

AUCKLAND REGIONAL COUNCIL

SUBJECT: Application Number 33035 by Formosa Auckland Country Club for consent to divert and discharge stormwater at 110 Jack Lachlan Drive, Beachlands, Manukau.

FROM: Stormwater Consents Specialist
Consents & Consents Compliance

FILE: 19286

TO: Acting Manager – Stormwater
Consents & Consents Compliance

DATE: 6 March 2007

(This report is confidential until it has been considered and is not to be construed as Council policy until adopted).

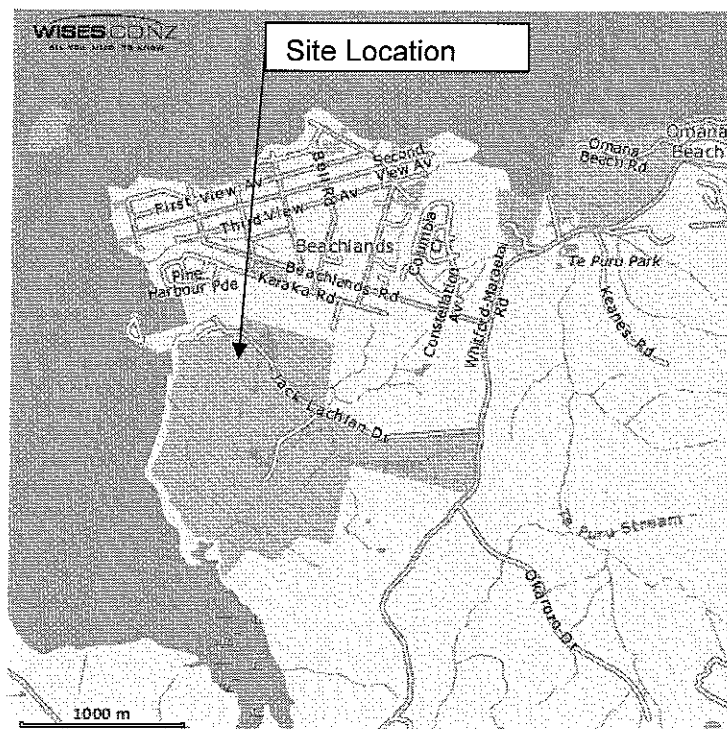
1. APPLICATION

1.1 APPLICANT: Formosa Auckland Country Club.

1.2 LOCATION: 110 Jack Lachlan Drive, Beachlands, Manukau.
Map Reference NZTMP 5915344N 1777674E (API))

1.3 PROPOSAL: A Consent is sought to divert and discharge stormwater associated with a golf course maintenance facility in accordance with Sections 14 and 15 of the Resource Management Act 1991.

1.4 LOCATION MAP:



PLANS:

Title: Maintenance Facility As Built
Plan No: 121920-SS01
Author: Harrison Grierson
Date: 06.03.06

Title: Maintenance Facility Proposed Works
Plan No: 121920-SS04
Author: Harrison Grierson
Date: 22.03.06

1.5 DOCUMENTATION:

Report: Formosa Auckland Country Club Maintenance Facility Application For Resource Consent To Discharge and Divert Stormwater, Harrison Grierson, September 2006

Letter: Request for further information dated 19 September 2006.

Letter: Final information supplied – 1 March 2007

2. ACTIVITY STATUS

A resource consent is required for the proposed diversion and discharge of stormwater in accordance with Sections 14 and 15 of the Resource Management Act 1991 (RMA), and in accordance with the provisions of the Proposed Auckland Regional Plan: Air, Land and Water (October 2004) (PARP:ALW).

The proposed activity is a discretionary activity under the Transitional Regional Plan as it originates from an impervious area of greater than 1000m². Under the PARP:ALW the proposed activity is to be regarded as a controlled activity because it meets the standards set out in 5.5.2 of the PARP:ALW.

3. NOTIFICATION

The application was processed without notification in accordance with Section 93(1) of the Resource Management Act 1991 (RMA), as the application is for a controlled activity the adverse effects are considered to be minor.

In accordance with Section 94B (3) of the RMA, it has been determined that no parties will be adversely affected by the aspects of this proposal that may be considered through this consent application.

