

Hayley Thomas

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To: Hayley Thomas
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Attachments: APP145540- S42a Report - 16A Wickham Street - Industre Property Rua Limited.pdf

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Hi Hayley

Just an FYI;

We have no received our Stormwater consent from the Regional Council; which have attached.

Cheers

Ngā mihi | Kind regards,

GARETH MORAN

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Consent Evaluation Report

Applicant:	Industre Property Rua Limited	File No.:	61 87 45A
Address of Site:	16A Wickham Street, Hamilton	Project Code:	RC26670
Consent Type(s):	Discharge Permit	Application Number:	APP145540

1 Description of application/proposal

Tonkin & Taylor Limited has submitted an application on behalf of Industre Property Rua Limited (“The applicant”) for a resource consent authorising the discharge of stormwater to water associated with the construction of an industrial storage facility at 16A Wickham Street, Hamilton located at or about NZTM 1798497 E 5813018 N.

The applicant has provided the following information in support of their application:

- APP145540 - RC Appln - Discharge of Storm Water - 16A Wickham St, Frankton, Hamilton – WRC Doc # 25947040
- APP145540 – S92 Response – Industre Property Limited – Received 15 May 2023 -WRC Doc # 26333786
- APP145540 – S92 Further Queries – Received 3 July 2023 – WRC Doc # 27467014

This report assesses the application, the potential environmental effects and the relevant planning provisions in the Resource Management Act 1991 and Waikato Regional Council policies and plans. The report recommends whether the consent(s) should be granted.

Reference Id	Activity Description
AUTH145540.01.01	Stormwater discharge to water associated with industrial storage buildings

1.1 Application(s) made and activity status under the Plan

The proposed discharge of stormwater to water does not comply with rules 3.5.11.4, 3.5.11.5, 3.5.11.6 and 3.5.11.7 of the Waikato Regional Plan and therefore is considered a discretionary activity under rule 3.5.11.8.

Rule 3.5.11.8: The discharge of stormwater into water, and/or into or onto land which does not comply with Rules 3.5.11.4, 3.5.11.5, 3.5.11.6 and 3.5.11.7 is a discretionary activity.

Reference Id	Activity Status
AUTH145540.01.01	Discretionary – Rule 3.5.11.8

1.2 Purpose of application(s)

A resource consent is sought to authorise the discharge of stormwater to the Waitawhiriwhiri Stream.

Hamilton City Council holds a consent to divert and discharge urban stormwater to the Waitawhiriwhiri Stream (AUTH105279.01.01). However, as no catchment management plan has been prepared for the catchment the site discharges into, the discharge is not authorised via the Hamilton City Council consent and as a result a discharge consent is being sought.

1.3 Location

The location of the site is 16A Wickham Street, Hamilton. The site is surrounded by highly modified rural and industrial land. The site is located within the Rural Zone under the Waipā District Plan. Neighbouring properties to the north are within the Hamilton City District and zoned for industrial land uses. The closest residential area is the General Residential Zone of Hamilton City approximately 250 m to the northeast of the site. The site and neighbouring lots are not located in any identified flood hazard areas by WRC or under the Waipā District Plan.



Figure One: Location of Site – Provided by Applicant

1.4 Term sought/rationale

A consent term of 35 years has been sought.

The applicant has not provided a rationale behind the consent term sought.

In assessing the consent term I have had regard to:

- Certainty and security for the applicant given the substantial investment;
- The actual and potential adverse effects of the proposed activities on the environment;
- Consistency with regional Council policies, objectives and plans;
- Consistency with the purpose and principals of the RMA;
- Waikato Regional Council's internal guidelines for consent duration, and;
- Unexpected delays

I consider that a consent term of 35 years is appropriate for the proposed activity.

1.5 Description of specific works/processes

The proposed site development can be considered in two parts:

- *The Wattyl Paint distribution centre on the western portion of the site; and*
- *Three warehouse buildings (future development area) on the eastern portion.*

The site will include the construction of a general warehouse and separate dangerous goods (DG) storage for Watty. The area between the warehouse and DG store will have a covered breezeway for loading and unloading of goods. The development will also include a two-storey office building attached to the warehouse for general staff amenities. A dedicated visitor and staff carpark is also proposed on the north end of the warehouse. A gated entrance to the Watty operations is proposed, and this is in line with the central landscape area and the eastern side of the warehouse. The adjacent warehouse development will have three warehouse buildings each with attached offices for staff amenities and administration. A common driveway is proposed for loading/unloading operations. Dedicated visitors and staff car park is proposed for each warehouse. An additional entry way is proposed for warehouse 3, located on the south-eastern side.

