the parameters and methods used for the monitoring; and~~
- g. ~~Set out the matters to be included in the Cultural Health Index Monitoring Report and the frequency of the reporting obligations.]~~

Commented [TB6]: The Applicant is satisfied with this condition, pending an understanding of the position of the specified iwi in relation to the requirements of the condition

8. ~~[Place holder condition: In the event [specified iwi representatives (two iwi submitters and Ngati Kikopiri)] determine Cultural Health Index monitoring is not required, the Cultural Health Monitoring protocol required by this condition does not need to be developed. The Regulatory Manager must be advised in writing if this condition is not going to be given effect to by way of correspondence provided to the Consent Holder from the specified iwi representatives.]~~

9. ~~The Consent Holder must, **20 (20) working days** prior to commencing activities authorised by these resource consents, provide the Manawatū-Whanganui Regional Council with a finalised Ecological Restoration Plan for technical certification. The final Ecological Restoration Plan must include but is not limited to:~~

- a. ~~A plan showing proposed planting of the identified Duneland areas to include;~~
- b. ~~Appropriate species list including planting densities and planting methodologies;~~
- c. ~~Site preparation details with specific reference to the approaches proposed within the Duneland that address the complicated nature of duneland restoration;~~
- d. ~~Pest plant and pest animal control methodology and regime;~~

- e. ~~A monitoring plan for the duration of these consents for the golf course ensure plant densities and 95% survival rate are maintained; and~~
- f. ~~Details of the measures proposed to ensure protection in perpetuity of the compensation restoration within the Duneland features commensurate with the 1:11:5 ratio detailed in the Application.~~
10. ~~The Consent Holder must ensure that all work required at the compensation sites as detailed in the final Ecological Restoration Plan required by **condition 9** above, must be completed within the first planting season following commencement of the site works. ———~~
11. ~~No works activity on the subject site must commence until the ERP is technically certified.~~
12. ~~The Consent Holder must undertake all ecological works in accordance with the certified ERP.~~
13. ~~The Consent Holder must, **20 (20) working days** prior to commencing activities authorised by these resource consents, provide the Manawatū Whanganui Regional Council with a Wetland and Lagoon Monitoring Plan must be submitted to Council for technical certification. The monitoring plan must include but is not limited to:~~
- a. ~~methodologies to provide baseline and ongoing monitoring measures to sufficiently measure the potential changes in ecological function and nutrient entering the Salt Marsh Wetland (Schedule F habitat) and the Ōhau River Lagoon (Schedule B), over the operation of the earthworks and for a period of no less than 5 years upon completion; and~~
- b. ~~the monitoring plan must specifically include pre-works monitoring to establish baseline condition in sufficient detail that changes can be measured.~~
14. ~~In the event that monitoring reveals a decline in the ecological function and/or an increase of nutrient entering the Salt Marsh Wetland (Schedule F habitat) and the Ōhau River Lagoon (Schedule B), Consent Holder must advise Council as soon as practicable.~~
15. ~~Within 20 working days of a decline in either ecological function or nutrient increase being identified, written confirmation of the effect including a description of the scale of effect and the known, actual or likely reasons for the effect must be prepared by a suitably qualified and experienced ecologist and be provided to the Regional Council. If it is determined that the effect on the Salt Marsh Wetland (Schedule F habitat) and/or the Ōhau River Lagoon (Schedule B) then the Consent Holder must recommended measure to address the effects.~~
16. ~~Prior to any vegetation clearance activity commencing authorised by these consents, the Consent Holder must submit a Katipo Management Plan (KMP), produced by a suitably qualified and experienced ecologist, to the Council for technical certification. The KMP should address the following:~~

Commented [TB7]: Applicant's ecologist considers these conditions are not reasonable or required

- a. ~~Credentials and contact details of the Ecologist(s) who will implement the plan;~~
- b. ~~Time of the implementation of the KMP;~~
- c. ~~Detail of pre-clearance Katipo survey methodology;~~
- d. ~~Management and monitoring protocols for Katipo, including a description of the salvage methodologies and relocation protocols (including the methods used to identify suitable relocation site(s));~~
- e. ~~vegetation removal must be carried out in accordance with the approved FMP and requirements outlined in the condition above;~~
- f. ~~Where more than 10 Katipo spider are relocated, the ecologist or contractor will install one habitat enhancement feature into the relocation site(s); and~~
- g. ~~upon completion of the works, all findings resulting from the implementation of the KMP must be recorded by a suitably qualified and experienced ecologist and provided to Council.~~

~~**ADVICE NOTE:** For completeness, any additional requirements, required as part of Department of Conservation Permit process should also be detailed within the Katipo Management Plan.~~

- 17. ~~Prior to any vegetation clearance activity commencing authorised by these consents, the Consent Holder must undertake an updated survey, by a suitable qualified and experienced ecologist, for any Sand Daphne to occur within the proposed vegetation clearance footprint.~~
- 18. ~~In the event any Sand Daphne individuals are identified within the foot print the Consent Holder must prepare a Sand Daphne Relocation Plan (SDRP). The SDRP and submit to Council for technical certification.~~
- 19. ~~The SDRP must be technically certified prior to any ecological and vegetation clearance works occurring.~~
- 20. ~~The Consent Holder must undertake all ecological and vegetation clearance works in accordance with the certified SDRP.~~
- 21. ~~The Consent may not commence ecological and vegetation clearance works until the SDRP is certified.~~

~~Upon completion of the ecological and vegetation clearance works, all findings resulting from the implementation of the SDRP must be recorded by a suitably qualified and experienced ecologist and provided to Council within 20 working days.~~

~~**Post-Development Assurance**~~

Commented [TB8]: Applicant's ecologist considers this condition is not reasonable or required

Commented [TB9]: Applicant's ecologist considers these conditions are not reasonable or required

Commented [TB10]: Applicant's ecologist considers these conditions are not reasonable or required

22. ~~In the event of an archaeological site, waahi tapu or koiwi being discovered or disturbed during the activities authorised by this consent, the Consent Holder must immediately cease further works, in the immediate vicinity of the accidental discovery, and inform:~~

- ~~a. the relevant iwi;~~
- ~~b. the New Zealand Police;~~
- ~~c. the Manawatū Whanganui Regional Council's Regulatory Manager; and~~
- ~~d. Heritage New Zealand.~~

~~Further work in the immediate vicinity of the accidental discovery must be suspended while iwi carry out their procedures for removal of taonga. The Manawatū Whanganui Regional Council's Regulatory Manager will advise the Consent Holder when work in the site, may recommence.~~

~~**ADVICE NOTE:** In the event that human remains (koiwi) are found the police should be contacted immediately and all works must cease until advice is given that works can recommence.~~

~~**ADVICE NOTE:** The Manawatū Whanganui Regional Council's Regulatory Manager can be contacted on 0508 800 800.~~

~~**ADVICE NOTE:** A Heritage New Zealand representative can be contacted, at the time of granting of these consents, on the following number 04 472 4341.~~

Duration and Lapsing

23. ~~These resource consents will lapse pursuant to s125 of the Resource Management Act 1991 if not given effect to within five years from commencement.~~

24. ~~These resource consents will expire ten years from commencement.~~

Commented [TB11]: As per the HNZPT submission, the Applicant is in the process of applying for a general archaeological authority

Ecological and Earthworks Condition Schedule

~~Descriptive Specification~~

- ~~1. These resource consents authorise the land disturbance and vegetation clearance at 765 Muhunoa West Road, Ōhau, on the property legally described as **Lots 1 & 2 DP 51446 and part of Lot 4 DP 44581 Blks I III Waitohu SD (Esplanade Reserve)** (hereafter referred to as the property) at 765 Muhunoa West Road, Ōhau, at approximate map reference **NZTopo50 Centroid BN33:833-979**.~~
- ~~2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **2 July 2021** including the Erosion and Sediment Control Plan (ESCP) and associated Plans (June 2021), and;
 - ~~d. further information received on **14 September 2021** via email being a partial response to the s92 request of **1 September 2021** and including ESCP Plans (North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG – 150 to 153, Revision B dated 3 September 2021);~~
 - ~~e. further information received on **4 October 2021** via email being a partial response to an the Regional Council email of **1 October 2021** relating to ecological and coastal information; and~~
 - ~~f. further information received on **1 November 2021** via email being a partial response to the s92 request (Cultural effects) of **29 October 2021**.~~~~
- ~~3. Where there may be inconsistencies between information provided by the Applicant and conditions of these resource consents, the conditions of these resource consents apply.
ADVICE NOTE: Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.~~
- ~~4. The Consent Holder must be responsible for all contracted operations related to the exercise of these resource consents and must ensure contractors are made aware of the conditions of these resource consents and ensure compliance with those conditions.~~
- ~~5. A copy of this consent must be kept onsite at all times that physical works authorised by these resource consents are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Manawatū-Whanganui Regional Council.~~

~~**ADVICE NOTE:** An electric version of this consent is considered appropriate to satisfy **Condition 4**.~~

Commented [FMH12]: Conditions 1-5 moved to general conditions

Pre-Development Assurance

6. [Place holder condition to detail a lizard management plan including surveys, timescale for delivery and adaptive management processes (removal or avoidance) should a lizard hotspot be detected in any earthworks, vegetation removal or ecological site.]