4. CONSULTATION

The Applicant has consulted with the following parties prior to lodging the application:

- Manukau City Council (MCC)

In particular, the MCC Roding Engineer has been approached for comment regarding the discharge from the proposed treatment system to the road side watertable drain. The Applicant has stated verbal approval was given prior to lodgement of this application. Written approval has since been received.

5. PROPOSAL

5.1 BACKGROUND

The Applicant already holds a ARC consent for the diversion and discharge of stormwater (No. 15027 granted in 1996) from the existing maintenance facility used to service the Formosa Golf Course.

Following compliance checks by Auckland Regional Council (ARC) the facility was found to be non complying with the existing consent and had not been constructed in accordance with the approved plans. Subsequently amendments to the existing non complying stormwater management system have been proposed and this new application has been lodged which will supersede the existing consent.

5.2 CATCHMENT AND RECEIVING ENVIRONMENT DETAILS

The Formosa Auckland Country Club is located just to the south of Beachlands on the west side of Jack Lachlan Drive. It extends to the north to Pine Harbour Marina and is bordered to the west by the Waikopua/Turanga Creek Estuaries of the Waitemata Harbour, to the south by the Whitford Maraetai Road and generally to the east by Jack Lachlan Drive. Other than the small community of Beachlands further to the north it is surrounded by rural grazing land. On the eastern side of Jack Lachlan Drive, still within the Applicant's property a large irrigation dam has been constructed across a gully to provide an irrigation lake for the Formosa golf course. The dam, which is at the lower end of a large rural catchment (230ha), discharges into an open channel through managed grassland and then into an engineered channel constructed to divert the watercourse around the Pine Harbour Marina, which is located 400 metres downstream. The engineered channel runs parallel to the south side of Pine Harbour Marina for 300 metres before it discharges into the estuary. Part of the catchment to the dam consists of gullies draining the Formosa Country Club golf course.

An 18 hole course and golf club facilities are now well established and an existing 0.68ha maintenance facility has been established off the west side of Jack Lachlan Drive opposite the large irrigation lake. A gully to the south east of the facility flows under Jack Lachlan Drive and discharges into a large pond that has been formed by a dam constructed across the gully. This pond – the northern irrigation lake - is used for golf course irrigation purposes.

The maintenance facility consists of a large shed surrounded by concrete and sealed areas. The shed houses tractors, mowers and other machinery used for golf course maintenance, a mechanical workshop, a chemical storage area, office and amenities. Outside the building there is a covered wash down area, bulk storage bins for soil, sand, and metal etc and two above-ground bunded bulk fuel storage tanks for refuelling with diesel and petrol. There is also an above-ground roof runoff storage tank.

The chemical storage area is housed in the south western corner of the building and the outside area adjacent to the chemical store is covered by a canopy. Chemicals are unloaded beneath the canopy and transferred to the storage area inside the building. The covered area is also used as a washdown bay.

The covered washdown area is drained by a cesspit which collects washdown water and any stormwater that gets under the canopy, and diverts it to a holding tank which is periodically pumped out by an independent contractor. Stormwater from the sealed areas of the site is currently collected in a series of cesspits in the west and north east side of the maintenance shed and collected in a pipe system which is assumed to discharge to the gully to the south west which flows to the northern irrigation lake.

5.3 WORKS PROPOSAL

To bring the stormwater management of the maintenance facility up to complying standard the Applicant has proposed the following modifications:

- A 6m x 3m concrete pad constructed outside the refuelling area and contoured to a new cesspit.
- Installation of an oil industry standard API oil and water separator to treat potentially contaminated runoff from the new concrete pad outside the refuelling area and the bunded bulk fuel store area which is a total area of 36 m². The API will include an emergency shut off valve and has inbuilt spill retention storage of 2500 litres.
- The covered washdown area adjacent to the chemical store will have an additional concrete surround and concrete kerb to ensure any spills or runoff are directed to the adjacent cesspit (cesspit 3) and subsequently to the holding tank.
- Cesspit 3 will be retrofitted with an Ingal Enviropod to enable better treatment of the washdown runoff before it enters the holding tank.
- Treated runoff from the API separator will be piped to the roadside water table which drains back to the gully which flows under Jack Lachlan Drive and into the northern irrigation pond.

