

Notice of Requirement Taupō District Council

38 Parekaawa Drive, Motuaoapa

Motuaoapa: Water Treatment Plant and Waste Water Treatment Plant

27 February, 2025



Planz Consultants

Quality Assurance Statement:

Application Prepared By:

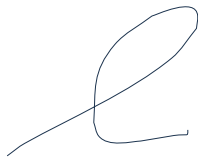
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Project Number: J17536

Document Status: Lodgement

Date: 27 February, 2025

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NOTICE OF REQUIREMENT FOR DESIGNATION PURSUANT TO S168 OF THE RESOURCE MANAGEMENT ACT 1991

1 Introduction

Pursuant to s168 of the Resource Management Act (**the Act / RMA**), Taupō District Council hereby gives notice of its requirement (**Notice**) for a new designation in the Taupō District Plan for the operation and maintenance of a Wastewater Treatment Plant (**WWTP**) and establishment of a Water Treatment Plant (**WTP**) and associated infrastructure as described below.

The designation will enable the infrastructure and facilities as associated with the existing WWTP and establishment and operation of the WTP.

Taupō District Council, as a local authority, is an approved requiring authority under s166 of the RMA. The designation is required to facilitate the ongoing maintenance works associated with existing wastewater treatment facilities and the provision of water supply and treatment facilities to the Motuoapa Community.

2 Description of the site to which this notice applies

The proposed site to which this Notice applies is at 38 Parekaawa Drive, Motuoapa. The property is legally described as Lot 2 DPS 65947 and Lot 15 DP 304657 under Record of Title 18652 with a total area of 1.7996Ha.

The Notice relates to the land described above as containing pre-existing WWTP facilities being the Motuoapa wastewater treatment plant and associated disposal field. Regional Council consent 122515 provides for and manages the WWTP discharge, Regional Council consent 122517 manages the potential for odour nuisance.

The Motuapa WWTP was constructed in the 1970's on the site to service both the 'old' and new parts of Motuapa. Old Motuapa straddles State Highway 1 and occupies a low-lying area between the lake shoreline and an escarpment that rises to the southeast.

The WWTP as upgraded in 2006, including two reactor tanks, oxidation ponds, pump stations and disposal fields (and associated monitoring bores). There are some 650m² of buildings and structures on the site. These are enclosed by a mesh security fence.

The location (and details) of the site is shown in **Attachment A**, and a designation table in accordance with the format required by the National Planning Standards is provided as **Attachment B**. The Record of Title is provided in **Attachment C**.

The site is zoned Residential Environment in the Taupō District Plan and is owned by the Taupō District Council.

The contour of the site is flat, with a very slight fall from south to north away from Parekaawa Drive. There are no waterways on the site, although there are natural depressions that would form overland flow paths in a significant rain event. Vegetation is sparse, consisting mainly of

pasture as associated with the disposal fields, and surrounding the WWTP infrastructure. Areas of more dense vegetation, include an area of well-established pine trees adjoin the northeastern side of the plant and visually separate the WWTP from adjoining residential land. There is a perimeter of landscape plantings around the disposal fields that obscure views from Parekaawa Drive and neighbouring residential properties.

The property is identified as a 'known contaminated site' in terms of being an identified HAIL (Hazardous Activities and Industries List) site (Category G.6 Wastewater Treatment).

There are several adjoining residential dwellings (the closest dwelling is 16m to the property boundary) within the Residential Environment that surround the property to the west and south. Immediately to the east is another parcel of local purpose reserve as utilised for stormwater drainage.

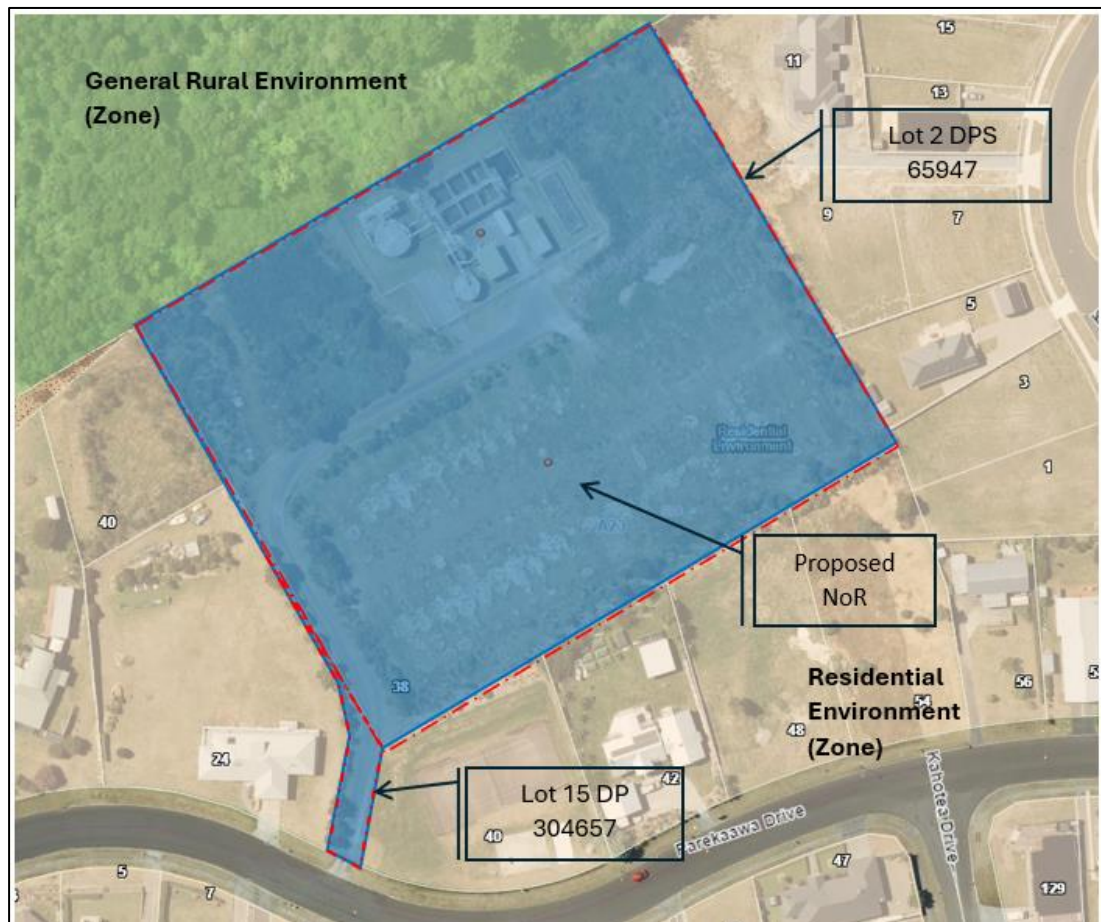
The site adjoins the General Rural Environment to the north which has a covering of indigenous forest cover as owned by the Department of Conservation. This forested area is not notated as Significant Natural Area in the Taupō District Plan.

