Otago Regional Council

Our Reference: 842472334-27931 Consent No. RM25.407.01

# DISCHARGE PERMIT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: SJ Allen Holdings Limited

Address: PKF Alexandra Limited, 50d Centennial Avenue, Alexandra, 9320

To discharge contaminants to land for the purpose of disposing of waste from around Central Otago and Queenstown-Lakes Districts

For a term expiring 28 January 2041

| | |
|---|---|
| Location of consent activity: | Lauder, approximately 1 kilometre northeast from the intersection of Muddy Creek Road and Brown Road |
| Legal description of consent location: | Section 25 and Section 47 Block V Lauder Survey District, Section 20 Block V Lauder Survey District |
| Map Reference of midpoint of discharge area (NZTM2000): | E1336545 N5011220 |

## Conditions

### Specific

1. The discharge to land of waste activated sludge, grease trap type waste, mud tank/sump type waste, winery wastewater and other similar materials that when applied do not exceed Soil Eco-Guidelines Soil Limit, mg/kg (dry weight) as per Condition 7 must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as consent number RM25.407.

    a) Form 1 – Application for Resource Consent, signed and dated 18 August 2025;
    b) Form 6 – Application to Discharge Contaminants to Land, dated August 2025;
    c) Resource Consent Application and Assessment of Environmental Effects: Land Application of Waste Activated Sludge, Winery Wastewater, Grease Trap Waste and Mud Tank/Sump Waste at Brown Road, Lauder, prepared by Lowe Environmental Impact, dated August 2025;
    d) Response to Request for Further Information – RM25.407, prepared by Lowe Environmental Impact, dated 17 October 2025

e) Updated volunteered conditions, provided to Council on 15 January 2026

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

2. This resource consent authorises the discharge of waste activated sludge, grease trap waste, mud tank/sump waste, and winery wastewater onto the area shown in Appendix A attached to this consent and as shown in the application for consent dated August 2025. The discharge must be managed so that:

   a) The total volume of waste activated sludge (WAS) discharged must not exceed equivalent to 34.2 tonnes of N/yr or 102.5 tonnes of N in a 3-year return period.

      *Note (This is the nitrogen equivalent to 200 kg N/ha/year or 600 kg N/ha in every three years return period).*

   b) The total volume of grease trap waste and wastewater discharged must not exceed 20 cubic metres per day.
   c) The total volume of mud sump type waste and wastewater discharged must not exceed 20 cubic metres per day
   d) The total volume of winery waste and wastewater discharged must not exceed 20 cubic metres per day.
   e) The total volume of grease trap waste and wastewater discharged must not exceed 1,200 cubic metres per year.
   f) The total volume of mud sump type waste and wastewater discharged must not exceed 1,200 cubic metres per year.
   g) The total volume of winery waste and wastewater discharged must not exceed 1,200 cubic metres per year.

3. The discharge of waste activated sludge must not exceed 600 kg N/ha in any one application.

4. The Consent Holder must ensure that WAS is incorporated into the soil to a depth of at least 50 mm, within 24 hours of the application being discharged to the land application area.

5. The Consent Holder must ensure that 12 months following WAS being discharged to an area of the land application area, no human edible crops are harvested.

6. No discharge may occur within:

   a) 10 metres of any property boundary;
   b) 20 metres of any formed public roads;
   c) 20 metres of ephemeral wetlands;
   d) 50 metres of any other natural surface watercourses;
   e) 20 metres of any water storage ponds;
   f) 5 metres of any irrigation races; and

g) 200 metres of any residential dwellings.

7. Following first exercise of consent, the Consent Holder must demonstrate every five years that the loading rates will not cause the soil to a depth of 200mm to exceed soil Eco-Guidelines Soil Limit, mg/kg (dry weight) presented in the table below.

| Contaminant's (Trace Elements/Heavy Metals) Name | Eco-Guidelines Soil Limit, mg/kg (dry weight) |
|---|---|
| Arsenic (As) | 17 |
| Cadmium (Cd) | 0.8 |
| Chromium (Cr) | 200 |
| Copper (Cu) | 95 |
| Lead (Pb) | 160 |
| Mercury (Hg) | 1 |
| Nickel (Ni) | 60 |
| Zinc (Zn) | 180 |

The Consent Holder must include the sampling results in the annual report required by Condition 23.