Commented [TB13]: Applicant's ecologist considers this condition is not reasonable or required

1. [Place holder condition inviting [specified iwi representatives (two iwi submitters and Ngati Kikopiri)] to undertake Cultural Health Index Monitoring according to their tikanga. In the event, the specified iwi representatives consider Cultural Health Index Monitoring is required, the Consent Holder shall provide the Manawatū-Whanganui Regional Council's Regulatory Manager with a Cultural Health Index Monitoring Protocol developed in consultation with specified iwi representatives. The protocol as a minimum, must shall:]

Commented [TB14]: Provides certainty

a. Describe the relationship of tangata whenua to this site;

b. Describe tikanga relevant to the proposed cultural monitoring, the activities, and the site;

c. Identify and map (with map references) the site(s) to be monitored;

d. Set out the frequency of monitoring;

e. Describe the procedures required to access the application site for the monitoring (in particular health and safety requirements);

f. Identify the parameters and methods used for the monitoring; and

g. Set out the matters to be included in the Cultural Health Index Monitoring Report and the frequency of the reporting obligations.]

Commented [TB15]: The Applicant is satisfied with this condition, pending an understanding of the position of the specified iwi in relation to the requirements of the condition

2. [Place holder condition: In the event [specified iwi representatives (two iwi submitters and Ngati Kikopiri)] determine Cultural Health Index monitoring is not required, the Cultural Health Monitoring protocol required by this condition does not need to be developed. The Regulatory Manager must be advised in writing if this condition is not going to be given effect to by way of correspondence provided to the Consent Holder from the specified iwi representatives.]

3. The Consent Holder must, 20 (20) working days prior to commencing activities authorised by these resource consents, provide the Manawatū-Whanganui Regional Council with a finalised Ecological Restoration Plan for technical certification. The final Ecological Restoration Plan must include but is not limited to:

a. A plan showing proposed planting of the identified Duneland areas to include those contained in the draft restoration plan prepared by Boffa Miskell dated April 2022, ~~no~~ less than 24.38 ha of either Active Duneland and/or Stable Duneland;

b. Appropriate species list including planting densities and planting methodologies;

- c. Site preparation details with specific reference to the approaches proposed within the Duneland that address the complicated nature of duneland restoration;
 - d. Pest plant and pest animal control methodology and regime;
 - e. A monitoring plan for the duration of these consents for the golf course ensure plant densities and 95% survival rate are maintained; and
 - f. Details of the measures proposed to ensure protection in perpetuity of the compensation restoration within the Duneland features commensurate with the 4:11:5 ratio outcomes detailed in the draft restoration plan.
4. The Consent Holder must ensure that all work required at the compensation sites as detailed in the final Ecological Restoration Plan required by **condition 1** above, must be completed within the first planting season following commencement of site works in accordance with the draft restoration plan.
 5. No restoration works activity on the subject site must shall commence until the ERP is technically certified by the Manawatū-Whanganui Regional Council.
 6. The Consent Holder must undertake all ecological works in accordance with the certified ERP.
 7. The Consent Holder must, **20 (20) working days** prior to commencing activities authorised by these resource consents, provide the Manawatū Whanganui Regional Council with a Wetland and Lagoon Monitoring Plan must be submitted to Council for technical certification. The monitoring plan must include but is not limited to:
 - a. methodologies to provide baseline and ongoing monitoring measures to sufficiently measure the potential changes in ecological function and nutrient entering the Salt Marsh Wetland (Schedule F habitat) and the Ōhau River Lagoon (Schedule B), over the operation of the earthworks and for a period of no less than 5 years upon completion; and
 - b. the monitoring plan must specifically include pre-works monitoring to establish baseline condition in sufficient detail that changes can be measured.
 8. In the event that monitoring reveals a decline in the ecological function and/or an increase of nutrient entering the Salt Marsh Wetland (Schedule F habitat) and the Ōhau River Lagoon (Schedule B), Consent Holder must advise Council as soon as practicable.
 9. Within 20 working days of a decline in either ecological function or nutrient increase being identified, written confirmation of the effect including a description of the scale of effect and the known, actual or likely reasons for the effect must be prepared by a suitably qualified and experienced ecologist and be provided to the Regional Council. If it is determined that the effect

Commented [FMH16]: All cross-referencing through the consent needs to be checked – FJM will do

~~on the Salt Marsh Wetland (Schedule F habitat) and/or the Ōhau River Lagoon (Schedule B) then the Consent Holder must recommended measure to address the effects;~~

Commented [TB17]: Applicant's ecologist considers these conditions are not reasonable or required

~~10. Prior to any vegetation clearance activity commencing authorised by these consents, the Consent Holder must submit a Katipo Management Plan (KMP), produced by a suitably qualified and experienced ecologist, to the Council for technical certification. The KMP should address the following:~~

~~h. Credentials and contact details of the Ecologist(s) who will implement the plan;~~

~~i. Time of the implementation of the KMP;~~

~~j. Detail of pre-clearance Katipo survey methodology;~~

~~k. Management and monitoring protocols for Katipo, including a description of the salvage methodologies and relocation protocols (including the methods used to identify suitable relocation site(s));~~

~~l. vegetation removal must be carried out in accordance with the approved FMP and requirements outlined in the condition above;~~

~~m. Where more than 10 Katipo spider are relocated, the ecologist or contractor will install one habitat enhancement feature into the relocation site(s); and~~

~~n. upon completion of the works, all findings resulting from the implementation of the KMP must be recorded by a suitably qualified and experienced ecologist and provided to Council.~~

~~**ADVICE NOTE:** For completeness, any additional requirements, required as part of Department of Conservation Permit process should also be detailed within the Katipo Management Plan.~~

Commented [TB18]: Applicant's ecologist considers this condition is not reasonable or required

~~11. Prior to any vegetation clearance activity commencing authorised by these consents, the Consent Holder must undertake an updated survey, by a suitable qualified and experienced ecologist, for any Sand Daphne to occur within the proposed vegetation clearance footprint.~~

Commented [FMH19R18]: As per hearing – a variation of this condition is required

~~12. In the event any Sand Daphne individuals are identified within the foot print the Consent Holder must prepare a Sand Daphne Relocation Plan (SDRP). The SDRP and submit to Council for technical certification.~~

Commented [FMH20]: As per hearing – a variation of this will be required

~~13. The SDRP must be technically certified prior to any ecological and vegetation clearance works occurring.~~

~~14. The Consent Holder must undertake all ecological and vegetation clearance works in accordance with the certified SDRP.~~

~~15. The Consent may not commence ecological and vegetation clearance works until the SDRP is certified.~~

~~7. Upon completion of the ecological and vegetation clearance works, all findings resulting from the implementation of the SDRP must be recorded by a suitably qualified and experienced ecologist and provided to Council within 20 working days.~~

~~16.8.~~ The Consent Holder must inform the Manawatū-Whanganui Regional Council Consents Monitoring Team in writing at least **ten (10) working days** prior to the commencement of activities of the start date of the works authorised by these resource consents.

ADVICE NOTE: The Manawatū-Whanganui Regional Council Consents Monitoring Team can be contacted by phoning 0508 800 800 or via email at consents.monitoring@horizons.govt.nz

~~17.9.~~ Prior to activities commencing as authorised by these resource consents, the Consent Holder must appoint a representative(s) who must be the Manawatū-Whanganui Council's principal contact person(s) in regard to matters relating to these resource consents. The Consent Holder must inform the Manawatū-Whanganui Regional Council of the representative's name and how they can be contacted, prior to these resource consents being exercised. Should that person(s) change during the term of these resource consents, the Consent Holder must immediately inform the Manawatū-Whanganui Regional Council and must also give written notice to the Manawatū-Whanganui Region Council of the new representatives' name and how they can be contacted.

~~18.10.~~ The Consent Holder must arrange and conduct a pre-construction site meeting and invite, with a minimum of **ten (10) working days'** notice, the Manawatū-Whanganui Regional Council, the site representative(s) nominated under **Condition 8** of this consent, the contractor, representatives from Ngati Kikopiri, Muaupoko Tribal Authority and Te Iwi o Ngati Trust & other Mandated authorities and any other party representing the Consent Holder prior to any work authorised by this consent commencing on site. This must apply on an annual basis during the construction period with a pre-construction site meeting to be held every annual period commencing from **1 October**.

ADVICE NOTE: In the case that any of the invited parties, other than the site representative does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

~~19.11.~~ The Consent Holder must, **ten (10) working days** prior to commencing activities authorised by this resource consent, provide the Manawatū-Whanganui Regional Council with a finalised Erosion and Sediment Control Plan (ESCP) for technical certification.