There are no relevant Taupō District Plan overlays that relate to the site.

Access onto the site is via a formed crossing with Parekaawa Drive by separate parcel¹ as also forming the Notice.

¹ Lot 15 DP304657 Vested as Local Purpose Reserve (Access)

Figure 1: NoR and surrounds (modified from Taupō District Plan)



3 Nature of the proposed works

This Notice relates to a new designation for the **purpose** of the operation and maintenance of infrastructure for the WWTP, **and** to provide for the establishment and operation of a WTP including reservoir(s) and ancillary activities.

The Motuoapa water supply currently services properties in both the 'old' and new parts of Motuoapa. Old Motuoapa straddles State Highway 1 and occupies a low-lying area between the lake shoreline and an escarpment that rises to the southeast. Currently the water supply consists of an intake located in land adjacent Old Motuoapa, that draws water from lake Taupo. Water is pumped from the intake to the Reservoirs which are located on the hillside above the township. The reservoirs were upgraded with additional capacity in 2019.

The designation for WTP purposes would provide additional capacity to meet the water supply needs of the wider and growing Motuoapa community, as identified in the Long Term Plan for the 2025/2026 period.

The designation for WTP and WWTP purposes would provide for additional water treatment and recognise existing wastewater treatment infrastructure at the site.

4 Assessment of Effects

The designation allows for continued operation and maintenance of the existing WWTP and the establishment of the WTP. The effects are described below.

4.1 Construction effects

For the establishment of the WTP the construction effects will be able to be considered through an Outline Plan process as pursuant to s176A.

The Outline Plan process as subject to the requirements of s176A will manage residual environment effects including those associated with erosion and sediment control and construction traffic, once detailed planning and design has been undertaken.

It is not considered that additional conditions are necessary to be affixed to any associated designation, given the existing nature of the WWTP infrastructure and utilities already present on the site, in conjunction with the likely relatively temporary works timeframe that would be associated with commissioning the WTP. The existing topography and established perimeter landscaping minimises public viewpoints through to the site. The road network is anticipated to be able to operate safely and efficiently given the likely low traffic generation associated with construction activities for the WTP.

At the cessation of construction activities, the structures and operations will return to be largely inert.

It is considered that any adverse effects associated with maintenance activities undertaken with the WWTP will be negligible.

4.2 Operational Effects

The operation of the WTP and WWTP will generally involve regular inspections to check treatment equipment and periodic visits to for monitoring purposes. The frequency of sampling is relatively infrequent. Treatment chemicals, where required, will be replenished from chemicals brought onto the site.

There is no other material effects associated with the operation of the site.

5 Statutory considerations

s 171(1) of the RMA sets out that when considering a Notice, a Territorial Authority must, as subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to matters s171(a) – (d), as are considered below.

5.1 Section 171(1)(a) Relevant provisions

For completeness, s171(1)(a) requires consideration having regard to –

a) any relevant provisions of—

(i) a national policy statement:

(ii) a New Zealand coastal policy statement:

(iii) a regional policy statement or proposed regional policy statement:

(iv) a plan or proposed plan; and

National Policy Statements (NPS)

The Notice site is not classified as Highly Productive Land under clause 3.5(7) the NPS-Highly Productive Land. The site is not zoned general rural or rural production (or its equivalent) in the Taupō District Plan.

There are no other implications in terms of the requirements of the National Policy Statements to the designation.

National Environment Standards (NES)

The NES for Sources of Human Drinking Water Regulations 2007 sets requirements for protecting sources of human drinking water from becoming contaminated. It is considered that the proposed Notice for WTP purposes is consistent with that purpose, providing for the management and treatment of water supply to the Motuoapa community.

As the site is recognised as a HAIL site the requirements of the NES-Assessing and Managing Contaminants in Soil to Protect Human Health prevail over a Designation².

Waikato Regional Policy Statement (WRPS)

Part 3 – Topic EIT Energy, Infrastructure and Transport relates to the integration of land use planning with infrastructure.

Policy EIT-P1 seeks that the built environment is managed having particular regard to ensuring that the effectiveness and efficiency of existing and planning regionally significant infrastructure is protected.

Part 3 – Topic Urban Form and development relates to co-ordinating growth and infrastructure, including **Policy UFD-P2** which seeks that *‘the efficient and effective functioning of infrastructure ... is maintained, and the ability to maintain and upgrade that infrastructure is retained’*.

This Notice is considered to be consistent with the WRPS objectives and policies, specifically IM-O1(4), EIT-P1 and UFD-P2.

² Section 43D(4)

The designation of this site will enable the effective continued operation of the existing WWTP and the establishment of a WTP to provide for the social and economic wellbeing of the Motuoapa community.

Waikato Regional Plan

Made operative in September 2007, the Waikato Regional Plan does not contain explicit provisions relating to water treatment infrastructure assets, albeit **Objective 3.1.2(p)** recognises the management of water bodies in a way:

(p) that the positive effects of water resource use activities³ and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment.

In terms of the Notice recognising the existing WWTP facilities, Section 3 – Water Module seeks to enable discharges to water with only minor effects, with Policy 3 seeking alternative land-based treatment systems being promoted. These matters are the subject of the relevant regional discharge resource consent 122515 (**Attachment D**).