8. Prior to commissioning the treatment and land disposal system, the land disposal area must be marked out by any means that ensures the extent is identifiable on the ground surface and must remain marked out for the duration of the consent. The land disposal areas must not be used:

a) For roading whether sealed or unsealed;
b) As a hardstanding area other than for an area to receive and transfer the material to the spreading equipment;
c) For erecting buildings or any non-effluent systems structures;
d) For activities that require intensively managed grass surfaces (e.g. grass tennis courts or bowling greens or golf tees and greens).

9. Waste Materials are not authorised to be discharged to land if the calculation for that material type required by Condition 7 shows the application will exceed one or more of Trace Element/Heavy Metals in soils.

10. Under section 125 of the Resource Management Act 1991, this consent lapses five years after the date of commencement of the consent unless:

a) The consent is given effect to; or
b) The Consent Authority extends the period after which the consent lapses.

**Performance Monitoring**

11. Prior to the first exercise of this consent a suitably qualified and experienced person must prepare an Operations and Management Manual (OMM) for the treatment and land disposal system to ensure its effective and efficient operation at all times. The system must be operated in accordance with this manual at all times, which must be updated as

appropriate. The OMM must be provided to the Consent Authority for certification and include, as a minimum:

a) A brief description of the treatment and disposal system, including a site map that shows the location of the discharge locations and sampling sites;
b) Key operational matters including weekly, monthly and annual maintenance checks;
c) Monitoring requirements and procedures including:
    i. monitoring of the nitrogen mass applied and exported, i.e. via crops and supplementary feed;
    ii. three-yearly preparation of an Overseer or equivalent model nutrient budget; and
    iii. monitoring application area for ponding and odour;
d) Measures to reduce sodium build-up in the soil in the land application area;
e) Contingency plans in the event of system malfunctions or breakdowns;
f) The means of receiving and dealing with any complaints;
g) Key personnel and contact details; and
h) Emergency contact phone numbers.

At all times, the Consent Holder must ensure that the Consent Authority has a copy of the most recent version of the OMM.

12. The Consent Holder must collect a sample of waste activated sludge every 500 $m^3$ of discharge each year and have it analysed for the following parameters:

a) Total Nitrogen
b) Total Phosphorus
c) Total Potassium
d) Total Arsenic
e) Total Cadmium
f) Total Chromium
g) Total Copper
h) Total Lead
i) Total Nickel
j) Total Zinc

All sampling results obtained must be provided to the Consent authority within 2 weeks of being received and included in an annual report (Condition 23) and results forwarded to the Consent Authority on request.

13. The Consent Holder must collect a sample from the base of the grease trap and mud sump trench (1.5 – 2 m bgl), every 150 m of trench length and have it analysed for the following parameters:

a) Total Arsenic
b) Total Cadmium
c) Total Chromium
d) Total Copper

e) Total Lead
f) Total Nickel
g) Total Zinc
h) pH
i) Total Petroleum Hydrocarbons

All sampling results obtained must be provided to the Consent authority within 2 weeks of being received, and included in an annual report (Condition 23) and results forwarded to the Consent Authority on request.

14. The Consent Holder must collect a sample of winery waste every 100 $m^3$ of discharge each year and have it analysed for the following parameters:

a) TSS
b) $cBOD_5$
c) Total Calcium
d) Total Magnesium
e) Total Sodium
f) Total Nitrogen
g) Dissolved Reactive Phosphorus
h) Total Potassium
i) Sodium Absorption Ratio
j) pH

All sampling results obtained must be provided to the Consent authority within 2 weeks of being received, and included in an annual report (Condition 23) and results forwarded to the Consent Authority on request.

15. The Consent Holder must collect a sample of grease trap and mud sump waste respectively every 200 $m^3$ of discharge and have it analysed for the following parameters:

a) Total Arsenic
b) Total Cadmium
c) Total Chromium
d) Total Copper
e) Total Lead
f) Total Nickel
g) Total Zinc
h) pH
i) Total Petroleum Hydrocarbons

All sampling results obtained must be provided to the Consent Authority within 2 weeks of being received, and included in an annual report (Condition 23) and results forwarded to the Consent Authority on request.

16. All sampling techniques employed in respect of the conditions of this consent must be acceptable to the Consent Authority. All analyses undertaken in connection with this

consent must be performed by an IANZ registered laboratory or otherwise as specifically approved by the Consent Authority.