ADVICE NOTE: The Consent Holder has provided an ESCP (*'Erosion and Sediment Control Plan Douglas Links Golf Course – Grenadier Limited: North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG–150 to 153, Revision B* (3 September

2021)) as part of its application. However, it is possible that once a contractor is engaged by the Consent Holder the ESCP may change as a result of input from the contractor.

ADVICE NOTE: Regarding Manawatū-Whanganui Regional Council certification: Several conditions require the certification of the Manawatū-Whanganui Regional Council. That certification (or withholding of approval) must be based on the Manawatū-Whanganui Regional Council's assessment of whether the matters being considered achieve the objective of minimising sediment discharges from the site to the extent practicable.

20-12. The Consent Holder must undertake all earthworks authorised by this consent in accordance with the certified ESCP.

ADVICE NOTE: The Consent Holder has provided an ESCP (*Erosion and Sediment Control Plan Douglas Links Golf Course – Grenadier Limited: North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG–150 to 153, Revision B* (3 September 2021)) as part of its application. However, it is possible that once a contractor is engaged by the Consent Holder the ESCP may change as a result of input from the contractor.

ADVICE NOTE: Regarding Manawatū-Whanganui Regional Council certification: Several conditions require the certification of the Manawatū-Whanganui Regional Council. That certification (or withholding of approval) must be based on the Manawatū-Whanganui Regional Council's assessment of whether the matters being considered achieve the objective of minimising sediment discharges from the site to the extent practicable.

21-13. Any changes proposed to the ESCP required by **Condition 11** must be confirmed in writing by the Consent Holder and certified in writing by the Manawatū-Whanganui Regional Council acting in a technical certification capacity, prior to the implementation of any changes proposed. In this regard, erosion and sediment control measures must be established and maintained in accordance with the document titled *"Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region dated February 2021"*, and the certified ESCP.

22-14. The Consent Holder must ensure that a copy of the certified ESCP required by **Condition 11**, including any certified amendments, is kept onsite and this copy is updated within **five (5) working days** of any amendments being certified.

23-15. The Consent Holder must prepare and forward a detailed schedule of construction activities to the Manawatū-Whanganui Regional Council **ten (10) working days** prior to the commencement of works authorised by these resource consents, and updates at one-month intervals during works. These must include details of;

- a. The commencement date and expected duration of the major cut and fill operations;
- b. The location of the major cut and fill operations;

- c. The location of topsoil stockpiles;
- d. The commencement and completion dates for the implementation of erosion and sediment controls; and
- e. The proposed construction and methodology, including staging of earthworks.

[24-16.](#) The Consent Holder must, prior to any earthworks commencing, submit to the Manawatū-Whanganui Regional Council a statement signed by an appropriately qualified and experienced professional certifying that all erosion and sediment control structures have been constructed in accordance with the ESCP required by **Condition 11**. Erosion and sediment controls covered within the statement must include at least the silt fences and bunds. The certification statement must be supplied to the Manawatū-Whanganui Regional Council within **five (5) working days** of the completion of the construction of the structures concerned. Information contained in the certification statement must include at least the following;

- a. Confirmation of contributing catchment areas;
- b. The location, capacity and design of each structure;
- c. Position of inlets and outlets;
- d. Stability of the structures;
- e. Measures to control erosion; and
- f. Any other relevant matter.

[25-17.](#) The Consent Holder must submit a Spill Management Plan at least **ten (10) working days** prior to the commencement of any works authorised by this consent. The Spill Management Plan must include but not be limited to the following information:

- a. Person(s) responsible for responding to any spills;
- b. Potential sources of contaminants from the site and the proposed works; and
- c. The proposed response procedures.

Environmental Standard

[26-18.](#) The Consent Holder must ensure that sediment losses to natural water arising from the exercise of these resource consents are minimised during the duration of the works and during the term of this consent. In this regard, erosion and sediment control measures must be established and

maintained in accordance with the document titled “Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region dated February 2021” and the certified ESCP.

~~27-19.~~ All earthmoving machinery, pumps, generators and ancillary equipment must be operated in a manner, which ensures spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body, ephemeral water body, or overland flow path, such that any spillage can be contained so that it does not enter surface water.

~~28-20.~~ The Consent Holder must ensure that, as far as practicable, all clean water run-off from stabilised surfaces including catchment areas above the site must be diverted away from the exposed areas via a stabilised system to prevent erosion. The Consent Holder must also ensure any outfall(s) of these systems are protected to minimise erosion.

~~29-21.~~ During the construction period, discharges from the work site must not cause an increase in turbidity (NTU) in any flowing water body by more than **30%** after reasonable mixing.

ADVICE NOTE: Reasonable mixing is defined as **seven (7) times** the bed width

~~30-22.~~ There must be no discharge of airborne particulate matter that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject property.

ADVICE NOTE: For the purpose of this consent, a Consents Monitoring Officer may assess the Frequency, Intensity, Duration, Offensiveness/Character and Location of Exposure (FIDOL) of any discharge to air determine whether the discharge is Offensive, Objectionable, Noxious and/ or Dangerous; definitions of these are provided in Chapter 15 of the One Plan 2018, or any superseding Regional Plan.

Operational Restrictions

~~31-23.~~ The Consent Holder must ensure that a **maximum 2.0ha** of exposed earthworks associated with this proposal exists at any one time, unless a plan submitted in accordance with Conditions 9-11 authorises an alternative approach. Such change must be approved in writing by the Manawatū-Whanganui Regional Council acting in a technical certification capacity.

~~32-24.~~ The works authorised by this consent must be undertaken in such a manner so as to avoid flooding effects on adjacent land.

~~33-25.~~ The Consent Holder must ensure that all erosion and sediment control structures are inspected on a weekly basis and within **twenty-four (24) hours** of each rainstorm event that is likely to impair the function or performance of the controls.

Commented [TB21]: To allow for other approved construction approaches

Commented [FMH22R21]: I have technical comments to add in here from Graeme Ridley

~~34-26.~~ The Consent Holder must carry out monitoring and maintenance of erosion and sediment controls in accordance with the conditions of these resource consents and must maintain records detailing:

- a. The date, time and results of the monitoring undertaken; and
- b. The erosion and sediment controls that required maintenance; and
- c. The date and time when the maintenance was completed.

These records must be provided to the Manawatū-Whanganui Regional Council at all reasonable times and within **seventy-two (72) hours** of a written request to do so.

Post Development Assurance

~~35-27.~~ The removal of any erosion and sediment control measure from any area where soil has been disturbed as a result of the exercise of these resource consents must only occur after consultation and written approval has been obtained from the Manawatū-Whanganui Regional Council acting in a technical certification capacity. In this respect, the main issues that will be considered by the Manawatū-Whanganui Regional Council include:

- a. The adequacy of the soil stabilisation and/or covering vegetation;
- b. The quality of the water discharged from the rehabilitated land; and
- c. The quality of the receiving water.

~~36-28.~~ The Consent Holder must ensure those areas of the site where earthworks have been completed must be stabilised against erosion as soon as practically possible and within a period not exceeding **three (3) days** after completion of any works authorised by these resource consents. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Manawatū-Whanganui Regional Council acting in a technical certification capacity. The Consent Holder must monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

~~37. In the event of an archaeological site, waahi tapu or koiwi being discovered or disturbed during the activities authorised by this consent, the Consent Holder must immediately cease further works, in the immediate vicinity of the accidental discovery, and inform:~~

- ~~a. the relevant iwi;~~
- ~~b. the New Zealand Police;~~

Commented [FMH23]: Archaeological condition moved to General conditions

~~e. the Manawatū Whanganui Regional Council's Regulatory Manager; and~~

~~d. Heritage New Zealand.~~

~~Further work in the immediate vicinity of the accidental discovery must be suspended while iwi carry out their procedures for removal of taonga. The Manawatū Whanganui Regional Council's Regulatory Manager will advise the Consent Holder when work in the site may recommence.~~

~~ADVICE NOTE: In the event that human remains (koiwi) are found the police should be contacted immediately and all works must cease until advice is given that works can recommence.~~

~~ADVICE NOTE: The Manawatū Whanganui Regional Council's Regulatory Manager can be contacted on 0509 800 800.~~

~~ADVICE NOTE: A Heritage New Zealand representative can be contacted, at the time of granting of these consents, on the following number 04 472 4341.~~

Commented [TB24]: As per HNZPT submission, the Applicant is in the process of applying for a general archaeological authority

Monitoring & Reporting

~~38-29.~~ If any complaints are received by the Consent Holder regarding the activities authorised by these resource consents, the Consent Holder must notify the Manawatū-Whanganui Regional Council of those complaints as soon as practicable and no longer than one working day after receiving the complaint. If complaints are received, the Consent Holder must record the following details in a Complaints Log:

- a. Time and type of complaint, including details of the incident, e.g. duration, any effects noted;
- b. Name, address and contact phone number of the complainant (if provided);
- c. Location from which the complaint arose;
- d. The weather conditions and wind direction at the time of any dust complaint;
- e. The likely cause of the complaint;
- f. The response made by the Consent Holder including any corrective action undertaken by the Consent Holder in response to the complaint; and
- g. Futures actions proposed as a result of the complaint.

