



**SPECIFICATION FOR:**

**Springhill Farm Holdings - Wakarara Road/SH50  
Subdivision**

**Technical support/advice to assist resource consent  
processes**

**CONTRACT NUMBER:  
RM 20-234**

## TECHNICAL SPECIFICATION

### CONTENTS

1. SCOPE OF WORK
2. CLIENT REPRESENTATIVE
3. CONSULTANT REPRESENTATIVE
4. RESOURCES
5. KEY TASKS & DELIVERABLES
6. TIMELINE
7. PAYMENT

## TECHNICAL SPECIFICATION

### 1. SCOPE OF WORK

Hawke's Bay Regional Council and Central Hawke's bay District Council (CHBDC) wish to engage the services of PDP as a technical expert to assist in the subdivision consent process for a proposed subdivision on the corner of Wakarara Road and SH50, Ongaonga, Central Hawke's Bay. This work will also inform consent requirements and considerations for HBRC wastewater discharge consents under RRMP Rule 37.

### 2. CLIENT REPRESENTATIVE

The client representative with regard to contract matters is **Paul Barrett**.

### 3. CONSULTANT REPRESENTATIVE

The Consultant representative(s) is Hilary Lough.

The Consultant's representatives are responsible for undertaking all work requested. The use of any other person to undertake or assist with fulfilling the work requested must be discussed with and agreed with the client first.

The Consultant's representative will be instructed by the Client's representative with regard to any changes to the scope, tasks and/or timing of the project.

### 4. RESOURCES

1. Copy of resource consent application documents and AEE, engineering services report and plans, geotechnical report, s92 response etc.
2. Information on current land use, where available, from HBRC farm plan database
3. Local well data/ information and logs as required
4. LIDAR data for the site
5. Nearby groundwater reports (incl existing quality), aquifer test information
6. Other information as required.

### 5. BACKGROUND

The applicant proposes to subdivide rural land into a 312-lot subdivision (see: <https://www.chbdc.govt.nz/our-council/about/information-requests/published-responses-to-information-requests/>) It is proposed that each lot will be serviced by onsite wastewater systems. Lot sizes range from 4,000 m<sup>2</sup> to 1.5 ha. The applicant has recently confirmed in their s92 response to CHBDC that it will be a requirement that tertiary wastewater treatment is proposed on each lot. Discharge will be via sub-surface drip irrigation lines. The Councils have concerns that this number of onsite wastewater discharge could lead to cumulative effects on groundwater and surface water quality. Roof water supply of the dwellings is likely, but onsite bores may also be possible.

Rule 37 of the RRMP sets out the requirements for an onsite wastewater discharge to be permitted. The discharge will not occur over the Ruataniwha Plains Unconfined Aquifer area, as mapped under the RRMP schedule. The RRMP and Rule 37 can be viewed here:

<https://www.hbrc.govt.nz/assets/Document-Library/Plans/Regional-Resource-Management-Plan/View-RRMP/New-Chapter-6.pdf>

Key Rule 37 aspects to be considered are condition h. and k.

The site is predominantly located within the Kahahakuri sub-catchment. This sub-catchment has DIN that significantly exceeds the target set by the Tukituki Catchment Plan (0.8 mg/L). Consents are now required of farms in this catchment and intensification of farms is not likely to occur.

## 6. KEY TASKS & DELIVERABLES

### Key tasks

- Undertake a review the proposal, and consider the potential for adverse cumulative effects on groundwater and surface water quality.
- Assume all 312 lots/dwellings will be discharging 1,200 L/d of secondary treated effluent (i.e. 3 bedroom dwellings, 6x person occupancy at 200 L/p/day). Assume secondary treatment system with tertiary UV disinfection. Assume nutrient levels within the published range for secondary systems (e.g 25 – 50 mg/L TN based on TP58 or other published information).
- Consider and comment on the potential impact on existing downgradient bores and groundwater quality. Consider against Rule 37 condition k and h requirements (i.e. pathogens and nutrients DWS MAV). Comment on risk to bores should they be constructed on lots within the development. Assume all Rule 37 setbacks are met i.e. 30 m to any bore, 20 m to any water course.
- Consider and comment on the potential impact on freshwater bodies (nutrients and microbial pathogens), including the ephemeral streams within the development and downstream watercourses. As part of this, PDP are to consider the likely loading rates to the disposal fields and potential for ponding/overland flow based on these soil types.
- Advise on what minimum standard should be required for the on-site wastewater systems (for example maximum nitrogen concentrations and E. coli). Given this will be a desktop assessment, PDP are to advise on areas of uncertainty.
- Comment on likelihood that condition h and k of Rule 37 would be met, on an individual basis, and after taking into account the cumulative effects of all discharges.
- Advise on what specific information should be provided to support any specific onsite designs/applications (if required) and recommend any non-standard specific wastewater monitoring conditions.

### Deliverables

Memo covering the issues/questions above.

## 7. TIMELINE

Initial comments by [2 -3 weeks from commissioning of work]

## 8. PAYMENT

Maximum of \$10,000 to 15,000 (excl GST) including expenses.

To be paid at time of invoice which will be monthly or at significant milestones throughout consent process, as agreed.

The following information must be quoted on any bills. Failure to provide all information/details requested may result in delayed payment.

- PN: [TBC]
- Wakarara Road – Ongaonga subdivision

An initial cost estimate will be provided once the Consultant has reviewed the specification.

Each bill must contain a breakdown of hours spent on each activity, as well as a general description of the activities undertaken. A more detailed cost breakdown must be available on request

All costs are quoted in New Zealand dollars and are expressed exclusive of New Zealand Goods & Services Tax.

SIGNED by

**[contractor]**

By: \_\_\_\_\_  
(Full Name)

Signature: \_\_\_\_\_

Position: \_\_\_\_\_

Date: \_\_\_\_\_

SIGNED for and on behalf of

**Hawke's Bay Regional Council**

By: \_\_\_\_\_

Signature: \_\_\_\_\_

Position: \_\_\_\_\_

Date: \_\_\_\_\_

