Martin Meyer Technical Specialist Memo – Stormwater and ITA specialist

To:	Warwick Pascoe – Premium Project Lead Brooke Dales - Lead Planner
From:	Martin Meyer
Qualifications & Relevant Experience:	I hold the qualifications of: Bachelor of Science in Environmental Science and Physical Geography, Post Graduate Diploma in Science & Technology and have 9 years of experience within three waters. I have prepared expert evidence and technical assessments for resource consent applications and fast-track applications.
Preparation in Accordance with the Code of Conduct:	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.
Date:	6th October 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Auckland Surf Park – Stage 2
Fast-Track application number:	FTAA-2606-1246 (BUN60467823)
Site address:	1320 and 1350 Dairy Flat Highway, 89 and 105 Lascelles Drive, 237 and 253 Postman Road, Dairy Flat

2.0 Documents Reviewed

- *Assessment of Environmental Effects and Statutory Analysis dated 08/06/2026 prepared by Barker & Associates Ltd*
- *Rules Assessment prepared by Barker & Associates Ltd*
- *Stormwater Management Plan, Auckland Surf Park Community (Revision H) dated 9/06/2026 prepared by McKenzie & Co*
- *Engineering Infrastructure Report, Auckland Surf Park Community, Stage 2 Development (Revision F) dated 8/06/2026 prepared by McKenzie & Co*
- *Auckland Surf Park Community – Stage 2 Development, Ecological Impact Assessment (Version 2) dated 2/06/2026 prepared by Viridis Environmental Consultants*
- *Hazardous Substances and Industrial and Trade Activity Assessment – Auckland Surf Park Community - Stage 2, 1320 and 1350 Dairy Flat Highway, 89 and 105 Lascelles Drive and 237 and 253 Postman Road, Dairy Flat, Auckland (ENGEO, 23 January 2026) (HSITA report)*
- *Draft Environmental Management Plan - ASP Stage 2 Data Centre, Dairy Flat, Auckland (ENGEO, 20/01/2026) (draft EMP)*
- *Masterplan, Substantive Fast Track Application Design Report (Part A – Part B) dated 5/06/2026, and prepared by Studio Pacific Architecture*
- *Community Masterplan, Substantive Fast Track Application Pack, Masterplan Drawing Set (Part A) dated 5/06/2026 prepared by Studio Pacific Architecture*
- *Engineering Drawings, Resource Consent (Part 1 and Part 2), dated April 2026, and prepared by McKenzie & Co*
- *Stage Scheme Plans (Revision D) dated 02/2026 prepared by McKenzie & Co*
- *Technical Memo, Subject: Secondary Flows Assessment for Auckland Surf Park Community, dated 9/06/2026 prepared by McKenzie & Co*
- *Auckland Surf Park Community Stage 2 – Flood assessment dated 4/06/2026 prepared by Woods*
- *Revised Recommended Resource Consent Conditions dated 25/06/2024 prepared by Barker & Associates Ltd*
- *Stage 1 - s.127 Amended Resource Consent Conditions dated 5/06/2026 prepared by Barker & Associates Ltd*
- *Stage 2 - Draft Resource Consent Conditions dated 5/06/2026, and prepared by Barker & Associates Ltd*
- *Subdivision Draft Resource Consent Conditions dated 5/06/2026, and prepared by Barker & Associates Ltd*
- *Unit Title Subdivision Draft Resource Consent Conditions dated 24/02/2026, and prepared by Barker & Associates Ltd*

3.0 Specialist Assessment (Resource Consent)

AUP(OP)

E8 Stormwater Diversion & Discharge E8.4.1(A10) Discretionary

The proposal seeks to develop 486 units, a hyperscale artificial intelligent data centre campus, a 10MW solar farm, ancillary activities, village centre, and live/work units. The receiving environment consists of multiple streams located within the site.

The diversion and discharge from the site are managed via devices summarized in table 1 below which is from the Stormwater Management Plan lodged. This includes wetlands, raingardens, swales and detention tanks (refer table 2), proprietary devices, tree pits, planter boxes and pervious pavers. The devices within the collector road catchment are proposed for vesting to Auckland Transport. The catchment areas are shown in Figure 1.