Duration and Lapsing

39. ~~These resource consents will lapse pursuant to s125 of the Resource Management Act 1991 if not given effect to within five years from commencement.~~

40. ~~These resource consents will expire five years from commencement.~~

Commented [FMH25]: Duration and lapsing conditions moved to general condition schedule

Groundwater Condition Schedule ATH-2022205141.00 and ATH-2022205149.00

~~Descriptive Specification~~

- ~~1. This consent authorises the abstraction of groundwater from **Bore No. 361080** on the property legally described as **Lots 1 & 2 DP 51446 and part of Lot 4 DP 44581 Blks I-III Waitohu SD (Esplanade Reserve)** (hereafter referred to as the property) at 765 Muhunoo West Road at approximate map reference **NZTopo50 BN33 833 979**.~~
- ~~2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **2 July 2021** and;
 - ~~a. further information received on **14 September 2021** via email being a partial response to the s92 request of **1 September 2021**;~~
 - ~~b. further information received on **4 October 2021** via email being a partial response to an the Regional Council email of **1 October 2021** relating to ecological and coastal information; and~~
 - ~~c. further information received on **1 November 2021** via email being a partial response to the s92 request (Cultural effects) of **29 October 2021**.~~~~
- ~~3. Where there may be inconsistencies between information provided by the Applicant and conditions of the resource consent, the conditions of the resource consent apply.~~

~~**ADVICE NOTE:** Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.~~

Pre-Development Assurance

- ~~4-1.~~ Prior to exercising this consent, the Consent Holder shall have an electromagnetic flow meter installed by an accredited installer. An accredited installer is currently accredited by Irrigation New Zealand (also referred to as IrrigationNZ) represented by the 'Blue Tick' logo. The flow meter must be:
 - a. located on the water abstraction line; and
 - b. have a pulse counter output traceably calibrated to +/- 5% or better; and
 - c. capable of providing daily water use as well as a pulse counter output; and
 - d. positioned to measure the entire volume abstracted under authorisation of this consent; and
 - e. installed in accordance with the Resource Management (Measurement and Reporting of Water Takes) Amendments Regulation 2020; and

Commented [FMH26]: Conditions 1-3 merged and moved to general conditions

- f. installed in accordance with the IrrigationNZ “The New Zealand Water Measurement Code of Practice” September 2018.

ADVICE NOTE: An accredited installer is currently accredited by Irrigation New Zealand (also referred to as IrrigationNZ) represented by the ‘Blue Tick’ logo. A list of accredited providers can be located at www.irrigationnz.co.nz

5-2. **Prior to** exercising this consent, the Consent Holder shall install and maintain, in fully operational condition, a GRS data logger / telemetry unit compatible with the Manawatū-Whanganui Regional Council’s Telemetry System. The data logger / telemetry unit must be:

- a. Installed on the water abstraction line; and
- b. Have traceably calibrated to +/- 5% or better; and
- c. Set to New Zealand Standard Time.

ADVICE NOTE: The GRS data logger / telemetry unit which is attached to the pulse counter output will be monitored by the Manawatū-Whanganui Regional Council to ensure compliance with the resource consent conditions and as part of a programme to enable monitoring of total catchment water use.

6-3. **Prior to** exercising this consent, the Consent Holder shall install and maintain an automatic backflow prevention device within the pump outlet plumbing or within the mainline to prevent the backflow of water through the meter referred to in **Condition 3** of this consent.

7-4. The Consent Holder shall ensure that the monitoring equipment referred to in conditions **3, 4, and 5** in respect to the flow meters, telemetry equipment and /or back flow preventer is located in a position where it can be read and safely accessed at all times.

8-5. The Consent Holder shall provide evidence of the pipe head works and associated infrastructure being installed in accordance with conditions **3** and **5** by submitting an installation certificate completed by an accredited installer and submitting it to the Manawatū-Whanganui Regional Council’s Consents Monitoring Team Leader within **three (3) months** of the consent being granted.

ADVICE NOTE: Installation certificates can be sent to the Consents Monitoring Team Leader via email consent.monitoring@horizons.govt.nz –OR– via mail addressed to: C/- The Consent Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

Environmental Standards

~~9-6.~~ The maximum daily abstraction of groundwater shall not exceed **1390 cubic metres per day (m³/day)** from bore number **361080** at a maximum instantaneous rate of **17 litres per second (l/s)**.

~~10-7.~~ The maximum annual abstraction rate of this resource consent shall not exceed **208,268 cubic metres per year (208,268 m³/year)**.

ADVICE NOTE: The annual volume applies from 1 July – 30 June being the **first July** after consent the commences.

~~11-8.~~ The Consent Holder shall, in circumstances when the electrical conductivity measured either under **condition 14** of this consent exceeds:

- a. 1,000 µS/cm, immediately decrease the daily abstraction volume to a maximum of **927 m³/day**;
- b. 1,250 µS/cm, immediately decrease the daily abstraction volume to a maximum of **463 m³/day**;
- c. 1,500 µS/cm, immediately cease the abstraction and shall not resume the abstraction until written notification from the Manawatū-Whanganui Regional Councils Consents Monitoring Team Leader has been received confirming that abstraction can continue.

Operational Restrictions

~~12-9.~~ In the event that the equipment detailed in conditions **3, 4, and 5** in respect to the flow meters, telemetry equipment and /or back flow preventer fails, replacement or repair will be at the Consent Holder's expense and replacement or repair will be required within **seven (7) days**.

Post-Development Assurance

~~13-10.~~ Within **three (3) months** of installation, the Consent Holder shall have the flow meter (required by Condition **3**) verified by an Irrigation New Zealand "Blue Tick" accredited verifier.

~~14-11.~~ The flow meter shall be verified by an Irrigation New Zealand "Blue Tick" accredited verifier every **five (5) years** thereafter to ensure compliance with condition 10. The Consent Holder shall provide evidence of the verification in writing to the Manawatū-Whanganui Regional Council's Consents Monitoring Team Leader within **one (1) month** of the verification being completed.

ADVICE NOTE: Written verification can be sent to the Consents Monitoring Team Leader via email consent.monitoring@horizons.govt.nz –OR- via mail addressed to: C/- The Consent Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

Monitoring Provision

~~15-12~~. The Consent Holder shall allow any Manawatū-Whanganui Regional Council staff member and its agents to attach monitoring or telemetry equipment to monitor water use to ensure compliance with consent conditions and / or as part of a programme to enable monitoring of total water use.

~~16-13~~. In the event that the equipment detailed in conditions **3, 4, and 5** in respect to the flow meters, telemetry equipment and / or back flow preventer is removed for servicing or replacement, the Consent Holder shall notify the Manawatū-Whanganui Regional Council's Consents Monitoring Team Leader within **one (1) working day** and keep daily records of the volumes and rates of water abstracted under this resource consent. These records shall be submitted to the Manawatū-Whanganui Regional Council on a weekly basis until the equipment is reinstalled or replaced.

ADVICE NOTE: Records can be submitted to the Consents Monitoring Team Leader via email consent.monitoring@horizons.govt.nz –OR- via mail addressed to: C/- The Consent Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

~~17-14~~. The Consent Holder shall in January, April and October of each year that the bore is in use, measure:

- a. groundwater levels under static conditions; and
- b. groundwater levels under pumping conditions; and
- c. electrical conductivity of pumped water.

~~18-15~~. The measurements shall be recorded in a log book and provided to the Manawatū-Whanganui Regional Council's Consents Monitoring Team Leader **within five (5) working days** of the measurements being made.

ADVICE NOTE: Measurements can be sent to the Manawatū-Whanganui Regional Council via email consent.monitoring@horizons.govt.nz –OR- by mail, addressed to: C/- The Consents Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

~~19-16~~. If measurements of electrical conductivity under **condition 14** increase by 50% from any earlier measured value, then the Consent Holder at their expense, shall:

- a. install telemetry to measure groundwater levels & electrical conductivity continuously; and

- b. collect one water sample in each month July, October, January and April for the duration of the consent; and
- c. have laboratory analysis undertaken on the sample for the parameters listed in **Table 1** below; and
- d. have laboratory analysis undertaken for the ionic balance of the sampled water; and
- e. provide the analysis results to the Manawatū-Whanganui Regional Council Consents Monitoring Team Leader.

