

Condition Schedule

Descriptive Specification

1. This resource consent authorises the discharge of up to 14,600 litres per day of secondary treated domestic wastewater, and the discharge from three composting toilets into and onto land 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 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 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. 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. 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. **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. The Consent Holder shall make available, a **50%** reserve land application area corresponding to each LAA, as shown on **Site Plan LOC-[numbers x 3]** on the property that is fully operational and can be used in the event that the corresponding main land application area is unavailable.
10. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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 19.
 - c. Evidence that a maintenance contract for the secondary treatment systems exists, to be applied for the duration of consent.
 - d. An outline of maintenance requirements for the composting toilets including ongoing management of solid waste from the toilets.
 - e. A copy of the names of the appropriate contact people in the event of system malfunction including contact telephone numbers.
 - f. 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. 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. 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 8 and 10** of this consent.

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

23. The Consent Holder shall keep a record of all inspections, including the details of any system malfunctions and repairs listed under **Conditions 18, 19 and 20** 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. 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.
25. 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

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

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>Melicactus 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 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.