Odour nuisance effects are addressed within the regional consent 122517 (**Attachment D**) to respond to Part 3 / Air of the Waikato Regional Plan, including **AIR-O1(3)** and **AIR-P3** that seek to manage air quality in a way that avoids, where practicable, adverse effects on local amenity values from discharges of odour with objectionable effects to be managed at the property boundary.

Taupō District Plan

The Taupō District Plan recognises water treatment plants and wastewater treatment plants as Regionally Significant Infrastructure⁴.

Strategic Objectives in the Taupō District Plan seek that the district develops in a cohesive, compact and structured way, including that ensuring infrastructure is efficiently and effectively integrated with land use (**Objective 2.3.2.1**).

Strategic Objective 2.5.2.1 seeks that:

The wider benefits and strategic importance of Nationally and Regionally Significant Infrastructure, to the District and wider, are recognised in decision making and land use planning.

Associated Policies 2.5.3.4 and 2.5.3.5 seek:

Planning and development of national and regional infrastructure will consider the needs and the well-being of current and future communities.

³ Including Community Water Supply. Principal Reasons Objective 3.1.2

⁴ Taupō District Plan. Chapter 10 Definitions.

Recognise that national and regional infrastructure can have important environmental, economic, cultural and social effects.

The Taupō District Plan seeks (**Objective 3n.2.1**) to enable the operation, maintenance and upgrading of network utilities (which extends to networks for the transmission and distribution of water and wastewater which would extend to the WTP and WWTP), which ensure that network utilities are designed and located to manage adverse effects on the environment and protect the health and safety of the community (**Objective 3n.2.2**). A specific policy (**Policy 3n.2.1(iii)**) requires regard be had to the contribution of network utilities to the functioning and wellbeing of the community.

The proposed designation site has been in operation as a WWTP for a number of years and is located on land owned by the Taupō District Council.

Whilst the site is located proximate to nearby residential dwellings, conditions relating to odour nuisance and discharges are the subject of Regional Council consents 122517 and 122515 respectively (**Attachment D**). The topography and landscaping present on the site largely obscure existing built physical infrastructure associated with the WWTP from public viewpoints.

The expected bulk and location of physical infrastructure associated with the new WTP will also be not immediately visible from public vantage points. Given the existing access location and established and consented disposal field and WWTP infrastructure, the WTP will be located at least 20m from the nearest adjoining residential dwelling.

Operations from the WTP once established will be largely inert.

5.2 Section 171(1)(b) Adequate consideration given to alternatives

For completeness, s171(1)(b) requires consideration having regard to –

(b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—

(i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or

(ii) it is likely that the work will have a significant adverse effect on the environment; and

Taupō District Council as owner of the site has financial interest in the site. In addition, it is not considered that the works associated with the designation, including for facilitating the WTP will have significant adverse effects on the environment.

The site has been operating as a community WWTP for a number of years.

In conclusion, no consideration of alternative sites has been given, and the effects of continued operation and maintenance will be negligible, and proposed upgrade to the reservoirs will be able to be appropriately managed as pursuant to s176A.

5.3 Section 171(1)(c) reasonably necessary

Section 171(1)(c) requires consideration having regard to whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.

It is considered that the new designation, as a planning tool, is appropriate to allow the Taupō District Council, as Requiring Authority, to appropriately manage and control its asset to ensure a safe and secure water treatment network and wastewater treatment network is supplied for the Motuoapa Community.

The alternative, as is the existing status quo is continued reliance on the Taupō District Plan rules and / or the resource consent process. It is considered that these options do not provide certainty or a long-term solution to effectively and efficiently address the ongoing use and maintenance of the existing WWTP and provision of the WTP. The designation is also necessary to include all of the Taupō District Council's wider network of water and wastewater infrastructure under the designation mechanism umbrella in the Taupō District Plan.

5.4 Section 171(1)(d) 'any other matter'

Improving resilience and reducing environmental impacts through appropriate maintenance and upgrades of infrastructure associated with WTP and WWTP Infrastructure is a primary objective of the Notice.

The Notice and associated works will assist the Taupō District Council in terms of managing the effects of water treatment.

6 Consultation

No consultation has been undertaken or is considered necessary.

7 Conclusion

Taupō District Council gives notice of its requirement to designate land related to an existing WWTP and provide for the establishment of a WTP on the site. The preceding assessment of effects concludes that the effects associated with the maintenance and operation of the WWTP will be minimal, and the provision and operation of the WTP will be appropriately managed by way of s176A. Overall, it is concluded that the designation is consistent with the relevant statutory provisions and the principles and purpose of the RMA.

Attachment A: Motuoapa WWTP and WTP (38 Parekaawa Drive, Motuoapa)

Designation	Detail
Legal Description	Lot 2 DPS 65947 and Lot 15 DP 304657
Site Address	38 Parekaawa Drive, Motuoapa
Landowner	Taupō District Council
Purpose of the Site	Operation and maintenance of infrastructure for wastewater treatment purposes, and the establishment and operation of a water treatment plant.
Area of Designation	1.7996Ha 

Site Plan (Existing)	
Site Plan (Proposed)	Operation of existing WWTP facilities and provision of a WTP including reservoirs.
Description of the activity	The following provides a description of the works and environment using s176A(3) as a basis. Consideration against the requirements of s171(1) is provided in the main report. General: Operating Wastewater Treatment Plant and Water Treatment Plant <i>The height, shape, and bulk of the public work, project, or work:</i> The site incorporates an existing WWTP which includes, two SBR Reactor Tanks, buffer tank, sludge tank, effluent holding tank, and sludge pumping station as well as an effluent disposal soakage field. Built form on the site is some 650m² as enclosed within security fence. The Motuoapa WTP will feature coagulation, membrane filtration, advanced oxidation and chlorine disinfection treatment processes within a colour steel building of approximate dimensions of 22m by 15m with a building of height of approximately 3.8m. There will be some small holding tanks adjacent the