Commented [FMH27]: AJ requested deletion. Dr Garden disagrees. Has been reinstated as pre Dr Garden memo

Table 1: Water Quality Parameters

Parameter	Units
pH	
Calcium	ppm Ca ²⁺
Magnesium	ppm Mg ²⁺
Sodium	ppm Na ⁺
Potassium	ppm K ⁺
Iron	ppm Fe ²⁺
Manganese	ppm Mn ²⁺
Boron	ppm B ³⁺
Silica	ppm SiO ₂
Sulphate	ppm SO ₄ ²⁻
Chloride	ppm Cl ⁻
Carbonate	ppm CO ₃ ²⁻
Bicarbonate	ppm HCO ₃ ⁻

ADVICE NOTE: Analysis Results can be sent to the Manawatū-Whanganui Regional Council via email consent.monitoring@horizons.govt.nz –OR– by mail, addressed to: C/- The Consents Monitoring Team Leader, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

ADVICE NOTE: The ionic balance of the sampled water should not have a discrepancy of greater than 5%.

Commented [BG28]: I haven't seen this Condition before.

This will be determined in the lab. However, the result could be dependent upon the appropriate calibration range and I understand that errors can be associated with titrations (I'm not an expert on this).

Review

~~20.—The Manawatū-Whanganui Regional Council, under s128(1)(a) of the Resource Management Act, in July 2027, 2032 and 2037, serve notice of its intention to review the conditions of this resource consent for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions shall allow for:~~

Commented [BG29]: I would recommend that this be increased to 10% as there may be too many variables out of our (and the lab's) control. But again, I'm not experienced in this field.

Commented [FMH30R29]: Dr Garden disagrees – as per his memo. The Advice note has been reinstated.

Commented [FMH31]: Review condition moved to general condition schedule

- a. ~~An assessment of the water abstraction volumes and rates detailed in the conditions of this consent against any future allocation policy, and if necessary a change to the monitoring outlined in the conditions of the consent; and/ OR~~
- b. ~~To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder; and/ OR~~
- c. ~~deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and/ OR~~
- d. ~~addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment.~~

~~21.17. The Manawatū Whanganui Regional Council, under s128(1)(b) of the Resource Management Act, may review this resource consent, when a regional plan has been made operative which sets rules relating to maximum or minimum levels, flows or rates of water use, and in Manawatū Whanganui Regional Council's opinion is appropriate to review the conditions of this consent in order to enable the levels, flows or rates set by the rule to be met.~~

~~**Duration and Lapsing**~~

- 22. ~~If this resource consent is not given effect to by the commencement date + 5 Years it shall lapse pursuant to s125 of the Resource Management Act 1991.~~
- 23. ~~The resource consent will expire on 1 July 2042.~~

Commented [FMH32]: Duration and lapsing conditions moved to general condition schedule

Descriptive Specification

Commented [FMH33]: Descriptive specification moved to General condition schedule

- ~~1. These resource consents authorise the land disturbance and vegetation clearance at 765 Muhunoa West Road, Ōhau, on the property legally described as **Lots 1 & 2 DP 51446 and part of Lot 4 DP 44581 Blks I III Waitohu SD (Esplanade Reserve)** (hereafter referred to as the property) at 765 Muhunoa West Road, Ōhau at approximate map reference **NZTopo50 Centroid BN33:833-979**.~~
- ~~2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **2 July 2021** including the Erosion and Sediment Control Plan (ESCP) and associated Plans (June 2021), and;
 - ~~a. further information received on **14 September 2021** via email being a partial response to the s92 request of **1 September 2021** and including ESCP Plans (North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG – 150 to 153, Revision B dated 3 September 2021);~~
 - ~~b. further information received on **4 October 2021** via email being a partial response to an the Regional Council email of **1 October 2021** relating to ecological and coastal information; and~~
 - ~~c. further information received on **1 November 2021** via email being a partial response to the s92 request (Cultural effects) of **29 October 2021**.~~~~
- ~~3. Where there may be inconsistencies between information provided by the Applicant and conditions of these resource consents, the conditions of these resource consents apply.
ADVICE NOTE: Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.~~
- ~~4. The Consent Holder must be responsible for all contracted operations related to the exercise of these resource consents and must ensure contractors are made aware of the conditions of these resource consents and ensure compliance with those conditions.~~
- ~~5. A copy of these consents must be kept onsite at all times that physical works authorised by these resource consents are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Manawatū-Whanganui Regional Council.
ADVICE NOTE: An electric version of these consents is considered appropriate to satisfy **Condition 4**.~~

Pre-Development Assurance

General conditions: water quality and movement

6-1. The general conditions relating to water quality and movement are as follows:

- a. the activity must not result in the discharge of a contaminant if the receiving environment includes any natural wetland in which the contaminant, after reasonable mixing, causes, or may cause, one or more of the following effects:
 - i. the production of conspicuous oil or grease films, scums or foams or floatable or suspended materials;
 - ii. a conspicuous change in colour or visual clarity;
 - iii. an emission of objectionable odour;
 - iv. the contamination of freshwater to the extent that it is not suitable for farm animals to drink;
 - v. adverse effects on aquatic life that are more than minor; and
- b. the activity must not increase the level of flood waters that would, in any flood event (regardless of probability), inundate all or any part of the 1% AEP floodplain (but *see* subclause (2)); and
- c. the activity must not alter the natural movement of water into, within, or from any natural wetland (but *see* subclause (3)); and
- d. the activity must not involve taking or discharging water to or from any natural wetland (but *see* subclause (3)); and

7-2. Subclause (6)(b) does not apply if the person undertaking the activity—

- a. owns or controls the only land or structures that would be affected by a flood in all or any part of the 1% AEP floodplain; or
- b. has—
 - i. obtained written consent to undertaking the activity from each person who owns or controls the land or structures that would be affected by a flood in all or part of the 1% AEP floodplain, after informing them of the expected increase in the level of flood waters; and
 - ii. satisfied the relevant regional council that they have complied with subparagraph (i).

8-3. Despite subclause (6)(c) and (d), the temporary taking, use, damming, or diversion of water around a work site, or discharges of water into the water around a work site, may be undertaken if the following conditions are complied with:

- a. the activity must be undertaken during a period when there is a low risk of flooding; and
- b. the activity must be undertaken only for as long as necessary to achieve its purpose; and
- c. before the activity starts, a record must be made (for example, by taking photographs) of the original condition of any affected natural wetland's bed profile and hydrological regime that is sufficiently detailed to enable compliance with paragraph to be verified; and
- d. the bed profile and hydrological regime of the natural wetland must be returned to their original condition no later than 14 days after the start of the activity; and
- e. if the activity is damming, the dam must be no higher than 600 mm; and
- f. if the activity is a diversion that uses a pump, a fish screen with mesh spacing no greater than 3 mm must be used on the intake.

9-4. In subclauses (6) and (7), **1% AEP floodplain** means the area that would be inundated in a flood event of a size that has a 1% or greater probability of occurring in any one year.

General condition: earth stability and drainage

10-5. The general condition relating to earth stability and drainage is that the activity must not create or contribute to—

- a. the instability or subsidence of a slope or another land surface; or
- b. the erosion of the bed or bank of any natural wetland; or
- c. a change in the points at which water flows into or out of any natural wetland; or
- d. a constriction on the flow of water within, into, or out of any natural wetland; or
- e. the flooding or overland flow of water within, or flowing into or out of, any natural wetland.

General conditions: earthworks, land disturbance, and vegetation clearance

11-6. The general conditions on earthworks, land disturbance, and vegetation clearance are as follows:

- a. during and after the activity, erosion and sediment control measures must be applied and maintained at the site of the activity to minimise adverse effects of sediment on natural wetlands; and
- b. the measures must include stabilising or containing soil that is exposed or disturbed by the activity as soon as practicable after the activity ends; and

- c. the measures referred to in paragraph (b) must remain in place until vegetation covers more than 80% of the site; and if the activity is vegetation clearance, it must not result in earth remaining bare for longer than 3 months.

General conditions: vegetation and bird and fish habitats

12-7. The general conditions relating to vegetation and bird and fish habitats are as follows:

- a. only indigenous species that are appropriate to a natural wetland (given the location and type of the natural wetland) may be planted in it; and
- b. the activity must not result in the smothering of indigenous vegetation by debris and sediment; and
- c. the activity must not disturb the roosting or nesting of indigenous birds during their breeding season; and
- d. the activity must not disturb an area that is listed in a regional plan or water conservation order as a habitat for threatened indigenous fish; and
- e. the activity must not, during a spawning season, disturb an area that is listed in a regional plan or water conservation order as a fish spawning area.

General condition: historic heritage

13-8. The general condition relating to historic heritage is that the activity must not destroy, damage, or modify a site that is protected by an enactment because of the site's historic heritage (including, to avoid doubt, because of its significance to Māori), except in accordance with that enactment.

14-9. In subclause (13), **enactment** includes any kind of instrument made under an enactment.