17. The Consent Holder must maintain written records of the dates, types and volumes of waste discharged to the land area and this is to be included in the annual report (Condition 23).

18. The Consent Holder must ensure that the land disposal area, sprayer truck, soil injection system (if used) and associated equipment are always maintained in an efficient and effective operating condition, including at minimum, but not limited to:

    a) A summary of any malfunctions or breakdowns and the corrective action taken;
    b) The inspection of the land disposal area to ensure that no surface ponding occurs.
    c) A summary of any complaints received, the validity of each complaint and the corrective action taken; and
    d) Any other issues considered relevant by the Consent Holder.

19. a) For the first twelve months after the first exercise of this consent:
        i. The discharge of waste activated sludge (WAS) must be limited to a maximum area of 50 hectares (total); and
        ii. All discharges authorised by this consent must be subject to a monitoring programme which enables effects on soil health and water quality to be observed. The monitoring programme, including monitoring locations and frequencies, must be set out within the OMM required by Condition 11.

    b) On the first anniversary of exercise, the Consent Holder must, within 20 working days, prepare and submit a Monitoring Summary Report to the Consent Authority and Aukaha.
        i. The Report must include:
            1. A summary of monitoring results from the monitoring programme set out in the OMM;
            2. A nitrogen mass balance detailing applied and exported nitrogen mass;
            3. An analysis of the monitoring results and an assessment of any effects
            4. If the analysis of the monitoring results shows an unanticipated adverse effect, or potential unanticipated adverse effect, on any receiving environment, an assessment of changes proposed to mitigate or remove those effects.
            5. An assessment of any other changes proposed to the discharge methods and site management.
        ii. The Consent Holder must provide reasonable opportunity for kā Rūnaka and the Consent Authority to review the Monitoring Summary Report and provide their feedback on any proposed changes.

    c) Within three months of the submission of the Monitoring Summary Report, the Consent Holder must provide the following to the Consent Authority and Aukaha:
        i. A summary of any responses received; and
        ii. An updated OMM including any refinements to discharge methodologies, the monitoring programme, or site management.

d) If the Monitoring Summary Report shows potential adverse effect, the application of WAS will be restricted to a maximum additional area of 50 hectares of the site over the following twelve months.

20. Prior to the first exercise of the consent the Consent Holder must drill and install a piezometer at or about E1337282 N5010671 being within the area identified by the polygon in Appendix B that reaches shallow groundwater, with consideration given to seasonal variation, for the purpose of monitoring groundwater.

*Advice note: the drilling of land at this location, other than for the purpose of creating a bore and other than on the bed of a lake or river, is a permitted activity under Regional Plan: Water for Otago rule 14.2.1.1, subject to the conditions specified in that rule.*

21. Prior to the first exercise of the consent the Consent Holder must collect two groundwater samples from the piezometer required in accordance with condition 20 to establish a baseline for the parameters listed in the table below. The baseline parameters must be noted in the annual report and provided to the Consent Authority no later than one month after the samples have been collected.

Thereafter, the Consent Holder must undertake quarterly sampling for the first two years, followed by annual sampling in subsequent years, to be conducted between March and April each year. Samples must be taken or overseen by a suitably trained and skilled individual from the groundwater monitoring piezometer required in accordance with condition 20. All samples must be collected in accordance with AS/NZS 5667.11:1998, with groundwater level in the piezometer recorded at the time of sampling. All groundwater samples must be analysed for the following parameters:

| **Parameter** |
|---|
| pH |
| Chloride |
| Electrical conductivity |
| Escherichia coli (*E.coli*) |
| Total nitrate+nitrite nitrogen (NNN) |
| Total ammoniacal nitrogen ($NH_3$-N) |
| Dissolved reactive phosphorous (DRP) |

The results of all samples taken in accordance with condition 21 at the monitoring well must be compared to the established baseline parameters. Should the samples exceed the baseline concentrations an assessment for any parameter and show an increasing trend for three consecutive samples, groundwater sampling must be undertaken to determine whether the exceedance(s) are attributable to the discharge authorised by this consent and identify any potential adverse effects on groundwater quality associated with the exceedances. The report must also identify any immediate or longer-term remedial action that will be implemented in the event that an adverse effect is shown. The Consent Authority must be notified within 5 working days of the exceedance being identified and must be provide a copy of the assessment within 30 working days.