	proposed building all of which will be located within a fenced compound with driveway access around the compound. Access to the site is via formed access to Parekaawa Drive. <i>The location on the site of the public work, project or work:</i> The site is located on the northern extent of Motuoapa. Access is via the northern side of Parekaawa Drive. The site is approximately 600m east of Lake Taupō. <i>The likely finished contour of the site:</i> The contour will likely remain unchanged, although additional earthworks will be required as associated with reservoir establishment. Erosion and sediment control will be able to be adequately managed by way of s176A of the Act. <i>Vehicular access, circulation and the provision for parking:</i> Access is provided by Parekaawa Drive. Activities as associated with the operations of the WWTP or establishment of the WTP will not generate material vehicle trips on the network. <i>The landscaping proposed:</i> No additional landscaping is required. The site contour, topography and existing landscaping largely obscure the proposed Notice and associated infrastructure from public view and neighbouring properties. <i>Any other matters to avoid, remedy or mitigate adverse effects on the environment:</i> For the existing WWTP, the effects associated with discharge and odour nuisance are managed by regional consents 122515 and 122517 respectively. In all other respects the maintenance, monitoring and repairs to the WWTP are benign, with effects being negligible. For the establishment of the WTP, any construction related effects can be managed pursuant to the s176A process once detailed design and construction timetables as associated establishment are understood. The operational characteristics of the WTP, once established are benign.
Established / Upgraded	The WWTP is pre-existing. The WTP will be established consisting of a treatment building, storage tanks and pumping station as needed.
Relevant Resource Consents	Regional consents 122515 (discharge) and 122517 (odour)

Recommended Conditions	No
Zoning and Overlays	Zone: Residential Environment Overlays: • NA

Attachment B: Designation Table

Motuoapa Water Treatment Facility and Wastewater Treatment Facility	
Designation unique identifier	TDCXX
Designation Purpose	Water Treatment Facility and Wastewater Treatment Facility
Site Identifier	38 Parekaawa Drive, Motuoapa
Lapse Date	-
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

Attachment C: Records of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **18651**
Land Registration District **South Auckland**
Date Issued 06 March 2002

Prior References
SA57B/195

Estate Fee Simple
Area 356 square metres more or less
Legal Description Lot 15 Deposited Plan 304657
Purpose Local Purpose Access Reserve
Registered Owners
Taupo District Council

Interests
Subject to the Reserves Act 1977

MEMORANDUM OF EASEMENTS IN GROSS

Purpose	Shown	Servient Tenement	Grantee
Right to Drain	① & ② Lot 2 hereon	Taupo District Council	Taupo District Council
Right to Convey Electricity	③ & ④ Lot 1 hereon	Taupo District Council	Taupo District Council
Right to Convey Stormwater	⑤ & ⑥ Lot 4 hereon	Taupo District Council	Taupo District Council
Right to Convey Sewage	⑦ & ⑧ Lot 2 hereon	Taupo District Council	Taupo District Council
Right to Convey Telecommunications	⑨ & ⑩ Lot 1 hereon	Taupo District Council	Taupo District Council
Right to Convey Telecommunications	⑪ & ⑫ Lot 14 hereon	Taupo District Council	Taupo District Council

APPROVALS

[Signature] Director, Auckland Council
[Signature] Deputy Mayor, Auckland Council
[Signature] Mayor, Auckland Council

[Signature] Chief Executive, Auckland Council
 (Authorised Officer)

[Signature] Chief Executive, Auckland Council
 (Authorised Officer)

PURSUANT TO SECTION 224(c) OF THE RESOURCE MANAGEMENT ACT 1991, I HEREBY CERTIFY THAT SOME OF THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE TAUPŌ DISTRICT COUNCIL AND A CURRENT NOTICE HAS BEEN ISSUED IN RESPECT OF THOSE CONDITIONS THAT HAVE NOT BEEN COMPLIED WITH.

Dated this 15th day of February 2002

[Signature] Chief Executive, Auckland Council
 (Authorised Officer)

CLASS OF SURVEY

Lots 1-16
 Lot 17

Total Area 17.6144ha

Comprised in CT 57B/195

MEMORANDUM OF EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	①	Lot 14	Lots 7-11
Right to Drain	②	Lot 14	Lots 7-11
Stormwater	③	Lot 14	Lots 7-11

APPROVED AS TO SURVEY

[Signature] Chief Surveyor

DEPOSITED THIS 15th day of MARCH 2002

[Signature] Registrar-General of Land

File DP 304657

Instructions

Scale: 1:2000

Date: November 2001

Surveyed by: CHEAL CONSULTANTS

Territorial Authority: TAUPŌ DISTRICT COUNCIL

LOTS 1-17 BEING A SUBDIVISION OF LOT 1 DPS 75354

Land District SOUTH AUCKLAND

Survey Blk. & Dist. III & IV TOKAANU

NZMS 261 Sht Record Map No.

MEMORANDUM OF EASEMENTS IN GROSS

Purpose	Shown	Servient Tenement	Grantee
Right to Drain	① & ② Lot 2 hereon	Taupo District Council	Taupo District Council
Right to Convey Stormwater	③ & ④ Lot 4 hereon	Taupo District Council	Taupo District Council
Right to Convey Sewage	⑤ & ⑥ Lot 2 hereon	Taupo District Council	Taupo District Council
Right to Convey Telecommunications	⑦ & ⑧ Lot 1 hereon	Taupo District Council	Taupo District Council
Right to Convey Telecommunications	⑨ & ⑩ Lot 14 hereon	Taupo District Council	Taupo District Council

APPROVALS

[Signature] Director, Auckland Council
[Signature] Deputy Mayor, Auckland Council
[Signature] Mayor, Auckland Council

[Signature] Chief Executive, Auckland Council
 (Authorised Officer)

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 (Authorised Officer)

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APPROVED AS TO SURVEY

[Signature] Chief Surveyor

DEPOSITED THIS 15th day of MARCH 2002

[Signature] Registrar-General of Land

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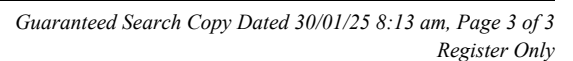
Territorial Authority: TAUPŌ DISTRICT COUNCIL

LOTS 1-17 BEING A SUBDIVISION OF LOT 1 DPS 75354

Land District SOUTH AUCKLAND

Survey Blk. & Dist. III & IV TOKAANU

NZMS 261 Sht Record Map No.