General conditions: machinery, vehicles, equipment, and construction materials

15-10. The general conditions on the use of vehicles, machinery, equipment, and materials are as follows:

- a. machinery, vehicles, and equipment used for the activity must be cleaned before entering any natural wetland (to avoid introducing pests, unwanted organisms, or exotic plants); and
- b. machinery that is used for the activity must sit outside a natural wetland, unless it is necessary for the machinery to enter the natural wetland to achieve the purpose of the activity; and

- c. if machinery or vehicles enter any natural wetland, they must be modified or supported to prevent them from damaging the natural wetland (for example, by widening the tracks of track-driven vehicles or using platforms for machinery to sit on); and
- d. the mixing of construction materials, and the refuelling and maintenance of vehicles, machinery, and equipment, must be done outside a 10 m setback from any natural wetland.

General conditions: miscellaneous

16.11. The other general conditions are as follows:

- a. the activity must be undertaken only to the extent necessary to achieve its purpose; and
- b. the activity must not involve the use of fire or explosives; and
- c. if there is existing public access to a natural wetland, the activity must not prevent the public from continuing to access the natural wetland (unless that is required to protect the health and safety of the public or the persons undertaking the activity); and
- d. no later than 5 days after the activity ends,—
- e. debris, materials, and equipment relating to the activity must be removed from the site; and
- f. the site must be free from litter.

Review

~~17. The Manawatū Whanganui Regional Council, under s128(1)(a) of the Resource Management Act, in July 2027, 2032 and 2037, serve notice of its intention to review the conditions of this resource consent for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions shall allow for:~~

- ~~a. An assessment of the water abstraction volumes and rates detailed in the conditions of this consent against any future allocation policy, and if necessary a change to the monitoring outlined in the conditions of the consent; and/ OR~~
- ~~b. To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder; and/ OR~~
- ~~c. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and/ OR~~

Commented [FMH34]: Review condition moved to general condition schedule

~~d. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment.~~

~~e. The Manawatū Whanganui Regional Council, under s128(1)(b) of the Resource Management Act, may review this resource consent, when a regional plan has been made operative which sets rules relating to maximum or minimum levels, flows or rates of water use, and in Manawatū Whanganui Regional Council's opinion is appropriate to review the conditions of this consent in order to enable the levels, flows or rates set by the rule to be met.~~

Duration and Lapsing

~~18. If this resource consent is not given effect to by the commencement date + 5 Years it shall lapse pursuant to s125 of the Resource Management Act 1991.~~

~~19. The resource consent will expire on **1 July 2042**.~~

Commented [FMH35]: Duration and lapsing moved to General condition schedule

Domestic Wastewater Condition Schedule for ATH-202205142.00

Descriptive Specification

Commented [FMH36]: Description specification – conditions 1-5 – moved to general condition schedule

~~1. This resource consent authorises the discharge of up to 14,600 litres per day of secondary treated domestic wastewater into and onto land at 765 Muhunoa West Road, Ōhau, on the property legally described as **Lots 1 & 2 DP 51446 and part of Lot 4 DP 44581 Blks I III Waitohu SD (Esplanade Reserve)** (hereafter referred to as the property) at approximate map reference **NZTopo50 Centroid BN33:833-979**.~~

~~**ADVICE NOTE:** The Consent Holder shall ensure that water reduction fixtures are installed in the owner's dwelling and sleepout serviced by the wastewater treatment and land application systems. Water reduction fixtures include, but are not limited to, the following: Dual flush toilet cisterns, automatic washing machine, low water use dishwasher and no garbage grinder.~~

~~2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **2 July 2021** including the Erosion and Sediment Control Plan (ESCP) and associated Plans (June 2021), and;~~

~~a. further information received on **14 September 2021** via email being a partial response to the s92 request of **1 September 2021** and including ESCP Plans (*North West Corner, North East Corner, South West Corner, South East Corner Plan Numbers J709 – ENG – 150 to 153, Revision B dated 3 September 2021*);~~

~~b. further information received on **4 October 2021** via email being a partial response to an the Regional Council email of **1 October 2021** relating to ecological and coastal information; and~~

~~c. further information received on **1 November 2021** via email being a partial response to the s92 request (Cultural effects) of **29 October 2021**.~~

~~3. Where there may be inconsistencies between information provided by the Applicant and conditions of this resource consent, the conditions of this resource consent apply.~~

~~**ADVICE NOTE:** Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.~~

~~4. The Consent Holder must be responsible for all contracted operations related to the exercise of this resource consent and must ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.~~

~~5. A copy of these consents must be kept onsite at all times that physical works authorised by this resource consent are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Manawatū-Whanganui Regional Council.~~

~~ADVICE NOTE: An electric version of these consents is considered appropriate to satisfy Condition 4.~~

Pre-Development Assurance

6-1. The Consent Holder shall ensure that the wastewater treatment and disposal systems are installed to the on-site domestic wastewater management standard AS/NZS 1547:2012, and in general accordance with the concepts and parameters contained in the application documentation.

7-2. The Consent Holder shall ensure that the wastewater treatment and disposal systems are installed by an appropriately experienced, qualified and registered drain layer in order to meet industry standards in accordance with design specifications outlined in the application.

8-3. Prior to the commencement of discharge, and for the term of this consent, the Consent Holder shall ensure that each Land Application Area (LAA) is fenced off or closely planted (hedges) to deter stock, pets, people, and vehicles away from the LAAs.

ADVICE NOTE: The purpose of the above condition is from a public health and infrastructure damage prospective.

9-4. The Consent Holder shall make available, a **50%** reserve land application area corresponding to each LAA, as shown on **Site Plan LOC-2022100519 (Owners Cottage), LOC-2022100520 (Clubhouse), LOC-2022100521 (Maintenance Shed)** on the property that is fully operational and can be used in the event that the corresponding main land application area is unavailable.

10-5. Within **three (3) months** of the installation of the discharge areas, the Consent Holder must ensure that each LAA has an established vegetative cover in accordance with the design and the list of native shrubs, small trees, ferns and grasses suitable for planting on evapo-transpiration beds / trenches attached in **Appendix A** of this consent, to aid the uptake of water and nutrients.

11-6. Requests for variations to the list of species in Appendix A can be made to the Manawatū-Whanganui Regional Council and to be certified by a member of the Consents Monitoring Team.

ADVICE NOTE: Variations to the Appendix A can be supplied by emailing consents.monitoring@horizons.govt.nz

Environmental Standards

12-7. The design areal loading rate of the secondary treated domestic wastewater, which will be dosed by pump to land, shall not exceed **5 millimetres per day (5 mm/day)**.

13-8. The Consent Holder must ensure that the rate, frequency, and method of the discharge of treated wastewater onto and into land does not result in any:

- a. contamination of groundwater,
- b. any ponding of wastewater on the soil surface, or
- c. surface runoff of wastewater to any adjacent drains (surface or subsurface), streams or beyond the property boundary.

14-9. The Consent Holder shall ensure any application of the wastewater has:

- a. a separation distance of no less than **twenty (20) metres** from any surface water bodies (including streams or drains or ephemeral drains) or potable water supply bores on the property;
- b. at least **1500 millimetres** vertical separation between the high winter water table and the level of the base of the disposal systems; and
- c. at least **1.5 m** from property boundaries (as per Table 2.2 the *Manual for On-site Wastewater Systems Design and Management* (Horizons Regional Council, 2010)).

15-10. The Consent Holder shall ensure that there is no objectionable odour beyond the property boundary, at any time, arising from the wastewater collection, treatment, or land application activities.

ADVICE NOTE: Manawatū-Whanganui Regional Council staff will assess complaints about objectionable odour beyond the property boundaries in terms of whether or not the odour is objectionable to a reasonable ordinary person. When considering whether the odour is objectionable, Council staff will take into consideration the FIDOL factors: frequency, intensity, duration, offensiveness, and location.

16-11. The Consent Holder shall ensure that all stormwater from buildings and sealed surfaces such as driveways, is directed away from the wastewater treatment plants and the identified LAAs at all times.

Post-Development Assurance

17-12. The Consent Holder shall ensure that each wastewater system and the LAA and its vegetative cover is maintained to ensure compliance with conditions of this consent at all times.

18-13. Any failure of the systems, including uneven distribution due to the distribution method is to be reported to the Consents Monitoring Team of the Manawatū-Whanganui Regional Council within **five (5) working days** of detecting the failure.

ADVICE NOTE: The Consents Monitoring Team can be contacted by email consents.monitoring@horizons.govt.nz or on freephone 0508 800 800.

19-14. Every **six (6) months** from the commencement of discharge, or more frequently if required by manufacturers specifications, the Consent Holder or a registered drain layer inspect, clean, and carry out any necessary maintenance of the wastewater systems to ensure the wastewater

treatment plants are in good working condition in accordance with the wastewater system manufacturers' specifications.