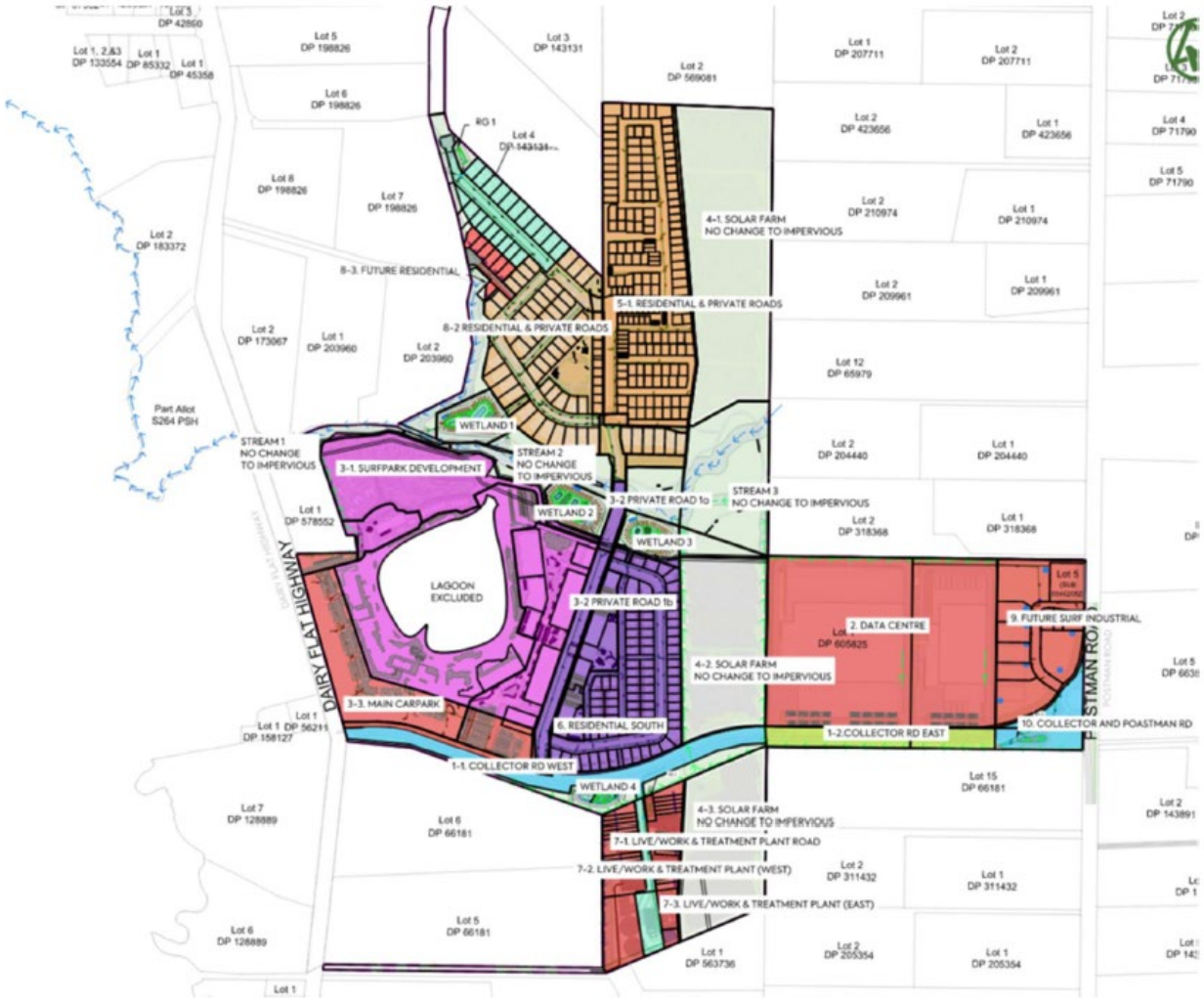


Figure 1 - Catchment Plan

Water quality volume and retention and detention volumes for all catchments are provided, however detailed flood modelling analysis and effects of this stormwater infrastructure by council experts to verify its performance were not available to be undertaken due to a lack of information provided. As such the flood report and flooding effects are considered not to be adequately addressed at this stage.

I consider the water quality volumes adequate for the impervious surfaces under E8 general standards for the areas covered under Stage 2 for the proposed surfaces, further discussion on the collector road high contaminant generating area below, and the Industrial or Trade Activity areas below.