5.4 MAINTENANCE AND MONITORING

The Applicant will be wholly responsible for the operation and maintenance of the modified stormwater system. The Applicant has a contract with an operator to clear out the holding tank and will also be required to arrange maintenance of the API separator. A final operation and maintenance plan will be required as a condition of this consent.

5.5 CONSIDERATION OF ALTERNATIVES

No other alternatives were considered.

5.6 OTHER RESOURCE CONSENTS REQUIRED

Written permission has been obtained from Manukau City Council allowing the discharge of treated runoff from the refuelling area into the roadside water table.

The above aside, no other consent requirements have been identified.

6. EVALUATION

6.1 STATUTORY

Subject to Part II of the RMA, Section 104(1) of the Resource Management Act 1991 (RMA) must have regard to:

- (a) any actual and potential effects on the environment of allowing the activity; and
- (b) any relevant provisions of—
 - (i) a national policy statement:

- (ii) a New Zealand coastal policy statement;
 - (iii) a regional policy statement or proposed regional policy statement;
 - (iv) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The following statutory instruments and policy documents have been considered in the evaluation of this application:

- Resource Management Act (1991) (RMA);
- Auckland Regional Policy Statement (August 1999) (ARPS);
- Transitional Regional Plan (TRP),
- Proposed Auckland Regional Plan: Air, Land & Water (PARP:ALW);
- New Zealand Coastal Policy Statement (NZCPS);
- Hauraki Gulf Marine Park Act (2000) (HGMPA); and
- Auckland Regional Plan: Coastal (2004) (ARPC).

Furthermore, Section 105 of the RMA requires that if an application is for a discharge permit or coastal permit to do something that would contravene Section 15 or Section 15B, the consent authority must, in addition to the matters in Section 104(1), have regard to—

- (a) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
- (b) the Applicant's reasons for the proposed choice; and
- (c) any possible alternative methods of discharge, including discharge into any other receiving environment.

The proposal also meets Sub-sections 5(2)(a), (b) and (c) of the RMA which relate to the sustainable management of natural and physical resources. Similarly, it is considered that the proposal would not contravene any of the matters of national importance (Section 6), and "other matters" (Section 7), including taking into account the principles of the Treaty of Waitangi (Section 8).

Due consideration has been given to Section 104 and 105 of the RMA, the ARPS, TRP, PARP:ALW, NZCPS, HGMPA, ARPC and the sensitivity of the receiving environment with respect to the discharge of stormwater from this site. The actual and potential effects have been discussed in the sections below along with measures being taken to avoid, remedy or mitigate these effects.

6.2 ASSESSMENT OF EFFECTS

Effects of the proposed development on the receiving environment must be managed in order to prevent or minimise adverse effects such as public health and safety and degradation of aquatic habitat. In this regard, the ARC considers three key areas for managing stormwater, namely:

- 1) water quantity control (flooding, hydrological changes, overland flow);
- 2) water quality control, (contaminants in stormwater); and
- 3) aquatic habitat protection (local outfall erosion, managing downstream watercourse erosion and sedimentation).

Land use changes within a catchment can result in the increase of stormwater peak flows, velocities, longer duration of high rates of runoff, and more runoff from smaller storms than would have occurred prior to land development. This can result in flooding, downstream channel erosion and consequent sedimentation in estuaries

and harbours, local erosion and a reduction in the efficiency of downstream drainage systems.

Stormwater runoff from roads and impervious areas is known to contain contaminants such as metals, hydrocarbons and sediment. A number of these contaminants, if allowed to enter the environment, will accumulate in the sediments of the receiving environment and may reach levels which are toxic to biota. The key contaminant in the Auckland region is zinc, and to lesser extents copper, lead and PAHs. As contaminants often become attached to sediment particles, removal of suspended sediment provides partial treatment of stormwater.

Stormwater runoff from roads and impervious areas is also known to have elevated temperatures, which can have adverse effects on freshwater biota including fish.

TP10 sets out the general methods which the ARC advocates using to address the abovementioned adverse effects. These methods are:

- To prevent flooding by ensuring that post-development peak flow rates for the 2, 10 and 100 year ARI event are limited to pre-development levels. The timing of post development flood peaks may also need to be considered.
- To minimise the discharge of suspended sediment and contaminants by using treatment devices to (1) remove 75% of total suspended solids on a long term average basis, and (2) remove dissolved contaminants to the extent practicable.
- To limit channel erosion and consequent estuarine sedimentation by the detention, storage, and release of runoff from the first 34.5mm of rainfall over a 24 hour period.