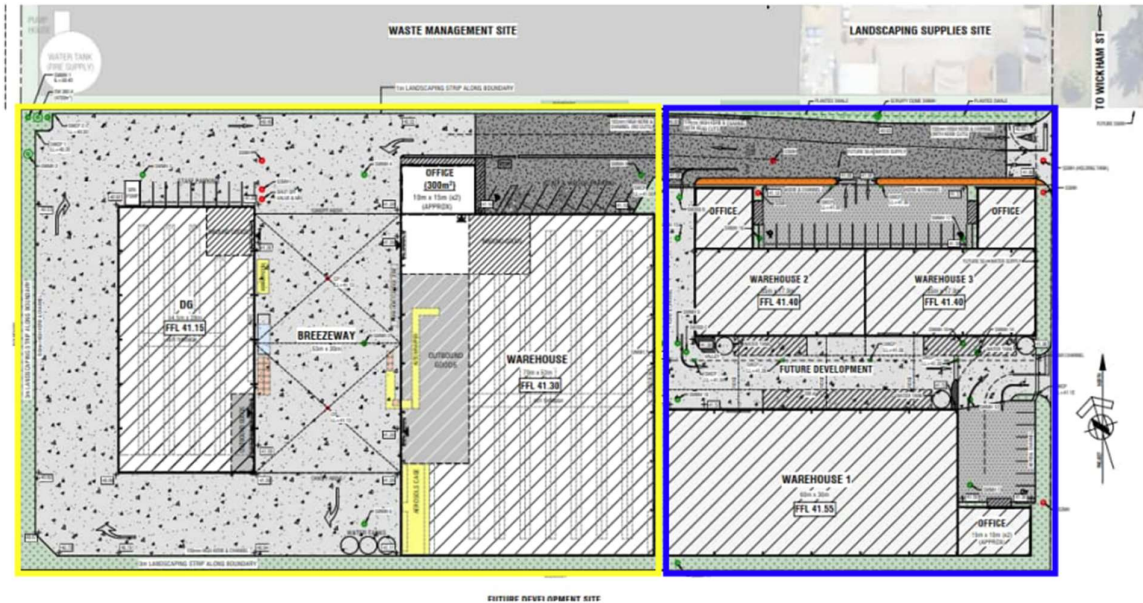


Figure Two: Site Development Plan – Provided by applicant

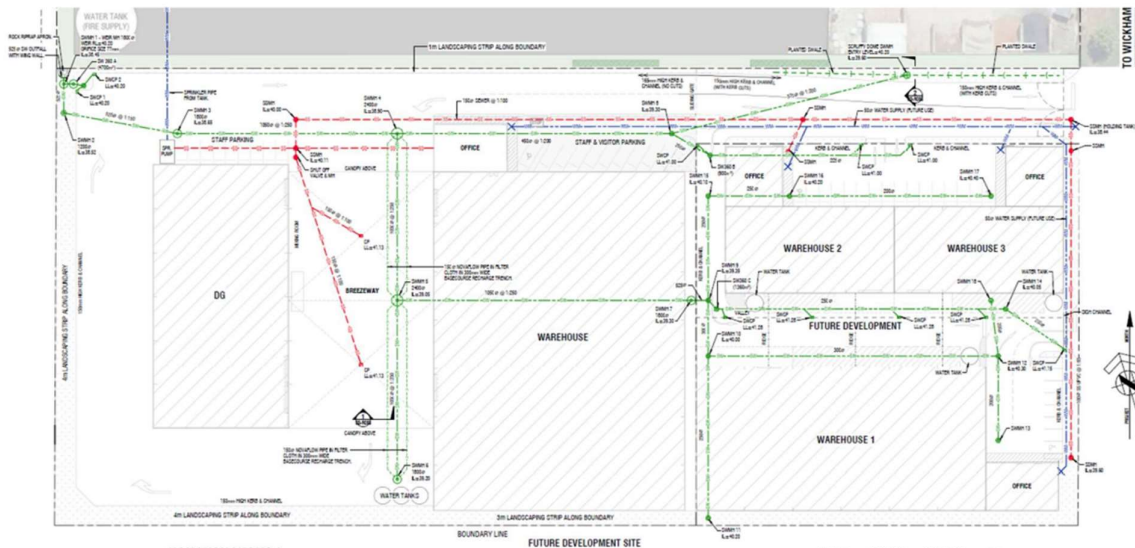


Figure Three: Proposed Stormwater System – Provided by applicant

The overall development will comprise a total impermeable area of approximately 18,162 m² (of the total site area of 20,005 m²) including the building footprints and sealed pavements. No wastewater infrastructure is available on site, and the proposed development will drain

wastewater into a central holding tank located at the northeastern corner of the site for removal by a liquid waste contractor. No piped offsite conveyance is proposed for wastewater, though there is provision for a connection to be added at the northeastern corner if the city network is ever extended.

2 Process matters

The application was received by Waikato Regional Council on 24 March 2023 and relevant process matters are as follows:

Date	Process Detail
24/03/2023	Lodged
03/04/2023	On Hold
04/04/2023	Lodged
04/04/2023	Active
28/04/2023	S37 Extension, 20 Days
02/05/2023	On Hold, S92(1) Information Request
3/07/2023	Active
17/10/2023	S37 Extension, 56 Days
17/10/2023	Notification Decision
17/10/2023	Decision Served

3 Consultation

3.1 Iwi

The proposal is located within the rohe of:

- Ngāti Hauā
- Upper Waikato River Iwi
- Waikato-Tainui

The applicant has not undertaken any consultation with Iwi.

3.2 Other Parties

There are no other parties to be considered.

3.3 Reasons for Non-Notification

A separate notification assessment has been undertaken (WRC doc # 26026411). In summary, as identified in section 4.2 of this report, the effects of the proposal are considered to be no more than minor. No affected parties have been identified, therefore neither public notification or limited notification is required.

4 Statutory matters

4.1 Identification of relevant matters

Matter	Relevant (Yes/No)	Comment (if relevant)
Bundling	No	N/A
Controlled activity	No	N/A
Restricted discretionary activity	No	N/A
S89A (MNZ comment) for Coastal Permits only	No	N/A
Any permitted baseline effects disregarded? (S104(2))	No	N/A
Value of investment/s124 applies (S104(2A))	No	N/A