Table 1 - Catchment Calculations

STAGE 2 POST DEVELOPMENT STORMWATER CATCHMENT CALCULATIONS – TREATMENT DEVICES

90th PERCENTILE 24hr RAINFALL With 2.1 cc		29.926	mm	2.1 cc Factor	15.1%		34.444826				
95th PERCENTILE 24hr RAINFALL With 2.1 cc		42.587	mm				49.017637				
Treatment Device	Contributing Catchments	Total Catchment Area (m^2)	Imperviousness (%)	Impervious Area (m^2)	5mm Runoff Vol. from impervious area (m^3)	90th percentile Runoff Vol.[1] (m^3)	95th percentile Runoff Vol.[2] (m^3)	5% of Catchment (m^2)	WQ Vol. (m^3)	Retention Vol.[3] (m^3)	Detention Vol. (m^3)
SELF MANAGING	DATA CENTRE B	22,555	90	20,299	101.5	607.47	864.48	1,015.0	607.5	101.5	763.0
	STAGE 5A VACANT LOT SUBD.	24,000	60	14,400	72.0	430.94	613.26	720.0	430.9	72.0	541.3
	WWTP	2,375	90	2,138	10.7	63.98	91.05	106.9	64.0	10.7	80.4
				36,837				**1,841.9**	**1,102.4**	**184.2**	**1,384.6**
WETLAND 1	Total Area North west and East	86,194	64	55,164	275.8	1,650.83	2,349.26	2,758.2	1,650.8	275.8	2,073.4
	RG Catchment	3,324	80	2,659	13.3	79.58	113.25	133.0	79.6	13.3	100.0
				55,164				**2,758.2**	**1,650.8**	**275.8**	**2,073.4**
WETLAND 2	CARPARK NORTH	4,848	85	4,121	20.6	123.32	175.49	206.0	123.3	20.6	154.9
	PRIVATE ROAD 1a	1,580	60	948	4.7	28.37	40.37	47.4	28.4	4.7	35.6
	PRIVATE ROAD 1b	5,392	60	3,235	16.2	96.81	137.77	161.7	96.8	16.2	121.6
	FUTURE RESIDENTIAL A	17,494	60	10,496	52.5	314.11	447.00	524.8	314.1	52.5	394.5
RET. AND DET. ONLY	ECO VILLAGE	15,735	10	1,573	7.9	47.09	67.01	78.7	47.1	7.9	59.1
	BUILDINGS AND AMENITY	45,436	65	29,533.3	147.7	883.81	1,257.73	1,476.7	883.8	147.7	1,110.1
				49,907				**2,495.3**	**1,446.4**	**249.5**	**1,875.8**
WETLAND 3											
	PRIVATE ROAD 2	6,462	60	3,877	19.4	116.03	165.12	193.9	116.0	19.4	145.7
	DATA CENTRE A	40,650	90	36,585	182.9	1,094.85	1,558.06	1,829.3	1,094.9	182.9	1,375.1
	FUTURE RESIDENTIAL B	12,564	60	7,539	37.7	225.60	321.05	376.9	225.6	37.7	283.4
				48,001				**2,400.1**	**1,341.6**	**240.0**	**1,804.2**
WETLAND 4	COLLECTOR ROAD	8,700	100	8,700	43.5	260.36	370.51	435.0	260.4	43.5	327.0
	PRIVATE ROAD SOUTH B	847	65	551	2.8	16.48	23.45	27.5	16.5	2.8	20.7
				9,251				**462.5**	**276.8**	**46.3**	**347.7**
WETLAND 5	PRIVATE ROAD SOUTH	1,635	60	981	4.9	29.36	41.79	49.1	29.4	4.9	36.9
	CARPARK 1 SOUTH	1,068	85	908	4.5	27.16	38.66	45.4	27.2	4.5	34.1
	CARPARK 2 SOUTH	1,057	85	899	4.5	26.90	38.28	44.9	26.9	4.5	33.8
	FUTURE COMMERCIAL SOUTH	6,100	90	5,490	27.5	164.30	233.80	274.5	164.3	27.5	206.4
	FUTURE RESIDENTIAL SOUTH	6,914	60	4,148	20.7	124.14	176.66	207.4	124.1	20.7	155.9
				12,426				**621.3**	**371.9**	**62.1**	**467.1**
RET. AND DET. ONLY	ECO VILLAGE	15,735	10	**1,573**	7.9	47.09	67.01	**78.7**	**47.1**	**7.9**	**59.1**

1-POST DEVELOPMENT LESS PRE DEVELOPMENT
2-POST DEVELOPMENT LESS PRE DEVELOPMENT

Solar Farm

The applicant has proposed the solar farm areas as ‘pervious’ within the plans, internal council view is that solar panels are considered impervious surfaces due to the interception and potential channelisation of stormwater flows caused from the drip line of stormwater panels. The soils may not have the capacity to absorb these flows as panels channelise flows and discharge to ground from their drip line, it is unclear that the grasses will adequately manage the channelised flows to prevent erosion. I recommend an adaptive management plan condition where if erosion or stormwater channeling is observed from the solar arrays that future stormwater infrastructure such as dish channels, drains or other devices are installed to minimise the effects to the receiving environment.

Table 2 - summary of devices proposed for each catchment

Sub catchment		BPO			
Catchment Name	Area (ha)	Treatment	Detention	10% Conveyance	Outlet
1 Collector Road (High Use Road)	Impervious (ha) 0.771 Total (ha) 1.835	- Swales - Constructed Wetland - Raingarden	- Constructed Wetland - Raingarden	- Swales	Riprap
2 Data Centre Precinct (Network Utility)	Impervious.(ha) 5.833 Total (ha) 6.333	- Swales - Tree pits - Onsite Proprietary Devices - Permeable pavers	- Tree pit - Rainwater Tanks	- Swales preferred - Pipe Network	Riprap
3-1 Surf Lagoon, Surf Village Centre and Accommodation Precincts	Impervious.(ha) 4.800 Total (ha) 6.700	- Constructed Wetland - Permeable pavers - Tree pit - Rainwater tanks (optional)	- Constructed Wetland, - Raingardens - Planter Box's - Tree pit - Rainwater tanks (optional)	- Swales (preferred) - Pipe Network	Riprap
3-2 Private Road	Impervious.(ha) 0.432 Total (ha) 0.540	- Constructed wetland	- Constructed wetland	- Pipe Network	Riprap
3-3 Main Carpark	Impervious.(ha) 0.400 Total (ha) 2.245	- Onsite raingardens - Pervious pavers	- Onsite raingardens - Pervious pavers	- Pipe Network	Riprap
4 Solar Farm Precinct	The solar farm is considered to be a pervious catchment as grass is expected to grow under the panel array. Any access tracks will be minimal and constructed out of gravel or pervious pavement, as such this catchment is considered self-mitigating.				
5 Northeast Residential Precinct	Impervious.(ha) 2.911 Total (ha) 4.410	- Constructed Wetland	- Constructed Wetland	- Pipe Network	Riprap
6 South Residential Precinct	Impervious.(ha) 2.289 Total (ha) 3.690	- Constructed Wetland	- Constructed Wetland	- Pipe Network	Riprap
7a Wastewater Treatment Plant (Industrial)	Impervious.(ha) 0.340 Total (ha) 0.340	- Onsite, proprietary devices	- Rainwater Tanks	- Pipe Network	Riprap
7b Live/Work	Impervious.(ha) 0.355 Total (ha) 1.005	- Raingarden	- Rainwater Tanks - Raingarden	- Pipe Network	Riprap
8 Northwest Residential Precinct	Impervious.(ha) 3.061 Total (ha) 4.635	- Raingarden - Constructed Wetland - Pervious Pavers	- Rainwater Tanks - Constructed Wetland	- Pipe Network	Riprap
9 Stage 5a Vacant Subdivision	Impervious.(ha) 1.914 Total (ha) 2.080	- Swales - Tree pits - Permeable pavers - Onsite, proprietary devices	- Rainwater Tanks - Tree pit - Permeable pavers	- Swales - Pipe Network	Riprap
10	Impervious.(ha)	- Raingarden	- Raingarden	- Swales	Swales
Postman Road Roundabout	0.378 Total (ha) 0.630			- Pipe Network	