22. Should the results of the assessment undertaken in accordance with condition 21 identify that the exceedance(s) in contaminant concentrations are attributable to the discharge activity, and adverse effects on groundwater quality are occurring, then within 5 working days the Consent Authority must be provided with confirmation in writing that the remedial actions set out in the report prepared in accordance with condition 21 will be undertaken provided they are within scope of the consent.

23. By the 15 August each year a monitoring report must be prepared relating to the activities authorised by this consent over the preceding period of 1 June to 31 May. This report must be prepared by a suitably qualified person and must include, but not be limited to:

    a) Maintenance service records and malfunctions or breakdowns and the corrective action taken;
    b) All sampling and analysis results required under conditions of this Consent, including identification of any effects, trends and any remediation/mitigation measures implemented by the Consent Holder;
    c) Discharge sampling and analysis;
    d) Details regarding discharge waste stream types, volumes and loading rates for each type of waste to:
        i. Land application areas; and
        ii. Disposal trenches and/or soil injection areas.
    e) Copies of all analytical sample results collected under the Conditions of this consent;
    f) All monitoring requirements undertaken by the consent holder as stipulated in the most up to date version of the OMM accepted by the Consent Authority;
    g) Details of any updates or changes to the OMP as required by the Consent Authority;
    h) Maintenance service report and recommendations for improvements in the system;
    i) Overview of compliance with all conditions of this consent including the OMM; and
    j) A summary of any complaints received.

    The report required by Condition 23 must identify if there is a need to implement additional methods or improvements to the treatment and disposal system. All recommendations specified in the report and within scope of the consent must be implemented.

24. a) Within three months of the first exercise of consent the Consent Holder must prepare and maintain an Environmental Management Plan and Nutrient Management Plan in accordance with the *Water New Zealand. (2025). Guidelines for beneficial use of biosolids on land.*
    b) If amended at any time, the most recent version of the Management Plan must be provided to the Consent Authority within one month of the amendment.
    c) Notwithstanding these conditions, this permit must be exercised in accordance with the Management Plan.
    d) Where there is inconsistency between the Management Plan and the conditions of this consent, the conditions of this consent must prevail.

25. In the event of a non-compliance, the Consent Holder must report to the Consent Authority as follows:

a) The Consent Authority must be notified within 48 hours of any non-compliance; and
b) This notification must include advice of any corrective actions taken by the Consent Holder.
c) An incident report must be provided to the Consent Authority within 20 working days of the notification of the non-compliance. This report must include:
    i. identification of the likely cause of the non-compliance;
    ii. the effects on the receiving environment likely to arise because of the non-compliance;
    iii. the management responses undertaken, or which may be necessary to prevent any further non-compliance occurring;
    iv. remedial action undertaken or which may be necessary and confirmation of implementation if the action required does not require resource consent.

26. The Consent Holder must maintain a record of any complaints. The register must include, but not be limited to:

    a) The date, time, location and nature of the complaint;
    b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
    c) action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

    A record of the complaints must be submitted to the Consent Authority by 15 August each year and made available for inspection at other times upon request.

**General**

27. All discharges must comply with the certified OMM at all times. A copy of the certified OMM must be held on-site at all times.

28. The discharge of wastewater to land must not result in:
    a) Ponding or surface run-off of waste or wastewater within or adjacent to the land disposal area;
    b) Channelling of wastewater that results in overland runoff of wastewater beyond the land disposal area;
    c) Surface seepage (breakout) of wastewater beyond the land disposal area;
    d) Odour emission resulting from the treatment and disposal system that is offensive or objectionable to such an extent that it has an adverse effect on the environment beyond the boundary of the property on which the consent is exercised; and
    e) Discharge of sludge or grease to water.

**Review**

29. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, or on receiving monitoring results, for the purpose of:

a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;
b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement;
c) Reviewing the frequency of monitoring or reporting required under this consent;
d) Amending the monitoring programme set out in accordance with Conditions of this consent; or
e) Requiring the Consent Holder to adopt the best practicable option, in order to prevent or minimise any adverse effect on the environment arising as a result of the exercise of this consent.