S105	Yes	I have had regard to S105 when considering the proposal and consider the application is consistent with s105.
S107	Yes	I have had regard to S107 when considering the proposal and consider the application is consistent with s107.
Vision and Strategy	Yes	<p>The proposed activity is subject to the Vision and Strategy. In considering the effects of the proposed discharge, I have considered the effects of the discharge in section 4.2 of this report. I consider that the effects will have a less than minor effect and will ensure there will potentially improve the water quality and retention in comparison to the predeveloped site.</p> <p>I consider that the application is consistent with the vision and strategy.</p>
Hauraki Gulf Marine Park Act 2000	No	N/A
Regulations: - Water Measurement	No	N/A
Relevant statutory acknowledgements	No	N/A

S104A-G	Yes – S104B	I have had regard to s104B of the Resource Management Act 1991, when considering this application.
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4.2 Effects of the activity on the environment and on persons

Water Quality Effects

The proposed activity has the potential to cause adverse water quality effects should contaminants be discharged without sufficient treatment.

The main contaminants of concern are often associated with heavy vehicle tracking and include;

- BOD
- COD
- Heavy Metals
- Hydrocarbons
- Suspended Solids

There is also potential for spills or leaks from paint stored on the site.

The applicant has proposed to create three separate catchments across the site with individual treatment devices.

For the access road, a treatment swale is proposed.

For other hard stand areas, the first stage of treatment is Stormwater360 LittaTraps installed in all catchpits, followed by a Stormwater360 StormFilter device. Three StormFilters are proposed at the site.

The proposed stormwater discharge will be to land and to water. Stormwater will be conveyed to the north-western part of the site where the flows to an existing channel to the Waitawhiriwhiri Stream.

The proposed treatment system has been reviewed by Environmental Engineer, Megan Wood of Wainui Consulting and she considers the proposed system is appropriate.