E9 High Contaminant Generating Carparks and High-use Roads E9.4.1(A9) Restricted Discretionary

The Assessment of Effects identifies the activity as complying with the permitted and controlled activity standards, applying for a controlled activity E9.4.1(A7). The Rules Assessment states the activity as A9 activity (where permitted and controlled standards are not met). There is uncertainty on this design as the 'best practicable option' and the wetland design does not appear to meet all GD01 design criteria (refer Healthy Waters memo). However the water quality treatment may be considered to GD01 equivalent

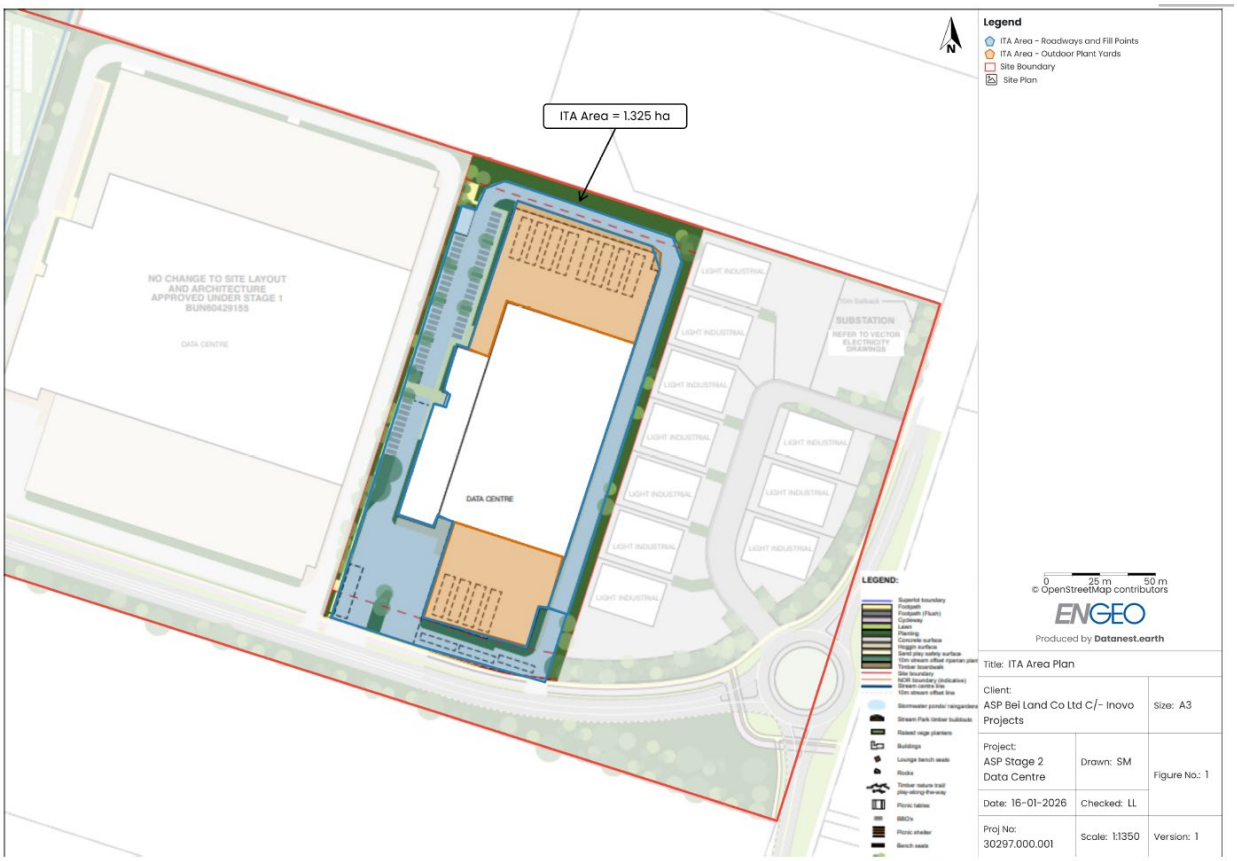
based on the calculations of WQV provided. If the device(s) achieve this level of sediment removal it will be considered a controlled activity under E9.4.1(A7).