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier SA53A/663
Land Registration District South Auckland
Date Issued 04 November 1993

Prior References
SA48B/654

Estate Fee Simple
Area 1.7640 hectares more or less
Legal Description Lot 2 Deposited Plan South Auckland
65947
Purpose Local Purpose (Waste Water Disposal)
Reserve

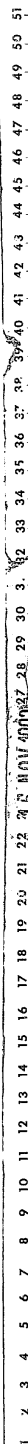
Registered Owners
Taupo District Council

Interests

The within land has no frontage to a public road

Subject to the Reserves Act 1977

Appurtenant hereto is a right to convey electricity created by Easement Instrument 11190125.5 - 5.10.2018 at 4:59 pm



Attachment D: Regional Council consents 122515 (Discharge) and 122517 (Odour)

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH122515.01.01

File Number: 60 55 30A

**Pursuant to the Resource Management Act 1991, the Waikato Regional Council hereby
grants consent to:**

Taupo District Council
Private Bag 2005
Taupo Mail Centre
Taupo 3352

(hereinafter referred to as the Consent Holder)

Consent Type: Discharge Permit

Consent Subtype: Land – Other

Activity authorised: Discharge up to 500 cubic metres per day of treated wastewater to ground from the Motuoapa SBR wastewater treatment plant

Location: Parekawa Drive : Motuoapa (Motuoapa WWTP)

Consent Duration: This consent will commence on the date of decision notification and expire on 13 November 2033.

Subject to the conditions overleaf:

CONDITIONS

General

1. The wastewater treatment and disposal system shall be designed, operated and maintained in general accordance with:
 - (i) "Motuoapa Wastewater Treatment Plant Application for Resource Consent and Assessment of Environmental Effects, 38-40 Parekawa Drive, Motuoapa " Taupo District Council, February 2011 (Doc Ref 1921047); and
 - (ii) "Motuoapa Wastewater Treatment Plant Further Information Response" Taupo District Council, 23 September 2011 (Doc Ref 2059371);
 - (iii) "Taupo District Council, Process Optimisation of Kinloch, Acacia Bay, Waitahanui and Motuoapa Wastewater Treatment Plants, Process Review" Harrison Grierson, August 2012 (Doc Ref 2245414); and
 - (iv) "Motuoapa Wastewater Disposal Field Investigations" Opus International Consultants Ltd. , March 2013 (Doc Ref 2359012); and
 - (v) "Motuoapa WWTP- Tomo Monitoring Plan" Opus International Consultants Ltd. May 2013 (Doc Ref 2681270); and
 - (vi) "Taupo District Council Motuoapa WWTP Upgrade Preliminary Design Report", Harrison Grierson, June 2013 (Doc Ref 2794491).

subject to the resource consent conditions below, which shall prevail should any inconsistency occur between the conditions and the application documents.

- 2 The consent holder shall pay the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act 1991.

Discharge quantity

3. The maximum volume of treated wastewater discharged to the ground shall not exceed 500 cubic metres per day.

Discharge quality

4. The consent holder shall ensure that the quality of the treated wastewater discharged to the ground shall comply with the following limits:
 - (i) The median total nitrogen (TN) concentration shall not exceed 10 grams per cubic metre and the 90th percentile shall not exceed 35 grams per cubic metre;
 - (ii) The weekly total nitrogen load shall not exceed 31.5 kilograms per week, as determined from the weekly sampling required by condition 8;
 - (iii) The annual total nitrogen load shall not exceed 670 kilograms per year for the year commencing 1 July and ending 30 June;
 - (iv) The weekly total phosphorus load shall not exceed 28 kilograms per week, as determined from the weekly sampling required by condition 8.

Note: For the purposes of this condition, to determine compliance with the median limit no more than twenty-six samples in any fifty-two consecutive weekly samples over the period 1 July to 30 June each year shall exceed the specified limit. To determine compliance with the 90th percentile limit, no more than one sample in any ten consecutive weekly sampling events shall exceed the specified limit.

Optimal operation

5. Notwithstanding the stated limits in conditions of this consent, the consent holder shall operate the treatment system with the objective of achieving the highest final effluent quality that can reasonably and practicably be achieved having regard to the capabilities of the treatment system, financial implications, the current state of technical knowledge

and best wastewater management practice. For the avoidance of doubt, nothing in this condition requires the consent holder to achieve lower limits than those specified in condition 4 of this consent.

Treatment system upgrades

6. Unless otherwise agreed with the Waikato Regional Council in writing, the consent holder shall provide to the Waikato Regional Council not later than 1 December 2014 a report on Long Term Plan (LTP) funding progress to ensure that the treatment system is upgraded as proposed in the process optimisation report and preliminary design report referenced in Condition 1 above, specifically with regard to flow balancing and odour control.

Wastewater monitoring

7. The consent holder shall continuously monitor the flow rate of wastewater entering and leaving the treatment plant and shall record the total daily influent and discharge volumes.
8. The quality of the treated wastewater discharged into the ground shall be determined by the consent holder. To this end the consent holder shall monitor the following parameters: total nitrogen (TN), ammoniacal-nitrogen (NH₄-N), nitrate-nitrogen (NO₃-N), total phosphorus (TP) suspended solids (SS), 5 day carbonaceous biochemical oxygen demand (cBOD₅), Escherichia coliform bacteria (E.coli) and chloride (Cl) to the satisfaction of the Waikato Regional Council. The monitoring programme shall measure:
 - (i) the concentrations of these parameters in the effluent measured at weekly intervals,
 - (ii) minimum and maximum daily concentrations, and monthly average concentrations based on weekly monitoring intervals,
 - (iii) minimum and maximum daily mass loads, and monthly average mass loads based on weekly monitoring intervals,
 - (iv) the mass of total nitrogen discharged from the plant per annum, based on the average monthly flow and mass load, or part thereof at the time of reporting.
9. The consent holder shall define a sampling location or locations and the sampling method or methods to be used for monitoring the parameters in conditions 3, 4 and 8. The location(s) and method(s) used for the sampling shall be to the satisfaction of the Waikato Regional Council acting in a technical certification capacity.
10. All wastewater quality analyses shall be undertaken by an IANZ accredited or equivalent laboratory. All methods used shall be appropriate for the wastewater analyses undertaken.

