

Milldale Fast-Track

29/07/2025 – Auckland Council Response

Annexure 6:

Stormwater, ITA

Technical Specialist Memo – Senior Stormwater Specialist, SWWWITA

To: Dylan Pope – Lead Planner & Carly Hinde - PPL

From: Martin Meyer

Date: 17/07/2025

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: Milldale

Fast-Track application number: BUN60446761 & FTAA-2503-1038

Site address: Wainui Road, Milldale, Upper Orewa

2.0 Documents Reviewed

- Volume 1: Milldale Evaluation and Overview Report - Version 1 prepared by Woods, dated 28 March 2025
- Infrastructure Report, Milldale Stages 10-13 prepared by Woods, dated 28 March 2025
- Stormwater Management Plan Wainui East Future Urban Area prepared by Woods, dated 7 September 2016
- Volume 3: Milldale Stage 4C prepared by Woods, dated 28 March 2025
- Civil Drawings Stage 4C prepared by Woods
- Infrastructure Report, Milldale Stage 4C prepared by Woods, dated 28 March 2025
- Milldale Stages 10 – 13, 4C and WWTP Proposed Conditions of Consent prepared by Woods and Barker & Associates Limited, dated 28 March 2025
- Volume 4: Milldale Wastewater Treatment Plant, prepared by Woods, dated 28 March 2025
- Infrastructure Report, Milldale Temporary Wastewater Treatment Plant, prepared by Woods, dated 28 March 2025

3.0 Additional Reasons for Consent Not included in AEE

The following reasons for Consent not included in AEE are only valid for areas not authorised by Healthy Waters to discharge to the NDC. It is unclear if the current assessment of Stages 4C or 10 to 13 will be authorised to discharge via the Region Wide Network Discharge Consent. Discharge may be sought via E8 for areas deemed suitable, or as a temporary solution while the matters related to acceptance of discharge to the NDC are under review.

E8.4.1(A10)

4.0 Specialist Assessment

Impervious areas within the development are proposed to discharge via public outfalls to the public network (authorised by Healthy Waters under the regionwide NDC). At this stage it is unclear that the proposal will be accepted under the NDC.

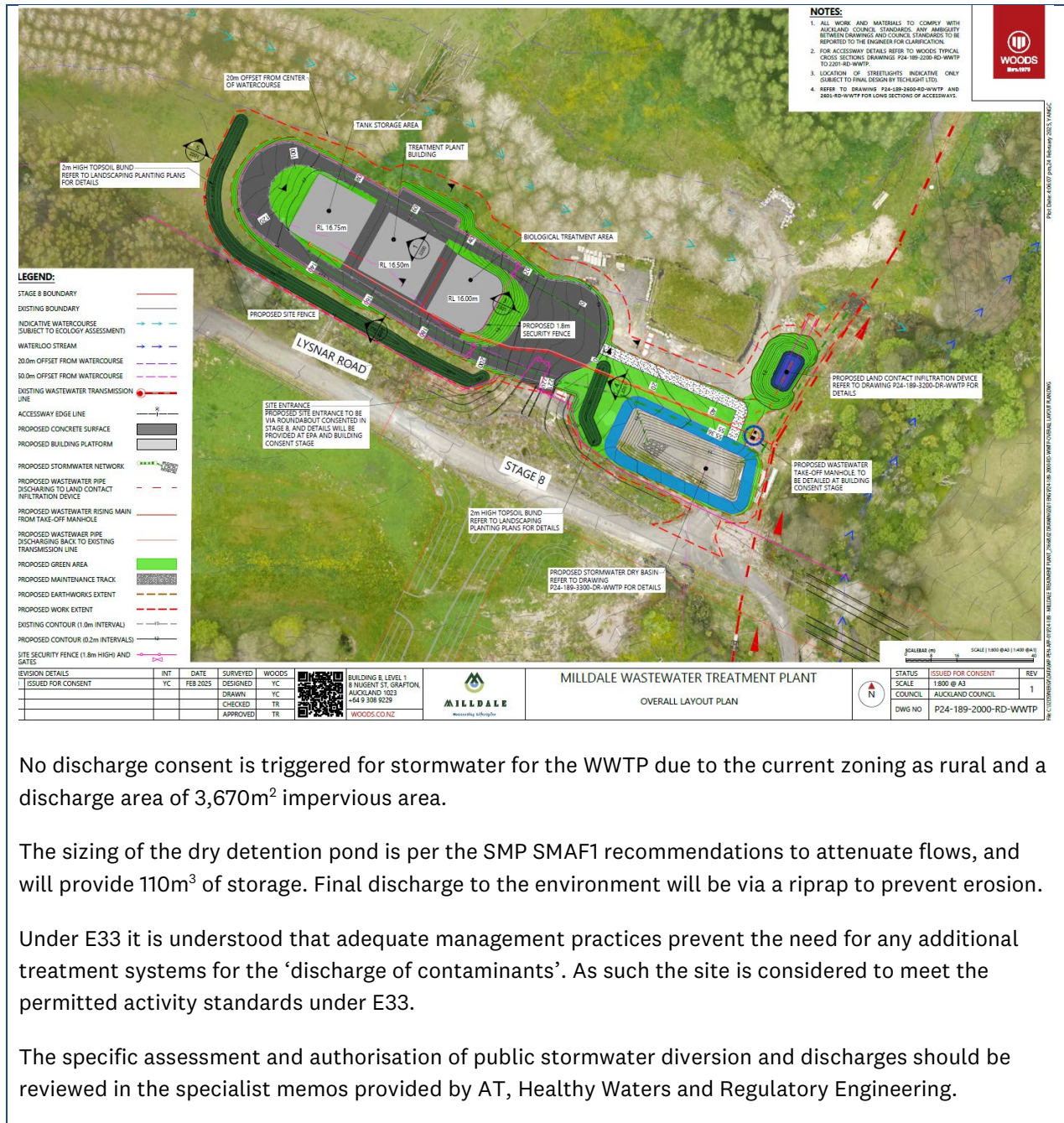
Where impervious areas are proposed to discharge privately within the development can be authorised under E8. The waste water treatment plant is confirmed to require a private authorisation.