The stormwater management plan states that this collector road with 7,710m^2 impervious area will have quality and quantity treatment via swales, constructed wetland and raingarden. As a mix of private and public devices are proposed the public device manager being Healthy Waters are concerned the interaction between the private and public infrastructure may not meet council standard.

Per E9, if the high-use road achieves the water quality outcomes to a GD01 equivalent level this is a controlled activity, and I consider this can be conditioned appropriately. The flooding/quantity matters in regard to culverts and capacities are not covered under this chapter, and those matters should be addressed separately.

E33 Industrial or Trade Activities E33.4.1(A12) Controlled

Data Centres are considered an 'unlisted' Industrial or Trade Activity per AUP Chapter E33. The applicant has identified the site to have an ITA area of approximately 1.16 ha including vehicle access ways, staff parking area and outdoor plant yards (the plan notes 1.325ha of ITA area).



This application will involve the storage of substantial quantities of Hazardous Substances (refer to Hazardous Substances memo), including but not limited to diesel, refrigerant, coolant and engine oil. The quantities are of significant scale (e.g. 9,500,000 litres of diesel), and may be present in storage tanks, generators and chillers.

The applicant provided a draft Environmental Management Plan including a Spill Response Plan per E33 requirements.

The applicant has identified potential contaminants of concern within Industrial or Trade Activity areas which will undergo water quality treatment prior to discharge via a SPEL Puraceptor Class 1 stormwater treatment separator (or equivalent). Where a site requires treatment, this is considered not to meet the permitted activity standard E33.6.1.2 for the discharge of contaminants, and therefore the appropriate

activity E33.4.1(A12) - Discharge of contaminants from an existing or new industrial or trade activity area not listed in Table E33.4.3 where the permitted discharge standards are not met, was identified.

The applicant proposes management of the refuelling area with an isolation valve for the stormwater system while refuelling of the underground tanks takes place. This area will utilize rollover bunds and kerbs to isolate the area from interacting with stormwater during refilling. Where spills occur the spill procedure will be followed. This area further discharges through the proposed SPEL Puraceptor Class 1 device to remove hydrocarbons from the stormwater prior to discharge as a 'best practicable option' device.

Transformers are proposed for the site, however they will utilize air as the insulating medium, meeting the Note 7 exclusion of less than 1,000 litres of oil for electrical substations under E33.

4.0 Section 67 Information Gap

At the time of writing this Memo the following information gaps have been identified (refer Healthy Waters and Hazardous Substances Memos):

Healthy Waters s67s relevant to E8 & E9

Collector Road

The proposed development includes a number of stormwater management assets associated with the Collector Road (Road 1), including a raingarden (RG3), a wetland (Wetland 4), swales, culverts, and associated drainage infrastructure proposed to be vested in Council as public assets. These assets are intended to manage runoff, maintain existing drainage functions, and provide stormwater treatment and attenuation. The Applicant's Agents conclude that the proposed infrastructure will adequately manage stormwater and flooding effects associated with the development. However, further clarification has been sought by HWFR regarding the purpose, operation, and performance of the proposed assets, including the role of the Collector Road culverts, the interaction between public and private infrastructure, and the arrangements for long-term ownership, operation, and maintenance. Until these matters are addressed, HWFR cannot in a technical capacity confirm that the proposed public stormwater infrastructure meets Council standards and will achieve the stormwater outcomes relied upon in the assessment of effects.

Minute 2

HWFR have been directed to provide advice to support Council's response to Minute 2 from the Panel. In particular the response to Item 17(c):

17(c) – Does Auckland Council consider this private infrastructure adequate to support the Project?

In response to 17(c), we direct the Panel to consider previous commentary from the 'Responding to unanticipated development report' to the to the Policy, Planning and Development Committee on the 8th September 2026.

Long-term Infrastructure Performance Position

Private Stormwater Network

Auckland Council acknowledges that the Fast-track approvals process enables consideration of development proposals that may not align with the timing, scale or location anticipated through Auckland's existing growth and infrastructure planning frameworks.

Council notes that privately owned infrastructure can facilitate development without immediate reliance on public investment. However, privately operated infrastructure may also create long-term risks relating to asset performance, environmental outcomes, service continuity, governance arrangements and future funding responsibilities. Council's concern is that if such arrangements

fail over time, pressure may ultimately fall on public authorities and ratepayers to intervene.

Accordingly, if the Panel is minded to approve the proposal, Council submits that conditions should ensure:

- The stormwater network remains privately owned, operated, maintained and renewed by the developer, body corporate, infrastructure company, residents' association or other legally constituted entity in perpetuity.
- Legally enforceable mechanisms are established to secure funding for ongoing operation, maintenance, monitoring, renewal and replacement of the stormwater assets.
- Responsibility for compliance with all stormwater discharge, water quality and flood management requirements remains with the private network operator.
- Appropriate asset management plans, governance arrangements and performance monitoring requirements are established and maintained.
- No expectation is created that Auckland Council will assume ownership, maintenance, operational responsibility or financial liability for the private stormwater infrastructure in the future.
- Any future vesting or transfer of assets to Council can only occur at Council's discretion and subject to compliance with all relevant standards and Council requirements current at that time.