6.2.1 Flooding

There are no flooding issues associated with this proposal. There has been no increase in impervious area authorised by the existing discharge consent and no increase in volume of runoff or peak flows. Stormwater from this site drains to the northern irrigation lake which acts as an attenuation buffer and is used for irrigating the golf course so at times the water level will be lower than the outlet structure from the dam.

6.2.2 Overland Flow paths

There are no major overland flow paths. Because of the local contours falling to the internal cesspits, low level ponding would occur on site during extreme rainfall events before secondary overland flow would discharge over the driveway and onto Jack Lachlan Drive. No properties are affected by this flow path.

6.2.3 Outfall Erosion

There is no erosion visible in the south eastern gully into which the existing area discharges. The new outfall discharging into the watertable beside John Lachlan Drive will be designed to provide energy dissipation to minimise erosion potential.

6.2.4 Water Quality

Two areas have the most potential for contamination; the covered chemical handling and vehicle washdown area and the refuelling and bulk fuel storage areas. The covered washdown area is being managed through isolation of the area, partial treatment through the retrofitted Enviropod and the storage and periodic removal offsite to an authorised waste site.

The refuelling area will be recontoured and isolated to direct runoff and potential spills to an API separator and the outlet from the bunded bulk storage areas will be

diverted to the API device. The API will be an oil industry standard and will have adequate storage to contain a credible spill and an isolating valve to shut off the device if a large spill occurs. However the length to width ratio is marginally lower than the minimum requirement of 2:1 specified in TP10, being 1.9:1. Although the design does not meet this minimum requirement it is considered that sufficient treatment will be provided given the very small treatment area (36m²) involved and the low usage that the facility experiences. The fuel storage tanks are also contained in a separate steel trough further reducing the risk of discharge to the environment.

A consent condition is included to ensure that a Spill Procedure Manual and a Stormwater Management Plan are provided.

Stormwater from other impervious areas will drain to the large irrigation lake where adequate settlement time and stormwater treatment will occur.

It is considered that there will be an overall increase in stormwater quality treatment for this site.

6.2.5 Aquatic Habitat Issues

The immediate receiving environment is a highly modified irrigation pond which then discharges to an open channel through managed grassland and then into the engineered channel diverting the watercourse to the side of the Pine Harbour Marina. It is considered that the aquatic habitat is so highly modified that extended detention is not warranted. The large irrigation pond provides attenuation and the watercourse downstream has been engineered to minimise erosion.

6.2.6 Regional Discharges Project

The ARC is currently working in consultation with Territorial Local Authorities and Local Network Operators on the Regional Discharges Project (RDP), which has been developed to provide a framework for the re-authorisation of existing use authorities for stormwater discharges that expired 1 October 2001. The RDP aims to promote and implement the concept of integrated assessment and management of catchment stormwater and wastewater overflow discharges. It aims to assess all stormwater and wastewater discharges within a catchment and seeks to develop a management framework for discharges that will achieve identified catchment objectives.

It is intended that basic performance standards be imposed on stormwater and wastewater discharges to the urban streams and the coastal marine area, in accordance with policy provisions in the PARP:ALW and the ARPC. These standards may be required as consent conditions and will be considered through future reviews of the consent. Region wide monitoring and the potential use of a hydrodynamic harbour model are also being considered as part of the RDP to achieve the necessary integrated management.

To ensure that this consent does not compromise and is consistent with the overall RDP, a review condition has been recommended that will allow for the outcomes of the RDP to be incorporated as necessary into this specific proposal.

7. CONCLUSION

Having assessed the proposal in terms of the relevant matters detailed in Section 104 of the RMA, it is considered that the Applicant will employ the best practicable option to divert and discharge stormwater. It is considered that subject to the imposition of the recommended conditions of consent, any adverse effects of the proposed activity on the environment will be minor, or will be adequately remedied or

mitigated. Furthermore, it is considered that the effects are not contrary to the objectives and policies of the ARPS, NZCPS, ARPC PARP:ALW, HGMPA, TRP or the RMA.

8. RECOMMENDATIONS

It is recommended that:

- (a) Consent be granted subject to the conditions stated in the consent document appended to this report.
- (b) The consent expire on 31 December 2041.