**Notes to Consent Holder**

1. *Section 126 of the Resource Management Act 1991 provides that the Consent Authority may cancel this consent by written notice served on the Consent Holder if the consent has been exercised in the past but has not been exercised during the preceding five years.*

2. *If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).*

3. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

4. *Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz, and the email heading is to reference RM25.407.01 and the condition/s the information relates to.*

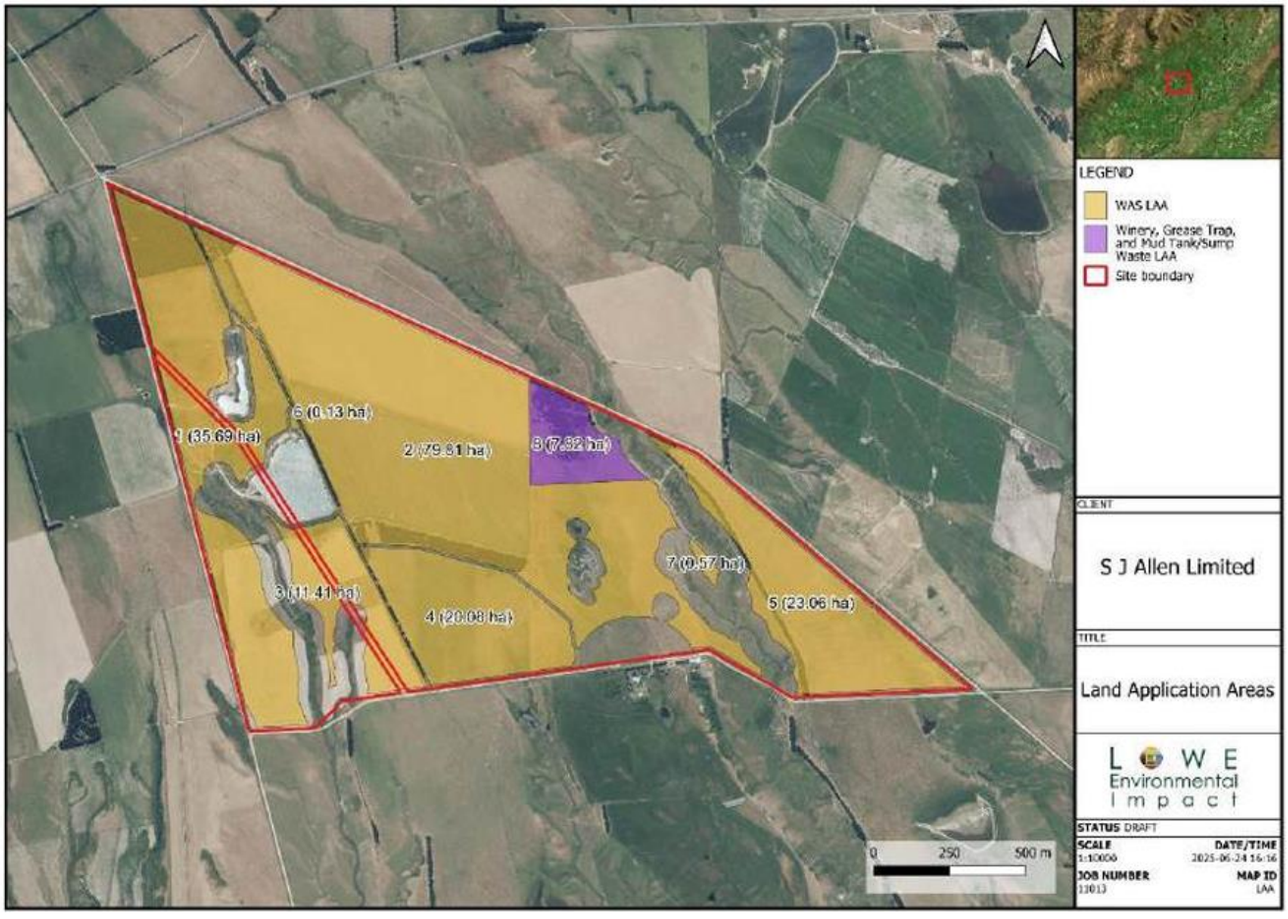
5. *The Consent Holder will be required to pay the Consent Authority an annual administration and monitoring charge to recover the actual and reasonable costs incurred to ensure ongoing compliance with the conditions attached to this consent, collected in accordance with Section 36 of the Resource Management Act 1991.*

Issued at Dunedin this 28th day of January 2026



Peter Christophers
**Team Leader Consents**

**Appendix A – Map of land application areas (Source: RM25.407 Application)**




**Appendix B – Area that piezometer must be located within (not to scale) (Source: Otago Maps)**