Council considers these safeguards necessary to ensure that the long-term risks, costs and obligations associated with servicing the development remain with the beneficiary of the development and do not transfer to Auckland ratepayers over time. This is particularly important where development is proceeding outside the infrastructure assumptions on which Council's existing planning and investment programmes have been based.

Council does not oppose the use of a private stormwater network in principle. However, Council submits that any approval should be contingent upon robust, legally enforceable arrangements that permanently allocate ownership, operational responsibilities, renewal obligations and associated financial risks to the private network operator, with no obligation on Auckland Council to assume those responsibilities in the future.

HWFR acknowledges that the proposed conditions of consent appear to provide a framework for securing the private ownership and operation of the stormwater network. However, further amendments or additional conditions may be required to fully address the long-term ownership, operation, maintenance, renewal, replacement, compliance, and performance liability matters identified in Council's response to Minute 2.

Hazardous Substances S67s relevant to E33

Description of Missing Information

4.1 The risk assessment in the HSITA report does not sufficiently assess potential cumulative effects, as it does not consider the direct adjoining ARCP Stage 1 Data Centre. The application document does not confirm whether the Stage 1 and Stage 2 Data Centres will operate under a single management system. If they are to be managed under the same system, the Stage 2 Data Centre could be considered an extension of the consented Stage 1 Data Centre, and both facilities should be assessed collectively within the risk assessment and management framework. Alternatively, if the facilities are to be operated independently, the potential cumulative effects arising from the adjacent ARCP Stage 1 Data Centre should be assessed and appropriately addressed in both the HSITA and the EMP. In either case, this should include an assessment of flood hazard risk affecting a portion of the Stage 1 Data Centre and the potential implications for cumulative risk across the Stage 1 and Stage 2 Data Centre developments.

4.2 In addition, the application does not discuss the potential effects of the proposed Stage 2 Data Centre on the proposed Stage 5A vacant lot subdivision, which is located immediately adjacent to the Stage 2 Data Centre.

Why is this Information Essential?

4.3 The quantities of hazardous substances proposed to be stored and used across the wider site significantly exceed the permitted thresholds for the Future Urban Zone. In the absence of the information identified above, potential cumulative effects associated with activities on the site may be underestimated, thereby limiting the opportunity to identify appropriate mitigation or management measures. The additional information required is considered necessary to enable a robust assessment of effects and to support an informed decision by the panel.

5.0 Recommendation

Overall as the council experts on flood modelling do not currently have sufficient information to verify the performance of the proposed flood mitigation I do not support the application as E8 general standards require no increase in diversion and discharge effects on other properties or associated increased flooding in 10% and 1% AEP rainfall events. It is unclear at this stage that this has been achieved. The following proposed conditions are further recommended to adequately mitigate effects on the receiving environment by the proposal.

Subject to the above matters being addressed (refer Healthy Waters memo), other aspects of the application can be sufficiently managed via conditions, as can the effects of Industrial or Trade Activities (E33) proposed for the site (subject to the Hazardous Substances s67 information gaps being addressed). E9 water quality matters are considered adequately addressed (excluding the issues raised by Healthy Waters). Refer below where I recommend a condition confirming GD01 design criteria for all high-use road areas.

6.0 Proposed Conditions (Resource Consent)

The associated s127 of the Stage 1 application is considered appropriate for the changes proposed (amended plans, no changes to ITA conditions). The references to the solar farm are removed, as these are applied for under Stage 2 of the application.

The following conditions are proposed for private stormwater catchments/assets, noting condition X1 should include all assets including all private treatment devices.

Additional Conditions proposed

The use of additional conditions for the construction of private stormwater management systems under DIS60467880, including the following:

Duration

X.1 This permit (DIS60467880) will expire on [date to be inserted by lead planner; XX years from decision date] unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Stormwater management works

X.2 The following stormwater management works must be constructed for the catchment areas and design requirements. The works must be completed prior to construction of further impervious surfaces.

Works to be undertaken	Catchment area: impervious (total)	Design requirement(s)
Example New Wetland	***Example Catchment Area***	• **In accordance with Guideline Document 2017/001 Version 1 (GD01)** • **Hydrological mitigation retention/detention to the 95th percentile event.**
Example New Raingarden	***Example Catchment Area***	• **In accordance with Guideline Document 2017/001 Version 1 (GD01)** • **Hydrological mitigation retention/detention to the 95th percentile event.**
Example Outfall	***Example Catchment Area***	• **In accordance with Guideline Document 2017/001 Version 1 (GD01)**

Minor modifications approval

X.3 In the event that any minor modifications to the stormwater management system are required that will not result in an application under section 127 of the RMA, the following information must be provided to the council prior to implementation:

a) plans and drawings outlining the details of the modifications

b) supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

Advice Note:

All proposed changes should be discussed with the council prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater management system will require an application to the council under section 127 of the RMA.