Receiving environment monitoring and reporting

11. The consent holder shall develop and retain a monitoring programme to evaluate the environmental effects of this effluent discharge. This programme shall be undertaken to the satisfaction of Waikato Regional Council and shall include the following:
 - (i) The continuance of groundwater quality and contaminant migration monitoring, which shall comprise a minimum of six down-gradient monitoring piezometers,
 - (ii) Monitoring of groundwater samples taken from the piezometers shall be carried out on a quarterly basis. The groundwater samples shall be analysed for nitrate-nitrogen (NO₃-N), nitrite-nitrogen (NO₂-N), Ammoniacal-nitrogen (NH₄-N), conductivity (COND), Escherichia coliform bacteria (E.coli) and chloride (Cl),
 - (iii) Groundwater levels shall be monitored in the monitoring piezometers on a quarterly basis,
 - (iv) Monitoring to check for potential overland effluent flows or leakage from the plant shall be undertaken on a monthly basis,

- (v) Should the groundwater monitoring results indicate *Escherichia coli* form bacteria (*E.coli*) levels greater than 500 cfu/100mL, the consent holder shall commence investigation and reporting in accordance with condition 29.

Note: Condition 11 has been agreed by the consent holder and Bay of Plenty District Health Board, predicated on the consent holder making every effort to ensure private water supplies in Motuoapa are disconnected and all potable water is sourced from the Taupo District Council supply.

- 12 Within six months of the commencement of this consent, the consent holder shall forward to the Waikato Regional Council a Lakeshore Monitoring Plan which shall describe the proposed monitoring programme developed to undertake a lake shore survey of periphyton abundance, similar to the report entitled “Environmental Effects Assessment for the Motuoapa Wastewater Treatment Plant Consent renewals” by Brian T. Coffey and Associates, dated February 2011 provided with the application. The programme shall include water quality monitoring for periphyton and *Escherichia coli* at four sites and one control site, associated quality control and quality assurance procedures, and reporting procedures. The programme shall be undertaken in the years of 2015, 2020, 2025 and 2030. Once the monitoring programme has been approved by the Waikato Regional Council in a technical certification capacity, the consent holder shall implement the approved programme, and any subsequent changes to the programme that have been approved by the Waikato Regional Council.

Site management

- 13. The consent holder shall develop and retain an Operations and Management Plan for this site. This Plan shall be prepared by a suitably qualified and experienced person and shall detail how the treatment and disposal system is to be operated and maintained to ensure compliance with the conditions of this consent and consent AUTH122517. As a minimum the Plan shall include the following matters:
 - (i) A comprehensive description of the treatment and disposal facility,
 - (ii) Chain of command, responsibility and notification protocols,
 - (iii) A description of maintenance and improvements undertaken to the treatment plant and disposal system,
 - (iv) A description and schedule of the routine inspection, monitoring and maintenance procedures to be undertaken to ensure effective plant operation;
 - (v) A description and schedule of procedures for monitoring the treatment processes and effects of discharge on groundwater,
 - (vi) Procedures for recording routine maintenance and all repairs that are undertaken
 - (vii) Reporting procedures including an annual monitoring report,
 - (viii) Contingency measures to address unusual events,
 - (ix) Provision for the existence and function of a Liaison Group,
 - (x) Procedures for improving and/or reviewing the Operations and Management Plan.

This Plan shall be lodged with Waikato Regional Council for approval in a technical certification capacity within six months of commencement of this consent, and shall be reviewed and updated every two years and as required as a result of any changes in plant operation or management. An electronic copy of the management plan shall be provided to Waikato Regional Council within 10 working days of a request to do so.

- 14 The wastewater scheme shall be operated, maintained and managed by appropriately experienced personnel in accordance with the Operations and Management Plan pursuant to condition 13 of this consent.

- 15 The consent holder shall ensure contractors are made aware of the conditions of this resource consent and shall take all reasonable steps to ensure contractors are able to comply with those conditions.

Note: An example of a reasonable step to ensure contractors are able to comply with the conditions is to require them to be fully conversant with the Operations and Management Plan required by Condition 13.

- 16 There shall be no overland flow of wastewater from any part of the treatment plant or disposal system.
- 17 The consent holder shall ensure that the two sections of the wastewater disposal system are loaded alternately on a month-by-month basis, unless the entire system is utilised in peak flow conditions.
- 18 Any erosion control works within the immediate vicinity (50 metres from the boundary) of the wastewater treatment plant that become necessary as a result of the wastewater discharge, such as tomo formation, shall be undertaken at the expense of the consent holder to the satisfaction of Waikato Regional Council.
- 19 The consent holder shall maintain and keep a Complaints Register for all complaints made about the treatment and discharge operations received by the consent holder. The Register shall record:
- (i) The date, time and duration of the alleged event/incident that has resulted in the complaint
 - (ii) The location of the complainant when the alleged event/incident was detected;
 - (iii) The possible cause of the alleged event/incident;
 - (iv) The weather conditions and wind direction at the site when the event/incident allegedly occurred, if significant to the complaint;
 - (v) Any corrective action undertaken by the consent holder in response to the complaint.

This may be the same Register required under consent AUTH122517. The Register shall be made available to the Waikato Regional Council at all reasonable times. Complaints which may indicate non-compliance with the conditions of this resource consent shall be forwarded to the Waikato Regional Council within 5 working days of the complaint being received.

- 20 The consent holder shall erect a sign at the entrance to the Wastewater Treatment Plant which provides the appropriate contact telephone numbers in the event of an emergency, complaint or enquiry. The sign shall also include the words 'warning-health risk', along with 'sewage treatment and disposal area'.
- 21 The consent holder shall, in consultation with the submitters, produce and enact a Planting Plan, to provide for mitigation of the visual effects of the Wastewater Treatment Plant. The Planting Plan shall be provided to Waikato Regional Council within six months of commencement of this consent.
- 22 The consent holder shall undertake an investigation of the disposal field capacity in the month of February in the years of 2018, 2023 and 2028. The investigation shall be undertaken by a suitably qualified professional and include, but not be limited to the following:
- (i) At least three infiltration tests evenly spaced across the disposal area;
 - (ii) Calculation of the average percolation rate;

- (iii) A subsurface analysis via ground penetrating radar or similar technology to assess erosion and tomo formation, as set out in the reports described in Condition 1;
- (iv) Excavation of a different section of the disposal field for each investigation to check the influence of the wastewater flow rates on the soakage field in terms of biomat formation and check for blockages within the distribution lines;
- (v) A summary report outlining the above investigation findings and recommendations regarding the current performance and ultimate capacity of the disposal field.