Report Prepared by:

Lyall Babington
Stormwater Management Consultant
Babington Associates(2004)Ltd

Report Reviewed by:



Stormwater Consents Specialist
Consents & Consents Compliance

AUCKLAND REGIONAL COUNCIL

RESOURCE CONSENT

Granted pursuant to the Resource Management Act 1991

PERMIT NO. 33035

CONSENT HOLDER: **Formosa Auckland Country Club**

FILE REFERENCE: **19286**

CONDITIONS OF CONSENT

Duration of Consent: This consent shall expire on 31 December 2041 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

Purpose of Consent: To authorise the diversion and discharge of stormwater in accordance with Sections 14 (1)(a) and 15 (1)(a) and (b) of the Resource Management Act 1991.

Site Location: 110 Jack Lachlan Drive, Beachlands, Manukau.

Map Reference NZTM 5915339N 1777720E.

Legal Description of Land: Lot 5 DP 125200.

Discharge Location: Map References:
Existing outfall NZTM 5915259N 1777826E.
Proposed outfall NZTM 5915319N 1777782E.

Territorial Authority: Manukau City Council.

DEFINITIONS:

Act means the Resource Management Act 1991 and further amendments

ARC: means the Auckland Regional Council

ARI means Average Recurrence Interval

Manager: means the Group Manager, Consents & Consents Compliance, ARC, or nominated ARC staff acting on the Manager's behalf.

TP10: means ARC Technical Publication No. 10, *Stormwater Management Devices: Design Guideline Manual*, May 2003.

TP108: means ARC Technical Publication No. 108, Guidelines for Stormwater Runoff Modelling in the Auckland Region, April 1999

GENERAL CONDITION:

1. That the Consent Holder shall permit the servants or agents of ARC to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples.

SPECIFIC CONDITIONS:

2. That the Consent Holder shall construct the stormwater management system as detailed in the Harrison Grierson drawing: Maintenance Facility Proposed Works, no. 121920-SS104, dated 22.03.06 and hydraulic calculations received on 10 October September 2006. Any amendments that may affect the capacity or performance of the stormwater management system shall be approved by the Manager in writing, prior to construction.

In particular, this requires that the following stormwater management works are constructed for the following catchment areas and design standards (as defined by TP10 and TP108) and they are completed prior to discharges commencing from the site:

Works	Catchment area-impervious	Catchment area-pervious	Design Standard
<i>API oil separator with Stop Valve</i>	36 m ² Includes runoff from the bunded bulk fuel storage area and new concrete pad and cesspit to drain the refuelling area	NA	75% TSS removal Spill Containment of up to 2500 litres Able to pass the 1 hour 1 in 100 ARI without overtopping the device Discharge effluent shall not exceed 15ppm TPH
<i>Ingal Enviropod Installed in Cesspit 3 includes new kerb and surround to isolate catchment</i>	45m ²	N/A	Up to 50% TSS removal

3. That notwithstanding Condition 2, that the Consent Holder shall ensure that the stormwater management system is constructed and maintained so as to minimise erosion, risk of obstruction of the waterway and hazards to safety.

4. That the Consent Holder or their agent shall arrange and conduct a pre-construction site meeting between ARC and all relevant parties, including the site stormwater engineer, with regard to the stormwater management works, prior to the construction of any infrastructure works on the site. Any resulting amendments to the stormwater management system may be reviewed by ARC at the time and shall be approved in accordance with Condition 2 above.
5. That the Consent Holder or their agent shall arrange and conduct a post construction site meeting within 30 days of completion of installation of the stormwater management works between ARC and all relevant parties, including the site stormwater engineer. As-Built Plans shall be available for this meeting, as specified in Condition 13. below.

Overland Flowpaths

6. That the Consent Holder shall ensure that, for stormwater flows in excess of the capacity of the primary systems, secondary flow paths shall be provided and maintained to allow surplus stormwater from critical storms, up to the 100 year ARI event, to discharge with the minimum of nuisance and damage.