Adaptive Management Plan

X.4

(a) After any heavy rainfall event (>100mm in 24 hours) or at least four (4) times a year, the consent holder must visually inspect the areas around and below the solar panels for any evidence of erosion resulting from discharge. Records of these inspections must be kept up to a minimum of five years and available to council upon request.

(b) In the event erosion is occurring, the consent holder must establish stormwater management mitigation (e.g. swales, dish channels, drains) as determined by a suitably qualified expert.

(c) As-builts of the final design of the mitigation measures must be provided to Council upon completion of construction of the stormwater device(s).

(d) The stormwater management device(s) must be maintained in perpetuity for the lifetime of the solar farm

Pre-construction meeting

X.5 A pre-construction meeting must be held by the consent holder, prior to commencement of the construction of any part of the stormwater management system. The pre-construction meeting must:

a) be arranged five working days prior to initiation of the construction of any stormwater system(s)

b) be located in the subject area

c) include representation from the council

d) include representation from the site stormwater engineer who will undertake the works and any other relevant parties

Advice Note:

To arrange the pre-construction meeting required by this consent, please contact the council [on phone 09 301 0101 or monitoring@aucklandcouncil.govt.nz]

Information required for pre-construction meeting

X.6 The following information must be made available prior to, or at the pre-construction meeting

a) timeframes for key stages of the works authorised under this consent

b) contact details for the site contractor and site stormwater engineer

c) stormwater works plans for construction in accordance with condition 2 (stormwater works condition)

d) planting plan for wetland in accordance with GD01

Post-construction meeting

X.7 Within 20 working days of completion of the stormwater management works a post-construction meeting must be held by the consent holder. The post-construction meeting must:

a) be located in the subject area

b) include representation from council

c) include representation from the site stormwater engineer who have undertaken the works and any other relevant parties

Advice Note:

To arrange the post-construction meeting required by this consent, please contact the council [on phone 09 301 0101 or monitoring@aucklandcouncil.govt.nz]

Certification of stormwater management works (as-built plans)

X.8 As-built plans of the stormwater management works, which are certified (signed) by a suitably qualified and experienced person as a true record of the stormwater management system, must be provided to the council **at least five (5) working days prior** to the post-construction meeting required by this consent.

Contents of as-built plans

X.9 The as-built plans must display the entirety of the stormwater management system, and must include

a) the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the stormwater management devices, with co-ordinates expressed in terms of New Zealand Transverse Mercator (NZTM) and Land Information New Zealand (LINZ) datum

b) location, dimensions and levels of any outfall structure including cross sections and long sections

c) location, dimensions and levels of any overland flow paths including cross sections and long sections

d) plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume/Flow, storage volumes

e) documentation of any discrepancies between the design plans and the as-built plans that has been modified under **condition X.3** above.

Operation and maintenance plan

X.10 An Operation and Maintenance Plan must be provided to and certified by the council **five (5) working days** prior to the post-construction meeting required by this consent.

The plan must include:

a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process

b) a programme for regular maintenance and inspection of the stormwater management system

c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices

d) a programme for post-storm inspection and maintenance

e) general inspection checklists for all aspects of the stormwater management system, including visual checks

Operation and maintenance plan implementation

X.11 The stormwater management system must be managed in accordance with the final Operation and Maintenance Plan prepared in accordance with **Condition X.10**.

Amendments to the operation and maintenance plan

X.12 Any amendments or alterations to the Operation and Maintenance Plan must be submitted in writing to the council for certification prior to implementation.

Maintenance contract

X.13 A written maintenance contract for the ongoing maintenance of the proprietary device(s) must be entered into with a suitably qualified and experienced person, prior to the operation of the proprietary stormwater management device(s).

i) A written maintenance contract must be in place and maintained for the duration of the consent.

ii) A signed copy of the written maintenance contract must be forwarded to the council **at least five (5) working days** prior to the post-construction meeting required by this consent.

iii) A copy of the written maintenance contract must be provided to the council upon request throughout the duration of the consent.

Maintenance record

X.14 The Maintenance Records (including inspections, servicing and maintenance) for the stormwater management system must be retained by the consent holder for a minimum of three years and must be provided to the council on request.

Contents of a maintenance record

X.15 The maintenance record must include the following information:

a) details of any maintenance undertaken

b) details of any inspections, servicing and maintenance completed.

General Advice Notes:

Compliance with the Conditions

For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please contact Team Leader Compliance Monitoring North on 09 301 0101 or monitoring@aucklandcouncil.govt.nz to identify your allocated officer.

The use of additional conditions for the discharge of contaminants from an Industrial or Trade Activity DIS60467883, including the following:

Expiry Date

X.1 Industrial or trade activity and stormwater diversion and discharge permits shall expire on (date to be inserted by lead planner; 35 years from decision date) unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Site management

X.2 The site must be operated and managed in accordance with an Environmental Management Plan (EMP) to ensure the risks from the site are managed appropriately.

X.3 **Within 60 days** of granting the Industrial and Trade Activity (ITA) consent prior to commencement of site operations a final updated EMP must be submitted to Auckland Council.