A sampling condition has been included in the recommended conditions to ensure the discharge quality is suitable and the stormwater treatment system is operating as intended.

Based on Ms Wood's assessment (WRC Doc # 27129449), and provided the application is undertaken in general accordance with the application and recommended conditions, I consider the effect on water quality to be less than minor.

Water Quantity Effects

The applicant has assessed the site hydrology for the pre- and post-development conditions using WRC's Stormwater Runoff Modelling Guidelines. The existing site finish, which consists of metal and fill has been considered as semi-developed. The estimated peak flow rates are provided in the below tables.

Excluding climate change effect:

ARI Events	Pre-development	Post-development	% Change
2-year ARI Event	168 l/s	154 l/s	- 8 %
10-year ARI Event	281 l/s	238 l/s	- 15 %

Including climate change effect of 3.8°C (RCP 8.5):

ARI Events	Post-development	% Change
2-year ARI Event	199 l/s	+ 18 %
10-year ARI Event	314 l/s	+ 12 %

The applicant is providing six 25m³ tanks at the site for potable water use. The rainwater reuse will help reduce the stormwater runoff volumes and therefore helps mitigate potential erosion and scour effects downstream.

A treatment swale is proposed to treat runoff from the site accessway. The pavement area is 946m² and the swale has been designed to treat runoff from 660m². The swale is proposed to be 30m long and the applicant has assessed that the residence time for the water quality event is 13.2 minutes, which exceeds the required 9 minutes residence time in the Waikato Stormwater Management Guideline. The swale longitudinal gradient is 1%.

Ms Wood has reviewed the swale design and considers the swale design meets the requirements of the Waikato Stormwater Management Guidelines.

As mentioned previously, the applicant is proposing to treat runoff from hard stands areas at the site using two types of proprietary devices.

Stormwater360 Littatrap are proposed to be installed in all catchpits. These are catchpit inserts that remove large pollutants like litter and grit. They are then proposing three Stormwater360 StormFilters, which have been sized for the contributing catchment areas by Stormwater360. StormFilters are a cartridge filtration system, that are accepted to achieve 75% removal of total suspended solids. StormFilters have an internal bypass hence can be located underground in a chamber, online to the primary flows.

The applicant is proposing to soak some runoff to ground to help maintain moisture in peak subsoils beneath the site. Soakage trenches are proposed either side of the main 1050mm detention pipe, equating to 200m of soakage trench, 1m deep and 0.3m wide.

Ms Wood has reviewed the detention calculations and design and has considered this proposal acceptable.

In order to ensure there are no erosion and scour effects, conditions have been included requiring detailed design, maintenance and stability, inspections, and a stormwater operations management plan.

I consider that provided the application is undertaken in general accordance with the application and, proposed conditions, the proposal will have less than minor effects associated with water quantity.

Cultural and Archaeological Effects

Tangata Whenua are known for their strong connection to water and the Mauri of Wai. Hence when considering the cultural values it is important to understand the potential effects on water quality and quantity. As discussed above, the proposed treatment system is considered appropriate in managing the effects of the discharge.

Climate Change Effects

I have had regard to climate change effects when considering the proposal and based on Ms Wood's assessment, consider the stormwater system design is acceptable. Therefore, provided the activity is undertaken in accordance with the application for resource consent, and recommended conditions, climate change is unlikely to have an effect on the proposal.

Summary

In this assessment I have considered the potential adverse effects on water quality, water quantity, cultural and archaeological effects, and the effect of climate change.

Having considered the above, I consider that the effects of the proposal will have a less than minor effect on the environment, provided the activity is undertaken in general accordance with the application documents, and recommended conditions.

