

Drury Metropolitan Centre Fast-track

Auckland Council Specialist Memo

Annexure 8:

Stormwater (Regional Discharge Permit)

Martin Meyer

11 August 2025

Stormwater (Regional Discharge Permit) Memo

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Date: 11 August 2025

1. This memorandum addresses the stormwater aspects of the Sunfield proposal that require a regional discharge permit.

Qualifications and Relevant Experience

2. I hold the qualification of Bachelor of Science and Post Graduate Diploma in Science. I have prepared expert evidence and technical assessments for resource consent and fast-track applications.

Code of Conduct

3. I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (**Code**) and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Specialist Assessment

4. The zoning for this application is Business – Metropolitan Centre and Business – Mixed Use. The site is adjacent to the Drury Railway, and it is considered that this area with its current zoning and proximity to Drury township and other developments will all eventually discharge via the public network authorised by the Regionwide Network Discharge Consent (NDC).
5. However, at this stage the Stormwater Management Plan (SMP) has yet to be accepted by Healthy Waters and will not be authorised for discharge via the NDC prior to its acceptance. Works to be undertaken and stormwater diversion and discharge to take place prior to the SMP approval will require a private stormwater discharge permit, with appropriate conditions to cover the period of private discharge, and a design that will be in future accepted for vesting to council.
6. The receiving environment is the Hingaia Stream, and ultimately the Manukau Harbour. Flooding around the downstream area from the site adjacent to the Hingaia is extensive and appropriate flooding mitigation is required. The Manukau harbour requires protection (and improvement where possible) for siltation and water quality.

7. The proposed discharge is considered a discretionary activity under E8.4.1(A10), where all other diversion and discharge of stormwater runoff from impervious areas not otherwise provided for.
8. The proposal and conditions of this development indicate that the design will provide water quality treatment through the use of GD01 treatment devices of all impervious areas. Some areas of treatment are required by way of consent, with water quality treatment for the proposed development including a controlled activity under E9.4.1(A6) for 66,864m² of high contaminant generating carparks, and the controlled activity E9.4.1(A7) in the development of 45,042m² high use roads.
9. The proposal includes the development of impervious areas within a SMAF 1 control area. This activity requires consent, being a trigger for restricted discretionary activity under E10.4.1(A3) for road greater than 50m² (private roads) and under E10.4.1(A6) for over 5,000m² of road to be vested and operated by a road controlling authority. The development will use appropriate GD01 devices (in combination with the water quality treatment measures, such as wetlands) to appropriately provide the detention and retention requirements of the SMAF 1 control area, intended to protect streams from high velocity peak flows.
10. The stormwater discharge will meet this condition by providing a stormwater implementation management plan prior to submission for Engineering Plan Approval, describing all proposed devices for hydrological mitigation and water quality treatment. These will also demonstrate they are in accordance with climate change provisions to 3.8°C.
11. I consider the proposal and mitigation to be acceptable in minimising the impact to the environment, with the provision that while acceptable for a private discharge consent, it is noted that aspects of the design are unlikely to be accepted by Healthy Waters for approval under the NDC in future. As such please refer to the Healthy Waters memo, and stormwater related comments on Overland Flow Paths and pipe capacities in the Development Engineers memo.
12. The proposed conditions are acceptable and will provide for the applicable standards under E8, E9 and E10 to be complied with. It is expected that all treatment devices to be specified in the stormwater management works [Condition 7.] will be vested to the council in the future after the stormwater management plan (SMP) is accepted by Healthy Waters. The stormwater discharge permit will at this point likely be surrendered where no further private stormwater discharge will take place, and all stormwater discharges will come under the regionwide network discharge consent (NDC).
13. The E9 and E10 treatment will continue, as per the requirements under the SMP and under the rules of the NDC. If any of these treatment devices are not to be vested (such as the private wetlands proposed in [Condition 10.], the stormwater management works, operation and maintenance plan, and maintenance report conditions for these devices

should be transferred to the Land-use consent. If all devices are vested to council (as recommended by Healthy Waters) no further action will be necessary.

Comment on the Proposed Conditions

B: Stormwater Discharge Permit Conditions

Conditions 1. - 23. are supported from a regional stormwater perspective and appropriately provide for the requirements under the triggered consents under E8, E9 and E10.