Advice Note: For the purposes of this Consent "major overland flow paths" are those that accompany a primary drainage system of a nominal 600 mm diameter pipe or larger or with peak overland flow exceeding 0.5 m³/s in the 100-year ARI event

7. The Consent Holder shall ensure that major secondary flow paths on land under their control are kept free from significant obstructions such as buildings, and solid fences. *The Consent Holder shall encourage other land owners to similarly keep major secondary flow paths free from significant obstructions such as buildings, and solid fences.*
8. Where roading kerbs and channels are constructed across secondary flow paths, the Consent Holder shall ensure that kerbs are set at a level that maximises the capture of water by road cesspits. Other than at designated overland flow paths, driveway crossings shall be constructed in order to minimise the overflow of water from the road into private properties.

Habitable Floor Levels

9. The Consent Holder shall ensure that the habitable floor levels of buildings authorised for construction after the commencement of this Consent are constructed at least 0.5 m above the 100 ARI flood levels of adjoining watercourses or major secondary flow paths, unless the relevant District Plan or Code of Subdivision establishes an alternative freeboard in which case the District Plan or Code of Subdivision freeboard requirement shall prevail.

Outfall Erosion

10. Any stormwater outfalls authorised by this Consent shall incorporate erosion protection measures to minimise the occurrence of bed scour and bank erosion for a distance of five times the pipe diameter from the outfall.

Operation and Maintenance

11. That the Consent Holder shall submit an Operation and Maintenance Plan for the stormwater management works to the Manager for written approval **within 30 days**

of the completion of installation of the stormwater management system. If a draft Plan has been prepared prior to construction this shall be updated for the final stormwater management system where necessary. The Operation and Maintenance Plan shall include, but not be limited to:

- i) A Spill Procedure Manual which details actions to take and personnel and other agencies to contact if there is a spill of petrol or diesel.
- ii) A programme for regular maintenance and inspection of Works authorised under Condition 2 of this Consent; this is to include regular operation of the emergency shut off valve in the oil separator.
- iii) A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
- iv) A programme for inspection and maintenance of outfall erosion;
- v) A programme for post storm maintenance;
- vi) General inspection checklists for all aspects of the stormwater management system;
- vii) Details of the person or bodies whom will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.

Any amendments to the Operation and Maintenance Plan shall be approved by the Manager in writing, prior to implementation.

That the Consent Holder shall ensure that the stormwater management works are managed in accordance with the Operation and Maintenance Plan which has been approved by the Manager and as specified in Condition 11.

Certification of Construction Works

12. That the Consent Holder shall supply to the Manager **within 30 days** of Practical Completion, As-Built plans of the stormwater management works which are certified as a true record of the stormwater management system by a suitably qualified registered surveyor. The As-Built plans shall include, but not be limited to:
 - i) The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of the New Zealand Transverse Mercator Projection.
 - ii) Location, dimensions and levels of the major overland flowpaths including cross sections and long sections.
 - iii) Plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure.
 - iv) Documentation of any discrepancies between the design plans and the As Built plans.

13. That the Consent Holder shall ensure that access arrangements (including any easements if necessary) are in place allowing the person(s) or body responsible for long-term operation and maintenance of the stormwater management system to carry out their responsibilities.

14. That the Consent Holder shall *on request from the ARC* submit an Annual Monitoring Report detailing all inspections and maintenance for the stormwater management system for the preceding twelve months, in December of each year from the granting of this consent. The Annual Monitoring Report shall include but not be limited to the following:
- i) Details of the person(s) or body who are responsible for maintenance of the stormwater management system and the organisational structure supporting this process.
 - ii) Details of any maintenance undertaken.
 - iii) Details of what inspections were completed over the preceding twelve months.

REVIEW CONDITION:

15. The conditions of this Consent may be reviewed by the ARC pursuant to Section 128 of the Resource Management Act 1991, (with the costs of the review process being borne by the Consent Holder), by the giving of notice pursuant to Section 129 of the Act, in one of the following years:

- June 2007
- June 2008
- June 2009
- June 2010

And/or at five yearly intervals after either the date of that review (if such review occurs) or after June 2011 whichever is the earlier.