~~20-15~~. The Consent Holder shall retain and update as necessary an On-Site Wastewater Management Plan for the site. The following matters shall be addressed, as a minimum:

- a. An inspection programme designed to verify the correct functioning of all components of each on-site wastewater treatment system.
- b. A schedule or checklist of maintenance requirements for all reticulation, pump chambers and components of each of the wastewater treatment and disposal systems. The maintenance requirements shall also specify that the secondary treatment and disposal systems shall be maintained on a minimum six-monthly frequency, in accordance with **condition 14**.
- c. Evidence that a maintenance contract for the secondary treatment systems exists, to be applied for the duration of consent.
- d. A copy of the names of the appropriate contact people in the event of system malfunction including contact telephone numbers.
- e. A contingency plan for action to be taken in the event of malfunction or failure of system components at any of the treatment systems and/or disposal areas.

~~21-16~~. The Management Plan, along with any notification of any changes made to it, shall be provided to the Manawatū-Whanganui Regional Council within 6 months of exercising the consent or making changes to the Management Plan.

Monitoring

~~22-17~~. Within six **(6) months** of the wastewater system installation, the Consent Holder must supply the Manawatū-Whanganui Regional Council Consents Monitoring Team with a copy of the 'as-built' plans showing:

- a. the key components of each wastewater system including LAA and reserve area; and
- b. provide site photographs of fencing and planting of each LAA as required under **Conditions 3 and 5** of this consent.

ADVICE NOTE: The as-built plans can be supplied by emailing consents.monitoring@horizons.govt.nz.

~~23-18~~. The Consent Holder shall keep a record of all inspections, including the details of any system malfunctions and repairs listed under **Conditions 13, 14 and 15** and make these available to the Manawatū-Whanganui Regional Council's Consents Monitoring Officer on request.

Review

24. The Manawatū Whanganui Regional Council, under s128(1)(a) of the Resource Management Act, in July 2027, 2032 and 2037, serve notice of its intention to review the conditions of this resource consent for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions shall allow for:

- a. To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder; and/ OR
- b. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and/ OR
- c. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment.

Duration and Lapsing

25. If this resource consent is not given effect to by the commencement date + 5 Years it shall lapse pursuant to s125 of the Resource Management Act 1991.

26. The resource consent will expire on **1 July 2042**.

Commented [FMH37]: Review condition moved to general condition schedule

Commented [FMH38]: Duration and lapsing moved to general condition schedule

Appendix A

Horizons Regional Council's General List of Native Plants suitable for planting on evapo-transpiration beds

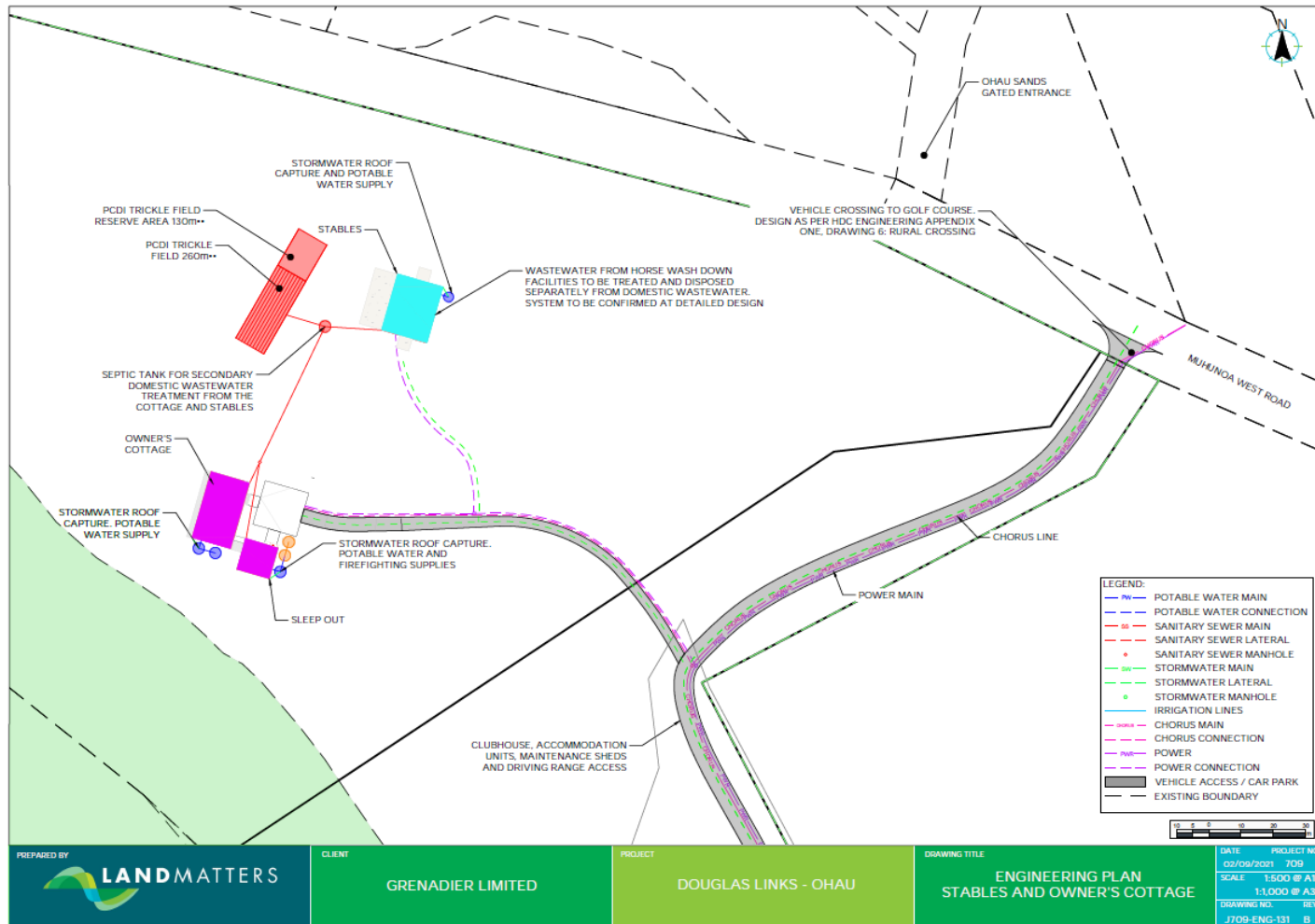
Native shrubs or small trees suited to moist or wet areas				
Common Name	Botanical Name	Height*	Soil^	Comments
Karamu	<i>Coprosma robusta</i>	2 to 4	M	Rapid growth, hardy
Mingimingi	<i>Coprosma propinqua</i>	1 to 2	M-W	Divaricating habit
Twiggy tree daisy	<i>Olearia virgata</i>	2 to 4	M	White flowers in summer
Marsh ribbonwood	<i>Plagianthus divaricatus</i>	2	M-W	Coastal sites, divaricating habit
Mahoe	<i>Meliclytus ramiflorus</i>	5 to 10	M	Fast growth, hardy
Cabbage tree	<i>Cordyline australis</i>	5 to 10	D-W	Fast growth, hardy
Putaputaweta; marble leaf	<i>Carpodetus serratus</i>	4 to 8	M	Very attractive, graceful tree
Rangiora	<i>Brachyglottis repanda</i>	3 to 5	M	Sun or shade, needs exposure to wind in humid areas
Pate	<i>Schefflera digitata</i>	3	M	For shady, sheltered sites
Manuka and cultivars	<i>Leptospermum scoparium and cvrs</i>	0.15 to 5	D-W	Many forms and flower colours
Native ferns suited to moist or wet areas				
Mamaku; black tree fern	<i>Cyathea medullaris</i>	5 to 15	M-W	Protect from frost and wind
Gully fern	<i>Cyathea cunninghamii</i>	5 to 15	M-W	Protect from frost and wind
Soft tree fern	<i>Cyathea smithii</i>	4 to 8	M	Needs cool, shady, sheltered spot and protection from frost
Wheki-ponga	<i>Dicksonia fibrosa</i>	2 to 6	M	Slow growing
Hen and chicken fern	<i>Asplenium bulbiferum</i>	0.6 to 1	M	Requires shade
Kiokio	<i>Blechnum novae-zelandiae</i>	1.2	M-W	New growth is red when grown in sunnier spot, fronds up to 3m long
Swamp kiokio	<i>Blechnum minus</i>	0.75	W	Sun or shade but must be wet
Crepe fern	<i>Leptopteris hymenophylloides</i>	0.6	M	Requires shade and shelter
Native grasses, sedges, rushes and other plants suited to moist or wet areas				
Jointed wire rush; Oioi	<i>Leptocarpus similis</i>	1	M	Coastal sites
Lake clubrush	<i>Schoenoplectus validus</i>	1.5	W	Needs full sun
Sea rush	<i>Juncus maritimus var. australiensis</i>	1	W	Coastal sites
Bog rush	<i>Schoenus pauciflorus</i>	0.5	W	Prefers permanently wet site
Knobby clubrush	<i>Isolepis nodosa</i>	1	M-W	
Three-square sedge	<i>Scirpus americanus</i>	0.6	M-W	
Cutty grass	<i>Gahnia setifolia</i>	up to 2.5	M	Sun or shade
Cutty grass	<i>Carex geminata</i>	1.2	M-W	Creeping rhizomes form large colonies - not suitable for gardens

Giant umbrella sedge	<i>Cyperus ustulatus</i>	0.6 to 1.2	M-W	Vigorous grower
Red tussock	<i>Chionochloa rubra</i>	1	M	Needs full sun for best colour
Raupo	<i>Typha orientalis</i>	up to 3	W	Can be invasive in gardens
Swamp astelia	<i>Astelia grandis</i>	up to 2	M-W	Sun or semi-shade
Toetoe	<i>Cortaderia fulvida</i>	1.5 to 2.5	D-W	Sun or semi-shade
Flax and cultivars	<i>Phormium tenax</i> and <i>Phormium cvs</i>	0.3 to 3	D-W	Numerous foliage colours

* Height is at maturity and is measured in metres.