4.3 Policies and Plans

Policy instrument	Relevant to application?	Consistent with policy instrument?	Comment
NZCPS	No	N/A	N/A
National Policy Statement <ul style="list-style-type: none"> • Fresh water • Electricity Trans'n • Renewable electricity generation • Urban development • Highly Productive Land • Greenhouse Gases • Indigenous Biodiversity 	Yes – Freshwater	Yes	<p>The overall objective of the NPS Freshwater is to ensure that natural and physical resources are managed in a way that prioritises, the health and well-being of water bodies and freshwater ecosystems, the health needs of people (such as drinking water) and, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</p> <p>I have considered the proposal is consistent with the policies and objectives outlined in the NPS Freshwater.</p>
RPS (operative)	Yes	Yes LF-O1- Mauri and Values of Freshwater bodies. ECO-O1 – Ecological integrity and indigenous biodiversity.	I have considered the proposal in regards to the relevant objectives and polices of the RPS, and consider the proposed mitigation methods and recommended conditions are sufficient to ensure the Mauri and Values of the Waitawhirwhiri Stream are maintained.
Regional Plan (operative)	Yes	Yes	The applicant has provided an assessment of the relevant objectives and policies of the Regional Plan. I agree with the assessment provided and adopt this in full.
Regional Plan - Proposed Plan Change 1	No	N/A	N/A
Regional Coastal Plan	No	N/A	N/A

NESs: Telecommunications Drinking water sources Air pollutants Electricity transmission Contaminants in soil Freshwater Marine aquaculture Plantation Forestry Outdoor Storage of Tyres	No	N/A	I have considered the relevance of national environmental standards to the proposed activity and consider that there are no NES's relevant to the proposal.
Any other matter considered relevant e.g. Iwi management Plans	Yes – Waikato Tainui Environmental Plan	Yes	I have reviewed the relevant objectives and policies of the WTEP and consider the application is <i>generally</i> consistent with the plan.

4.4 Part 2 Matters

Statutory provision	Relevant to application?	Consistent with provision?	Comment
Section 6 matters a) Natural character b) Outstanding features c) Indigenous d) Public access e) Relationship of Maori f) Historic heritage g) Recognised customary activities h) Natural hazards	Yes	Yes	In considering the application I have had considered Section 6 matters and consider the application is consistent with the relevant provisions of Section 6.
Section 7 matters a) Kaitiakitanga aa) Stewardship b) Efficient use ba) Efficiency of end use c) Amenity values d) Intrinsic values ecosystems f) Quality of environment g) Finite characteristics h) Trout and salmon i) Climate change j) Renewable energy	Yes	Yes	In considering the application I have had considered Section 7 matters and consider the application is consistent with the relevant provisions of Section 7.
Section 5 matters (sustainable management purpose)	Yes	Yes	In considering the application I have had considered Section 5 matters and consider the

			application is consistent with the relevant provisions of Section 5.
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4.5 Natural and Built Environment Act 2023

The Natural and Built Environment Act came into effect on 24 August 2023. As the application was lodged prior to royal assent being given to the act, the application is not subject to the provision of the act. Therefore, the Natural and Built Environment Act has not been considered in this assessment.

4.6 Conclusions

Tonkin & Taylor Limited have submitted an application on behalf of the applicant, Industrie Property Rua Limited for a resource consent authorising the discharge of stormwater from 16A Wickham Street. The proposal has been assessed as a discretionary activity under s104B of the Resource Management Act 1991.

The proposal has been assessed in respect to its consistency with the objectives and policies of the relevant policies and plans, and statutory provisions of the RMA. It was found that, provided the activity is undertaken in accordance with the application documents and the recommended consent conditions, I consider the application to be consistent with the relevant policy and plans and statutory provisions.

5 Recommended Decision

I recommend that in accordance with s104B resource consent application APP145540 be granted in accordance with the duration and conditions prescribed in the attached Resource Consent Certificate for the following reasons:

1. The activity will have less than minor effects on the environment
2. The activity is consistent with relevant policies, plans, national standards or regulations;
3. The activity is consistent with the purpose of the Resource Management Act 1991.



Matthew Villanueva
Consents Officer
Resource Use Directorate

Date: 16 October 2023

6 Decision

That the resource consent application be granted in accordance with above recommendations.