Impervious areas proposed to discharge within the development ultimately discharge into Waterloo Creek. The private discharges will require a clear operation and maintenance plan specifying the body corporate or other entity to be created to manage the private stormwater assets over their lifetime.

It is yet unclear whether the development will be authorised by the regionwide network discharge consent via Healthy Waters. The interim authorisation of discharge could be under a regional discharge consent via E8.4.1(A10). It would be recommended that Healthy Waters further engage with the applicant to make sure that the stormwater network proposed is designed in a way that acceptance in the future is most likely to occur without significant remediation.

The discharge of stormwater from the proposed Wastewater Treatment Plant is sought to be authorised under E8.4.1(A7) as a permitted activity for the diversion and discharge of less than 5,000m² outside an urban area. Being for 3,670m².

The land use and the discharge of contaminants under industrial or trade activities E33.4.1(A5) and E33.4.1(A17) are both permitted activities.



No discharge consent is triggered for stormwater for the WWTP due to the current zoning as rural and a discharge area of 3,670m² impervious area.

The sizing of the dry detention pond is per the SMP SMAF1 recommendations to attenuate flows, and will provide 110m³ of storage. Final discharge to the environment will be via a riprap to prevent erosion.

Under E33 it is understood that adequate management practices prevent the need for any additional treatment systems for the ‘discharge of contaminants’. As such the site is considered to meet the permitted activity standards under E33.

The specific assessment and authorisation of public stormwater diversion and discharges should be reviewed in the specialist memos provided by AT, Healthy Waters and Regulatory Engineering.

5.0 Section 67 Information Gap

I have identified the following Section 67 information gaps:

While providing for SMAF detention and retention, it is unclear the impact of a 1% AEP storm event and how the ‘pass forward’ flows generated from the WWTP will effect the downstream environment. This is required to show meeting of the E8 permitted activity standards.

Compared to the size of the development this is a medium risk, for the potential to exacerbate additional downstream flooding. For completion this should be undertaken in the same assessment as required by Healthy Waters for stages 4C and 10 to 13.

6.0 Recommendation

I support the application from a regional stormwater diversion and discharge view (E8). (Provided the issue in the S67 gap is resolved, either via modelling or additional detention of flows).

I support the application from an industrial and trade activity view (E33).

7.0 Proposed Conditions

Review of Conditions.

Note that if areas of stage 4C and stage 10-13 do not come under the NDC at this stage but authorisation is instead sought by E8, a number of additional conditions should be included but not limited to the following, eg 'stormwater management works' if seeking to authorise any areas for discharge under E8.4.1(A10).

Additional Conditions (only if a private discharge consent is sought to authorise stormwater discharge)

1. The following stormwater management works must be constructed for the following catchment areas and design requirements, and must be completed prior to discharges commencing from the site:

Works to be undertaken	Catchment area: impervious	Catchment area: pervious	Design requirement(s)
[List all treatment devices, roof materials, outfalls, planting that are required]	[State the catchment area: impervious in hectares (ha)]	[State the catchment area: pervious in hectares (ha)]	[List all standards that the treatment device is required to achieve, as defined by <u>GD01</u> , BPO and TP 108]. [Reference to BPO will apply for Stormwater Diversion and Discharge, E8 and E9]. [Reference to TP10 will only apply for proprietary devices].

2. At the time of issue of a Body Corporate, Resident's Association, a Covenant, or other legal instrument to the satisfaction of the council, the following registration must be made requiring:

a. The stormwater management systems are to be maintained in accordance with the Operation and Maintenance Plan as outlined in condition X, [to be attached, prepared in accordance with Auckland Council Consent BUNXXXXX].

The Consent Holder must notify the council in writing within 20 working days of the legal entity having been formed.