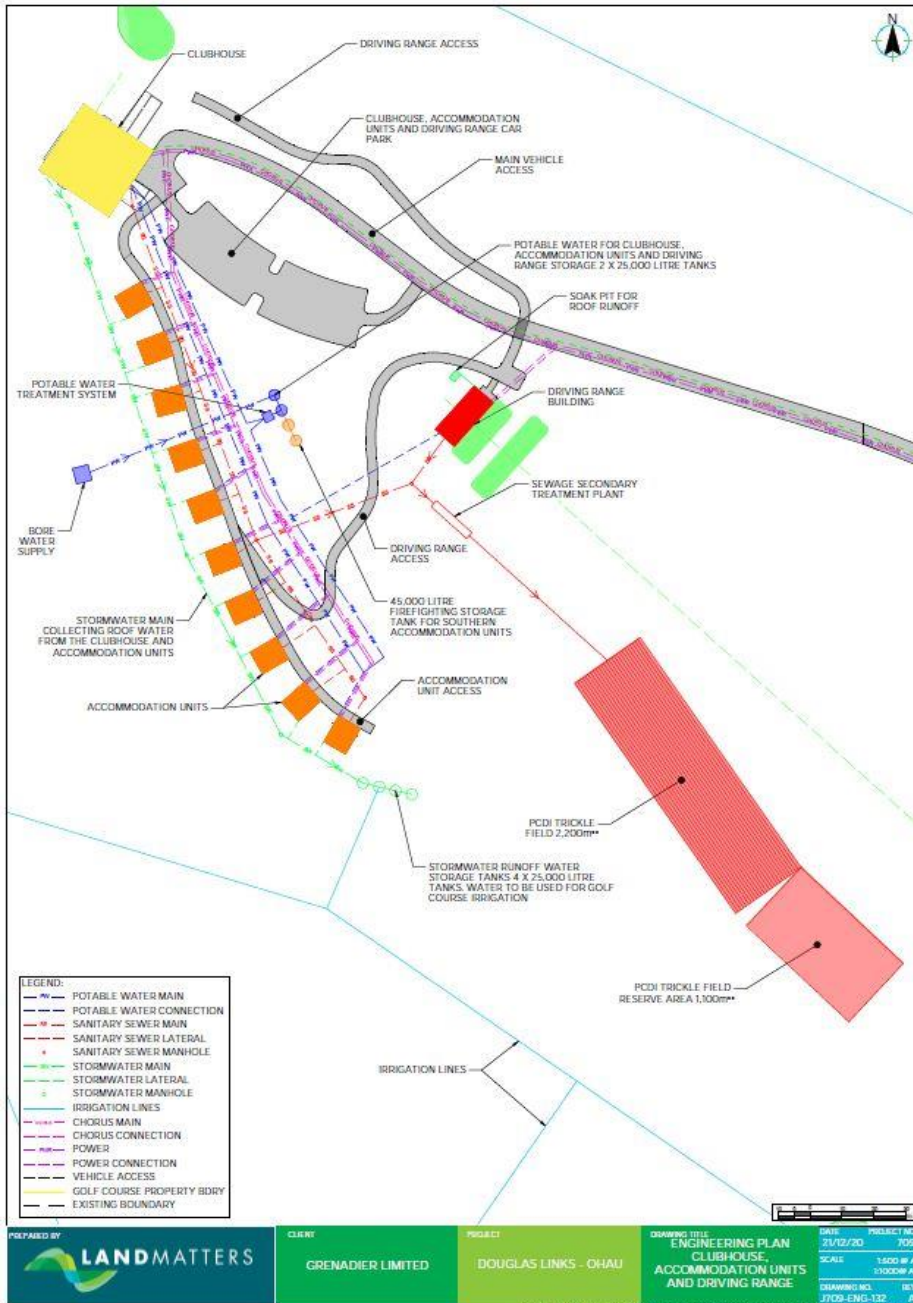
^ Soil relates to the soil moisture conditions tolerated/favoured where D = dry, M = moist and W = wet.

NOTE: The above is a general list of native shrubs, small trees, ferns and grasses suited to moist or wet areas.



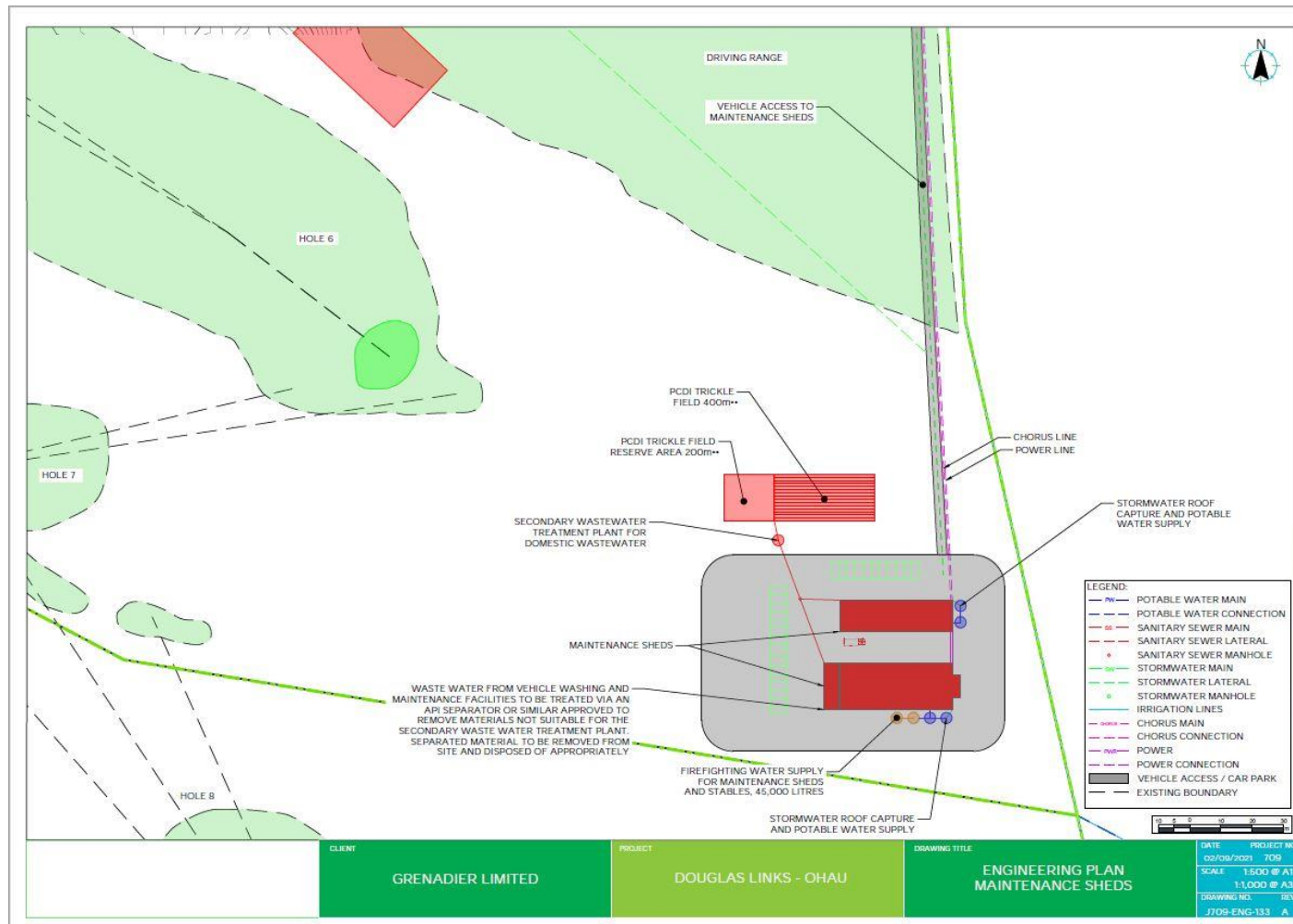
LOC-2022100519 - Owners cottage

Wastewater consent
 ATH-2022205142.00



LOC-2022100521 – Clubhouse

Wastewater consent
ATH-2022205142.00



LOC-2022100521 – Maintenance Shed

Wastewater consent
ATH-2022205142.00