The consent holder shall provide the results and summary report to Waikato Regional Council and submitters within 3 months of completion.

- 23 The consent holder shall complete inspections of the wastewater disposal field on a three-monthly basis. The inspection programme methodology shall be provided to Waikato Regional Council for approval in a technical certification capacity prior to exercising the consent.

Reporting

24. The consent holder shall forward the results of the monitoring undertaken pursuant to conditions 3, 4 and 8 to the Waikato Regional Council, via electronic means, on a quarterly basis.
- 25 The results of the monitoring described by condition 11 of this consent shall be provided to the Waikato Regional Council at six-monthly intervals by January 30th and July 30th respectively, in an agreed analysed report and data form unless otherwise agreed to in writing by Waikato Regional Council.
- 26 The results of the monitoring programme required by condition 12 of this consent shall be provided to the Waikato Regional Council by 31st March of 2016, 2021, 2026 and 2031.
- 27 The consent holder shall provide to the Waikato Regional Council and the submitters a written report by 30 September each year, addressing the following:
- i) A summary of all monitoring results required by conditions of this resource consent for the year ending 30 June;
 - ii) Critical analysis of the monitoring data collected and comments on any emerging trends;
 - iii) Comment on compliance with the conditions of this resource consent;
 - iv) Comment on the performance and adequacy of the disposal system, matters of compliance;
 - v) Comment on the effects of the discharge on ground and surface water, including the Motuoapa bores;
 - vi) Any reasons for non-compliance or difficulties in achieving compliance with the conditions of this resource consent and a description of and a summary of the efficacy of any remedial works undertaken; and
 - vii) Any other issue considered relevant to the consent holder.
- 28 The consent holder shall, on an annual basis, invite the submitters to a meeting to discuss any matter relating to the exercise and monitoring of this consent and the proposed work programme for the following 12 months. The consent holder shall keep minutes of the

meeting and forward these to the meeting attendees and the Waikato Regional Council within one month of any meeting occurring.

- 29 The consent holder shall notify the Waikato Regional Council within 24 hours (where practicable) of the consent holder becoming aware of any occasion when the limits specified in conditions 3, 4 and 11(v) of this resource consent being exceeded, or any accidental discharge, plant breakdown or other circumstance which is likely to result in the limits of this consent being exceeded. The consent holder shall, within 10 working days of the incident occurring, provide a written report to the Waikato Regional Council, identifying the non-compliance, possible causes and steps to ensure future compliance, which may include but not be limited to an investigation of the treatment plant operation and capabilities, bore monitoring and the implementation of remedial action to prevent recurring non-compliance.

Review

30. The Waikato Regional Council may in September of 2018, 2023, and 2028 serve notice on the consent holder under section 128(1) of the Resource Management Amendment Act 1991, of its intention to review the conditions of this resource consent for the following purposes:

- i) To review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment from the exercise of this resource consent and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions; or
- ii) To review the adequacy of and the necessity for monitoring undertaken by the consent holder and specifically to review the frequency of record keeping and the method of record collection for the purposes of determining the most appropriate method and frequency; or
- iii) To add or amend consent conditions in light of monitoring results as detailed within conditions 11 and 12 and/or changed environmental conditions, to require the holder of this resource consent to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment.

Note: Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act 1991.

In terms of s116 of the Resource Management Act 1991, this consent commences on 13 November 2013.

Advice notes

1. Summary of monitoring requirements

Frequency	Monitor	Parameter	Reporting
Daily	Discharge flow	M ³ /day	Notify exceedance immediately Quarterly
Weekly	Discharge parameters	BOD, SS, TN, NO ₃ -N, NH ₄ -N, TP, E.coli, Cl	Notify exceedance immediately Quarterly
Quarterly	Groundwater monitoring bores (6) [i.e. piezometers]	NO ₃ -N, NH ₄ -N, NO ₂ -N, COND, WL, E.coli, Cl	Notify exceedance immediately Six-monthly
Annually	Monitoring report	All	Annually

Legend:

cBOD ₅	Carbonaceous Biochemical Oxygen Demand	COND	Electrical Conductivity
SS	Suspended Solids	WL	Water level in bores
TN	Total Nitrogen	Cl	Chloride
NO ₃ -N	Nitrate Nitrogen	FC	Faecal Coliforms
NH ₄ -N	Ammoniacal Nitrogen	NO ₂ -N	Nitrite Nitrogen
TP	Total Phosphorus	E.coli	Escherichia coli bacteria (E. coli)

- In accordance with section 125 RMA, this consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
- Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
- This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA). The transfer of water, including changes of location, may occur as provided for in Chapter 3.4 of the Waikato Regional Plan, subject to the requirements of those rules.
- The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
- The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to s333 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- If you intend to replace this consent upon its expiry, please note that an application for a new consent made at least 6 months prior to this consent's expiry gives you the right to continue exercising this consent after it expires in the event that your application is not processed prior to this consent's expiry.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH122517.02.01

File Number: 60 55 30A

**Pursuant to the Resource Management Act 1991, the Waikato Regional Council hereby
grants consent to:**

Taupo District Council
Private Bag 2005
Taupo Mail Centre
Taupo 3352

(hereinafter referred to as the Consent Holder)

Consent Type: Discharge Permit

Consent Subtype: Air – other

Activity authorised: Discharge contaminants into the air in association with operation of an
SBR wastewater treatment plant

Location: Parekawa Drive : Motuoapa (Motuoapa WWTP)

Consent Duration: This consent will commence on the date of decision notification and
expire on 13 November 2033.