Hugh Keane
Team Leader - Infrastructure
Resource Use Directorate

Date: 17 October 2023

Acting under authority delegated subject to the provisions of the Resource Management Act 1991 which at the time of decision had not been revoked.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH145540.01.01

File Number: 61 87 45A

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

Industre Property Rua Limited
C/- RCP Limited
PO Box 6696
Wellesley Street
Auckland 1141

(hereinafter referred to as the Consent Holder)

Consent Type: Discharge Permit

Consent Subtype: Water - stormwater

Activity authorised: Stormwater discharge to water associated with Industrial Storage Buildings

Location: 16A Wickham Street, Frankton, Hamilton

Map reference: NZTM 1798497 E 5813018 N

Consent duration: This consent will commence in accordance with section 116 of
the Resource Management Act 1991 and will expire on 16 October 2058

Subject to the conditions overleaf:

CONDITIONS

General

1. The stormwater diversion and discharge activity authorised by this resource consent shall be undertaken in general accordance with the following documentation:
 - The application for resource consent titled 'APP145540 - RC Appln - Discharge of Storm Water - 16A Wickham St, Frankton, Hamilton' – Dated March 2023 - WRC Doc # 25947040
 - APP145540 – S92 Response – Industrie Property Limited – Received 15 May 2023 -WRC Doc # 26333786

Where there is any discrepancy between the aforementioned documentation and the resource consent conditions, the condition shall prevail.

2. The consent holder shall be responsible for the design, structural integrity and maintenance of the stormwater system, and shall operate and maintain the stormwater system to avoid, remedy or mitigate any actual or potential adverse effects of the stormwater discharge activities authorised by this resource consent.
3. The consent holder shall appoint a representative, who shall be Waikato Regional Council's principal contact person in regard to matters relating to this resource consent. The consent holder shall inform Waikato Regional Council of the representative's name and how they can be contacted. Should that person change during the term of this resource consent, the consent holder shall give written notice to Waikato Regional Council of the new representative's name and how they can be contacted.
4. The consent holder shall 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. The consent holder shall not undertake any changes to the stormwater system which would increase the scale or intensity of the actual and potential adverse effects of the stormwater diversion and discharge activities authorised by this consent on the environment.

Detailed Engineering Design

6. The consent holder shall retain an appropriately qualified and experienced person to complete and finalise a full set of detailed engineered design drawings and plans of the stormwater network, comprising:
 - i. Treatment devices;
 - ii. Stormwater inlet and outlet structures; and
 - iii. Overland flow paths.

The detailed engineering design and drawings shall be accompanied by a design memorandum providing supporting information to summarise the design evolution and any changes that may have been made to the stormwater management system from what was proposed in the consent application. The detailed engineering design and drawings shall be prepared in accordance with the Waikato Stormwater Guideline (WRC Technical Report 2020/07) and shall be submitted to the Waikato Regional Council for written approval in a technical certification capacity, prior to construction of the permanent stormwater network.

7. As-built plans of the treatment systems shall be provided to Waikato Regional Council, no later than 1 month after construction of the stormwater system. The consent holder shall retain an

appropriately qualified and experienced person to prepare and sign 'As Built Certification Statements', which certify that the stormwater network described in the application for resource consent titled "APP145540 - RC Appln - Discharge of Storm Water - 16A Wickham St, Frankton, Hamilton" – Dated March 2023 - WRC Doc # 25947040, has been constructed in accordance with the approved detailed engineering design details and drawings required by Condition 6 of this resource consent. The 'As Built Certification Statements' shall be submitted to the Waikato Regional Council within 3 months of completion of the activities authorised by this resource consent.

Advice Note: Refer to as-built documentation forms in the Waikato Regional Council Technical Report 2020/07 'Waikato Stormwater Management Guideline'.

Stormwater Operations and Maintenance Plan

8. The Consent Holder shall provide the Waikato Regional Council with a '**Stormwater Operation and Maintenance Plan**' for the stormwater management system. The '**Stormwater Operations and Maintenance Plan**' shall be developed in general accordance with Waikato Regional Council's Stormwater Management Guideline (WRC Technical Report 2020/07). The '**Stormwater Operation and Maintenance Plan**' shall provide for all operational, maintenance, planting and monitoring measures associated with the stormwater discharge activity authorised by this resource consent and may include but not be limited to:
 - a) A programme for regular monitoring and inspection of the stormwater management system, in particular the stormwater management devices and any potential scour and erosion effects downstream of the stormwater outlet structures, including details of monitoring and inspection frequency;
 - b) A programme for the regular collection and disposal of debris and sediment collected by the stormwater management devices to ensure that attenuation volumes are not compromised and that appropriate contaminant removal procedures are established;
 - c) Inspection checklists for all aspects of the stormwater management system;
 - d) Details of who will be responsible for the operation and maintenance works;
 - e) Details of recording and reporting of operation and maintenance activities
9. The consent holder shall implement the operations, monitoring, and maintenance activities adopted by the '**Stormwater Operations and Maintenance Plan**', in accordance with that plan and as required by Condition 8 of this resource consent.
10. The '**Stormwater Operations and Maintenance Plan**' shall be reviewable at any time by the Waikato Regional Council, or at the written request of the consent holder, or at any time a significant adverse effect has arisen. Any proposed changes to the '**Stormwater Operations and Maintenance Plan**' shall be subject to the written approval of the Waikato Regional Council acting in a technical certification capacity.