X.4 The Environmental Management Plan (EMP) must include, but not be limited to:

i) identification of the specific industrial and trade activities conducted on the site;

ii) the identification of potential contaminants associated with these activities;
methods used to prevent identified contaminants contacting stormwater runoff as far as practicable and methods to manage environmental risks from site activities;

iii) a Spill Response Plan (which includes the provision that all spills over 20 litres, or any spill of Environmentally Hazardous Substances that has entered the stormwater system, a waterbody or has contacted unsealed ground, shall be reported immediately to the Auckland Council's 24-Hour Pollution Hotline (09-377-3107));

iv) an up-to-date and accurate site drainage plan showing the location of all site catchpits and the final discharge point(s) of the site contaminant treatment system;

v) an appropriate auditing programme to ensure site performance with all components of the site EMP;

vi) methods for providing and recording staff training

vii) specify the methods for the operation and maintenance of any treatment devices on site.

X.5 The Environmental Management Plan (EMP) must be kept on site and accessible **at all times**.

X.6 The Environmental Management Plan (EMP) must be reviewed and updated **annually** from the date of granting of this consent, to ensure all components of the Environmental Management Plan are still relevant.

Reporting Requirements

X.7 An Annual Report evaluating the site's environmental performance for the year to date shall be forwarded **annually** to Auckland Council from the date of granting of this consent.

Advice Note: *The month of submission of the Annual Report shall be agreed with Auckland Council.*

X.8 The Annual Report shall include but not be limited to:

i) all aspects of the performance of the Environmental Management Plan (EMP) relating to this consent;

ii) a summary of all revisions and revised sections of the Environmental Management Plan (EMP);

iii) details of all inspections and maintenance of the structural controls and treatment devices for the preceding **12 months**;

iv) details of the person(s) or body responsible for maintenance of site and the organisation's structure supporting this process;

v) records of any spills or incidents which occurred within the **previous 12 months** and the response which was undertaken.

Structural controls

X.9 The following structural controls are to be constructed prior to discharges commencing from the site for the following catchment areas and to be in accordance with the design standards below:

Structural Control Works	**Device catchment area / Minimum capacity**	**Design standard**
SPEL Puraceptor Class 1	Catchment Area (to be clarified due to discrepancy in plans lodged	As per manufacturer's design specifications

Minor modification

X.10 In the event that any minor modifications to the structural controls are required, that will not result in an application under section 127 of the RMA, the following information must be provided to the council prior to implementation. Plans and drawings outlining the details of the modifications; and

Supporting information that details how the proposal does not affect the capacity or performance of the structural controls.

Advice Note: *All proposed changes must be discussed with the Council, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the structural control and treatment system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.*

Pre-construction meeting
X.11 a pre - construction meeting must be held by the consent holder, prior to commencement of the construction of any stormwater device(s), that:

i) is arranged five working days prior to initiation of the construction of any stormwater device(s)

ii) is located in the subject area;

iii) includes representation from the council; and

iv) includes representation from the site stormwater engineer or contractors who will undertake the works and any other relevant parties

Advice Note*: To arrange the pre-construction meeting required by this consent, please contact the council [on phone 09 301 0101 or monitoring@aucklandcouncil.govt.nz].*

Information required for pre-construction meeting

X.12 The following information must be made available **prior to**, or at the pre-construction meeting:

i) timeframes for key stages of the works authorised under this consent;

ii) contact details of the site contractor and site stormwater engineer; and preliminary stormwater drainage plans.

Post-construction meeting

X.13 A post-construction meeting must be held by the consent holder, within **20 working** days of completion of the structural control works, that:

i) is located in the subject area;

ii) includes representation from council; and

iii) includes representation from the site stormwater engineer or contractors who have undertaken the works and any other relevant parties.

Advice Note:

To arrange the post-construction meeting required by this consent, please contact the council [on phone 09 301 0101 or monitoring@aucklandcouncil.govt.nz].

Certification of structural controls (As-built plans)

X.14 As-built plans of the structural controls, which are certified (signed) by a suitably qualified and experienced person as a true record of the structural controls, must be provided to the council.

X.15 The As-Built plans must include display the entirety of the structural controls, but not be limited to:

i) The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge point from the site, with co-ordinates expressed in terms of NZTM and LINZ datum;

ii) Location, dimensions and levels of any major overland flow paths including cross sections and long sections;

iii) Plans and cross sections of all structural controls, including confirmation of the Water Quality Volume (where relevant), storage volumes and levels of any outflow control structure; and

iv) Documentation of any discrepancies between the design plans and the As-Built plans.

Operation and Maintenance Plan (OMP)

X.16 An Operation and Maintenance Plan (OMP), prepared in accordance with condition X.17, must be submitted to the council for certification within **20 working days** of completion or installation of any structural controls.

Contents of the Operation and Maintenance Plan (OMP)

X.17 The OMP must include, but not be limited to:

a) a programme for regular maintenance and inspection of the structural controls

b) a programme for the collection and disposal of debris and sediment collected by the structural controls, treatment devices or practices

c) a programme for post storm maintenance

d) general inspection checklists for all aspects of the structural controls and/or treatment devices, including visual checks

e) details of who holds responsibility for the ongoing maintenance of the structural controls and the management structure that supports this process