The purpose of the review may be for any of the following purposes, namely:

- i) To deal with any adverse effect on the environment which may arise from the exercise of the consent or upon which the exercise of the consent may have an influence and which becomes apparent, or is found appropriate, to deal with at a later stage, and in particular but without limiting the ambit of this clause to:
 - a) Insert conditions, or modify existing conditions, to require the Consent Holder to identify the character or nature of any discharges authorised by this Consent and to report the results of that monitoring to the ARC; and/or
 - b) Insert conditions, or modify existing conditions to require the Consent Holder to monitor the effects of any discharges authorised by this Consent on the local receiving environment and to report the results of that monitoring to the ARC; and,
 - c) The conditions may relate to the matters contained in s108(4) of the Resource Management Act 1991 or any Act in substitution thereof.
- ii) Insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the Best Practicable Option to remedy, mitigate or minimise any adverse effects on the environment resulting from the discharges authorised by this consent, including remedying or mitigating 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 *Advice Note:*

For the removal of doubt, purpose (ii) of a review may include the need to:

- i. *achieve consistency with performance measures implemented on catchment wide discharge consents for the area; and investigate the necessity of modifying or enhancing existing treatment or management systems should the results of receiving environment monitoring indicate that the discharges authorised by this Consent are causing or exacerbating the occurrence of adverse effects in the receiving environment.*

Exclusions

The diversion and discharge of stormwater from sites specified in Schedule 3 of the Auckland Regional Plan: Air, Land and Water as high risk sites requiring a stormwater consent under rule 5.5.21 of that Plan that are constructed after the commencement of this Consent are not authorised by this Consent. Separate consents for those activities are required from the ARC.

ADVICE NOTES:

1. The Consent Holder is advised that they will be required to pay to ARC any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991, or any additional charge required pursuant to Section 36(3) of the Resource Management Act 1991 in respect of this consent.
2. The Consent Holder is advised that the date of the commencement of this consent will be as determined by Section 116 of the Resource Management Act 1991, unless a later date is stated as a condition of consent. The provisions of Section 116 of the Resource Management Act 1991 are summarised in the covering letter issued with this consent.
3. The Consent Holder is referred to Section 124 of the Resource Management Act 1991, which provides for the exercising of a consent while applying for a new consent for the same activity.
4. The Consent Holder is advised that, pursuant to Section 125 of the Resource Management Act 1991, this resource consent lapses on the expiry of five years after the date of commencement of this consent unless the consent is given effect to or other criteria contained within Section 125 are met.
5. The Consent Holder is advised that, pursuant to Section 126 of the Resource Management Act 1991, if this resource consent has been exercised, but is not subsequently exercised for a continuous period of five years, the consent may be cancelled by the ARC unless other criteria contained within Section 126 are met.
6. Form oils (separation agents) should be applied to any construction shutters in an area removed from the watercourse such that any excess oil or spillage cannot be washed to the receiving environment.
7. When using concrete retarders, hardeners or accelerators near watercourses care is required to ensure only the minimum amount of chemical is used to achieve the result required and excess chemical is not flushed to the receiving environment.
8. The Consent Holder is advised that safety fences may be required around constructed ponds deeper than 0.4m.

9. Prior to earthworks commencing the Consent Holder is advised to become familiar with the Permitted Activity category requirements of the Auckland Regional Plan: Sediment Control (dated November 2001) and take particular note of the following:

Sediment originating from the site of a land disturbance activity shall be managed in such a way to ensure that after reasonable mixing it does not give rise to any of the following effects to the receiving waters:

- the production of any conspicuous scums, foams or floatable suspended materials,
- any conspicuous change in the colour or visual clarity,
- any emission of objectionable odour,
- the rendering of freshwater unsuitable for consumption by farm animals,
- any significant adverse effect on aquatic life.

Examples of methods to control the discharge of sediment are outlined in the Technical Publication No 90 "Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999" available from the ARC.

10. The Consent Holder is reminded that where a dam is constructed as a Permitted activity under the PARP:ALW, the ARC is required to be notified 7 days prior to construction and a Permitted Activity form completed and submitted.
11. Pursuant to Section 136 and 137 of the Resource Management Act 1991, the Consent Holder may transfer the consent to another party by notifying ARC in writing of their intention to do so. Unless the consent has lapsed, been surrendered or cancelled, or transferred to another party, the Consent Holder is responsible for compliance with all conditions of the consent for the duration of the consent.

This consent has been granted by the Auckland Regional Council pursuant to the Resource Management Act 1991.



Roger Bannister
**Acting Manager - Stormwater
Consents & Consents Compliance
Auckland Regional Council**

Date: 26/3/7