Stormwater Quantity and Receiving Environment

11. The consent holder shall manage the stormwater network to avoid the following stormwater quantity effects:
 - a) Adverse scour, erosion and sediment deposition on land, property and within the beds of stormwater receiving water bodies;

- b) Adverse flooding of land, property and stormwater receiving water bodies;
 - c) Adverse effects on aquatic ecosystems.
12. As soon as practicable after becoming aware of any of the adverse effects of the nature specified in Condition 11 that are more than minor, the consent holder shall submit a report to the Waikato Regional Council in relation to the adverse effects. As a minimum, the report shall include:
- a) A description of the adverse effects;
 - b) A description of the cause of the adverse effects;
 - c) An explanation of any measures taken to remedy or mitigate the adverse effects, the outcome of those measures, and whether further measures are necessary and reasonably practicable;
 - d) If no measures have been taken in accordance with (c), a description of any reasonably practicable measures that could be taken to remedy or mitigate the adverse effects and a recommendation as to whether those measures are necessary.

The consent holder shall liaise with the Waikato Regional Council with a view to determining any reasonably practicable measures which should be taken to remedy or mitigate the adverse effects.

Advice Note: *Separate resource consents may be required to undertake remedial or mitigation works. The consent holder is advised to obtain all such consents at its sole expense, prior to any works being undertaken.*

Stormwater Quality and Receiving Environment

13. The consent holder shall manage the stormwater network to avoid the discharge of any substance that is likely to cause the production of conspicuous oil, or grease films, scums or foams, or floatable suspended materials in stormwater receiving water bodies after reasonable mixing.
14. The consent holder shall manage the stormwater network to avoid the discharge of suspended solids and any other substances that are likely to cause the following effects in stormwater receiving water bodies after reasonable mixing:
- a) Conspicuous changes in colour or visual clarity;
 - b) Increases in suspended solids concentrations by more than 10 percent;
 - c) 100 grams per cubic metre suspended solids concentrations or greater.

Advice Note: *For the purposes of this condition, the suspended solids discharge parameters referenced above shall only apply to the post development stormwater discharges authorised by this resource consent and do not apply to the earthworks activities.*

15. The consent holder shall manage the stormwater network to avoid the discharge of hazardous substances in concentrations that are likely to adversely affect aquatic life, or the suitability of water for human consumption after treatment. Where a question arises as to whether the concentration of any particular hazardous substance is causing these effects, it shall be determined through the application of the *Australia & New Zealand Guidelines for Fresh & Marine Water Quality*, or any other technical publication approved in advance by the Waikato Regional Council in a technical certification capacity.

16. The consent holder shall manage the stormwater network to avoid discharges that are likely to adversely affect aquatic ecosystems and cause the following effects in stormwater receiving water bodies after reasonable mixing:
 - a. Dissolved oxygen levels to fall below 80% of saturation;
 - b. pH to fall below 6 or exceed 9;
 - c. Suspended sediments to smother benthic organisms;
 - d. Undesirable biological growths;
 - e. Water temperature to change by more than 3 degree ;
 - f. Turbidity levels to exceed 25 NTU between the months of August and December;
 - g. Ammoniacal nitrogen concentrations to exceed 0.88 grams of nitrogen per cubic metre; and
 - h. Other contaminant concentrations to exceed the United States Environmental Protection Agency National Recommended Water Quality Criteria (USEPA, 2009) – Criteria Maximum Concentration.
17. The consent holder shall manage the stormwater network to avoid the discharge of any contaminant that may affect the suitability of water for human consumption after treatment
18. All stormwater catchpits which connect to the stormwater network shall, as a minimum, be designed to capture and retain the majority of gross pollutants and floatable contaminants such as oil and grease, unless any discharges of floatable contaminants to the receiving environment would have no more than minor adverse effects.