Subject to the conditions overleaf:

CONDITIONS

General

1. The discharge to air shall be undertaken in general accordance with:
 - i) "Motuoapa Wastewater Treatment Plant Application for Resource Consent and Assessment of Environmental Effects, 38-40 Parekawa Drive, Motuoapa " Taupo District Council, February 2011 (Doc Ref 1921047); and
 - ii) "Motuoapa Wastewater Treatment Plant Further Information Response" Taupo District Council, 23 September 2011 (Doc Ref 2059371); and
 - iii) "Taupo District Council, Process Optimisation of Kinloch, Acacia Bay, Waitahanui and Motuoapa Wastewater Treatment Plants, Process Review" Harrison Grierson, August 2012 (Doc Ref 2245414); and
 - iv) "Taupo District Council Motuoapa WWTP Upgrade Preliminary Design Report", Harrison Grierson, June 2013 (Doc Ref 2794491).

subject to the resource consent conditions below, which shall prevail should any inconsistency occur between the conditions and the application documents.

- 2 The consent holder shall ensure contractors are made aware of the conditions of this resource consent and shall take all reasonable steps to ensure contractors are able to comply with those conditions.

Note: An example of a reasonable step to ensure contractors are able to comply with the conditions is to require them to be fully conversant with the Odour Management Plan required by Condition 6.

- 3 The consent holder shall pay the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act 1991.

Site management

4. The operation, management and maintenance of the Motuoapa Wastewater Treatment Plant shall not result in any objectionable odours which have an adverse effect at or beyond the boundary of the properties on which the treatment plant is located.
- 5 There shall be no discharge of airborne contaminants as a result of the activities authorised by this resource consent to the extent that it causes an adverse effect at or beyond the boundary of the subject property on which the treatment plant is located.

Note: For the purpose of this consent, the Waikato Regional Council will use the guidelines for assessment in chapter 6.4 of the Waikato Regional Plan to determine whether adverse effects are occurring from the discharge of odour or particulate matter.

- 6 The consent holder shall prepare an Odour Management Plan. This Plan shall be prepared by a suitably qualified and experienced person and shall detail the methods and operational procedures adopted by the consent holder to ensure compliance with the conditions of this consent. The Plan may form part of the Operations and Management Plan specified in consent AUTH122515.01.01. As a minimum the Odour Management Plan shall address the following matters:
 - i) A description of the wastewater treatment facility;
 - ii) A description of routine inspection, monitoring and maintenance procedures to be undertaken to ensure effective plant operation and compliance with consent conditions;
 - iii) Details of operational and maintenance procedures to minimise odour release from the inlet screen;
 - iv) Details of operational and maintenance procedures to minimise odour release from the treatment plant;

- v) Details of contingency plans and procedures to address power or equipment failure at the treatment plant;
- vi) Details of the odour complaints procedure, record keeping and response procedure.

This Plan shall be lodged with the Waikato Regional Council for approval in a technical certification capacity, within six months of commencement of this consent, and shall be reviewed and updated every two years and as required as a result of any changes in plant operation or management. An electronic copy of the management plan shall be provided to Waikato Regional Council within 10 working days of a request to do so.

- 7 The consent holder shall maintain and keep a Complaints Register for all complaints made about the treatment and discharge operations received by the consent holder. The Register shall record:
 - i) The date, time and duration of the alleged event/incident that has resulted in the complaint;
 - ii) The name and address of the complainant;
 - iii) The location of the complainant when the alleged event/incident was detected;
 - iv) The possible cause of the alleged event/incident;
 - v) The weather conditions and wind direction at the site when the event/incident allegedly occurred;
 - vi) Any corrective action undertaken by the consent holder in response to the complaint.

This may be the same Register required under consent AUTH122515. The Register shall be made available to the Waikato Regional Council at all reasonable times. Complaints which may indicate non-compliance with the conditions of this resource consent shall be forwarded to the Waikato Regional Council within 5 working days of the complaint being received.

- 8 The consent holder shall notify the Waikato Regional Council of any incident, including power, mechanical or process failure, leading to a significant emission of odour from the plant, within 24 hours of the incident being brought to the attention of the consent holder, or the next working day if the end of the 24 hour period occurs on a weekend or outside of normal office hours (9am to 5pm Monday to Friday). A written report shall be forwarded to the Waikato Regional Council within seven working days of the event occurring describing the incident, the reasons for it occurring, its consequences (including the nature of any complaints), the measures taken to remedy or mitigate its effects, and any measures taken to prevent a recurrence of the event, including any changes proposed to the Odour Management Plan.
- 9 Should the consent holder receive complaints regarding objectionable odour whereby more than three odour events are reported in any 12 month period, then a reparative odour treatment system shall be designed and implemented within 24 months of the third event. For the purposes of clarity, any one odour event may generate more than one complaint; multiple complaints received within a 24 hour period will be considered to relate to the same odour event.

The consent holder shall forward as-built plans and operational parameter details of the odour treatment system to the Waikato Regional Council upon the completion of the works and shall ensure that the Odour Management Plan is updated to reflect the installation and operation of the alternative odour treatment system.

- 10 Notwithstanding condition 9, the consent holder shall commence the design and implementation process for a reparative odour treatment system by 30 June 2014.
- 11 The consent holder shall establish and maintain vegetation on the west, south and east boundaries for the purposes of odour mitigation and in the event that Department of

Conservation land use changes, provide and maintain vegetation on the northern boundary.

Review

12. The Waikato Regional Council may in September of 2018, 2023, and 2028, serve notice on the consent holder under section 128 of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes:

- i) To review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment from the exercise of this resource consent and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions; or
- ii) To review the adequacy of and the necessity for monitoring undertaken by the consent holder and specifically to review the frequency of record keeping and the method of record collection for the purposes of determining the most appropriate method and frequency; or
- iii) To require the consent holder to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment.

Note: Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act 1991.

In terms of s116 of the Resource Management Act 1991, this consent commences on 13 November 2013.

Advice Notes

1. In accordance with section 125 RMA, this consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2. This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
3. Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
4. This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA). The transfer of water, including changes of location, may occur as provided for in Chapter 3.4 of the Waikato Regional Plan, subject to the requirements of those rules.
5. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
6. The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
7. Note that pursuant to s333 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
8. If you intend to replace this consent upon its expiry, please note that an application for a new consent made at least 6 months prior to this consent's expiry gives you the right to continue exercising this consent after it expires in the event that your application is not processed prior to this consent's expiry.