Sampling

19. The consent holder shall characterise the quality of the stormwater discharged pursuant to this consent to the satisfaction of the Waikato Regional Council. To this end, the consent holder shall, unless otherwise agreed by the Waikato Regional Council in writing, sample the discharge at 6-month intervals at the outlet. Parameters to be analysed include:
 - a. pH;
 - b. Total suspended solids;
 - c. Five day biochemical oxygen demand;
 - d. Total Ammoniacal Nitrogen; and
 - e. Total Petroleum Hydrocarbons

Advice Note: *The consent holder shall undertake the monitoring specified above or any amended monitoring that has been made with the written agreement of the Waikato Regional Council. The consent holder shall forward the results of monitoring to the Waikato Regional Council within one month of sampling results becoming available.*

Waikato Regional Council reserves the right to amend the sampling regime or request further sampling upon written notice.

20. The consent holder shall use a suitably qualified person for the collection and analysis of all surface water samples that are required by this consent. Analysis shall be performed by an IANZ accredited (or similarly qualified alternative) laboratory. All sample methods of analysis shall be as detailed in the most recent edition of “Standard Methods for the Examination of Water and Waste water”, by APHA and AWWA and WEF or by some other method, approved in advance by the Council.

Reporting

21. Within three months of the completion of the first year of monitoring undertaken pursuant to Condition 19, and annually thereafter, the consent holder shall submit a report to the Council that includes the following as a minimum:
- a. A summary and interpretation of the monitoring results including but not limited to graphs demonstrating trends in the monitoring data against the consented limits;
 - b. Commentary on compliance with all conditions of the consent;
 - c. Commentary on the effect of discharges from the site on surface water,
 - d. Recommendations whether or not further treatment of the discharge and control works are necessary to ensure compliance with the conditions of this consent;
 - e. A comparison against the estimated treatment efficacy (consented parameters) versus that monitored at the site
 - f. Recommendations regarding changes to the monitoring regime, including frequency and monitoring parameters.
 - g. Discussion on any other issues considered important to the consent holder related to this discharge consent; and
 - h. Any required remediation or rehabilitation to meet compliance limits, if exceeded.

Advice Note: Reports and compliance data shall be forwarded to rudcompliance@waikatoregion.govt.nz.

22. The consent holder shall notify Waikato Regional Council as soon as practicable, and as a minimum requirement within 24 hours, of the consent holder becoming aware of the limits and performance standards specified of this resource consent being exceeded and/or of any accidental discharge, plant breakdown, or other circumstances which are likely to result in the limits and performance standards of this resource consent being exceeded. The consent holder shall, within 7 days of the incident occurring, provide a written report to the Council, identifying the exceedance, possible causes, steps undertaken to remedy the effects of the incident and measures that will be undertaken to ensure future compliance.

Review Clause

23. The Waikato Regional Council may at any time two months either side of January of 2027, 2032, 2037, 2042, 2047, and 2052 serve notice on the consent holder under section 128(1) of the Resource Management Act (1991), and commence a review of the conditions of this resource consent for the following purposes:
- a) To review the effectiveness of the conditions of this resource consent in avoiding, remedying 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;
 - b) If necessary and appropriate, to require the consent holder to adopt the Best Practicable Option or other specific measures to avoid, remedy or mitigate any adverse effects on the environment that result from the exercise of this resource consent;
 - c) To review the adequacy of and necessity for the monitoring and reporting undertaken by the consent holder, and if necessary, to amend and/or introduce new conditions to monitor any adverse effects on the environment that result from the exercise of this resource consent;
 - d) To achieve consistency with any future changes to the Waikato Regional Council's plans or policies in regard to catchment management planning and stormwater management.

Administrative

24. 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).

Advice Notes - General

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. 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.
4. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
5. 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.
6. Note that pursuant to s332 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.
7. 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.
8. If at any time during the resource consent period, you no longer require your consent, it may be surrendered, in whole or part, by giving written notice of such to the consent authority. Alternatively, please contact Resource Use staff on 0800 800 402 and we can provide you with a surrender form. Note that the surrender takes formal effect when you receive a notice of acceptance of the surrender from the Council.