Technical memo – Specialist Unit, Resource Consents

To:	Bryce Powell, engaged consultant planner
From:	Arsini Hanna, Specialist, Stormwater, Wastewater and Industrial & Trade Activities, Planning & Resource Consents
Date:	17 September 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Applicant's name:	Taha Auto Limited
Application number(s):	BUN60449555 - LUC60449557 — DIS60451824 industrial or trade Activity Diversion and discharge of stormwater DIS60449556
Activity type:	Land use and discharge of contaminants (E33) Diversion and discharge of stormwater (E8)
Purpose description:	To authorise the use of land and the discharge of contaminants from a high risk industrial and trade activity being an automotive dismantling facility To authorise the diversion and discharge of stormwater from an existing and proposed impervious areas associated with an automotive dismantling facility
Site address:	395 Fitzgerald Road, Drury Lot 3 DP 194356

2.0 PROPOSAL, SITE AND LOCALITY DESCRIPTION

2.1 Proposal relevant to this permit/consent only

The applicant is seeking consent(s) to:

- authorise the use of land and the discharge of contaminants from a high risk industrial and trade activity (ITA), being an automotive dismantling facility at 395 Fitzgerald Road, Drury
- authorise the diversion and discharge of stormwater from an existing and new impervious areas associated with an automotive dismantling facility.

A full description of the proposal is provided in the following documents:

- *'Application for land use consent for vehicle dismantling facility, associated earthworks and stormwater management – Revision B'*, dated 18 August 2025 and prepared by Saddleback, herein referred to as the 'application report'.

- *'Infrastructure Report',* Prepared by Babington and Associates (2004) Limited and dated 07 08 2025, herein referred to as the 'infrastructure report'.

- *'Environmental Management Plan',* Babington and Associates (2004) Limited and dated 07 08 2025, herein referred to as the 'EMP'.

Additional information in response to a request for further information under section 92 of the Resource Management Act (RMA) was received by email on 26 August 2025. This information is herein referred to as the 'S92 response'.

In brief: The applicant is proposing to:

- Demolish the existing structures on the site in order to establish two warehouses. One warehouse would contain a vehicle dismantling facility (open from the front) and the other would be used for parts storage purposes.

- Store dismantled vehicle bodies within two yards (western and eastern).

Existing stormwater management

- Stormwater runoff from the western half of the site discharges to a tributary of the Hingaia Stream.

- Stormwater runoff from the eastern half of the site discharge to a conveyance swale and then into an overland flow path located south of the property number 411 Fitzgerald before reaching a Hingaia Stream tributary.

- Stormwater runoff from the existing house roof inert impervious areas discharges into reuse tanks, overflow from the reuse tank and the greenhouse discharges as a sheet flow to an existing vegetated grass area around the house and the greenhouse prior to discharging into overflow on the site.

Industrial or trade activity (ITA) (2.3150ha)

In brief, the operation on site includes:

- Dismantling operations will be undertaken within one warehouse (building) located on the site. The warehouse also houses hazardous/dangerous goods and substances storage areas such as lubricating oils, hydraulic fluids, and car batteries.

- Hazardous waste materials and substances resulting from the dismantling operation are temporarily stored within the warehouse building prior to removal offsite.

- All automotive dismantling activities including the draining of fluids (oils, coolant, fuels) from vehicles or vehicle refuelling will take place within the bunded area of the dismantling building. No vehicles will be drained outside or near open unbunded vehicle entranceways.

- Fuel is removed into small containers and immediately transferred to staff vehicles inside the warehouse building.

- Oil and coolant is stored within two 1,000L tanks are used for the storage of contaminant waste oils and other automotive fluids. Car batteries are stored on shelves/palettes.

- Unusable parts or scrap metal from vehicle wreckages are stored within a steel container located next to the building and removed offsite monthly.

- High risk auto parts such as engines, radiators, differentials will be stored undercover within the second warehouse, and only low risk auto parts such as windscreens, doors and fenders will be stored outside.

- Car bodies are left largely intact and stored in the yard area.

In addition to the controls proposed above, the applicant has provided a draft Environmental Management Plan (EMP). The EMP describes and identifies the areas and activities that pose the greatest potential for releasing contaminants during dismantling operations and proposes source and procedural control measures for the higher risk areas.

The draft EMP includes control system procedures and operational control measures for hazardous wastes, site maintenance plans including drainage system and Spill Response Plan (SRP). The EMP also states the roles and responsibilities of employees and information on staff training.

The SRP includes procedures to respond and manage spill incidents; emergency response training details and outlines key responsibilities and reporting lines. Spill kits will be located in key areas around the site.

Proposed containment management – structural and procedural controls and stormwater management

- Install a diversion bund in front of the dismantling building to prevent rainwater from flowing into the building and to contain any leaks or spills. The bunding will be set back inside the covered area.

- Retain and enlarge the existing ponding area on site to cater for the additional runoff generated by the creation of impervious surfaces. The ponded stormwater will runoff into the stormwater treatment devices.

- Provide stormwater quality treatment for the site's total ITA impervious area by means of 2 X grassed swales and sedimentation during extended detention within the ponding areas. The grassed swale will be designed in accordance with the Stormwater Management Devices Guideline Document (GD01).

- The swale has been designed to treat all rainfall events up to and including the 2, 10 and 100-year ARI storm events.

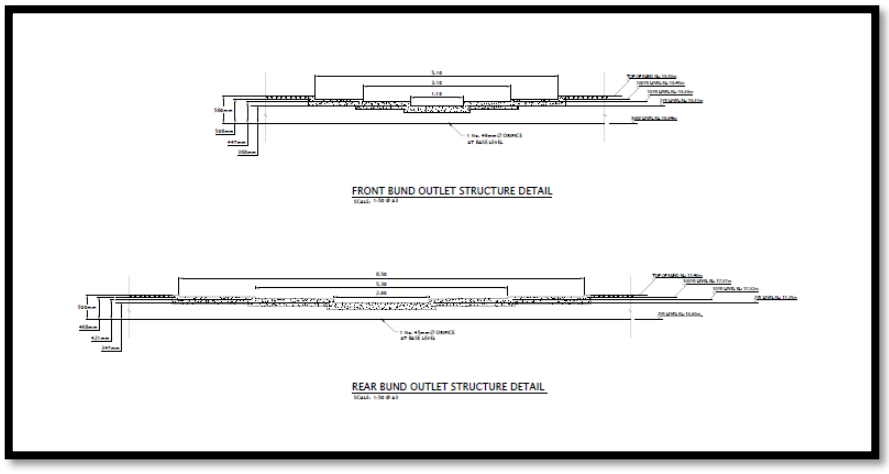
- Stormwater from the swale will flow to the receiving environment at a controlled rate via a pipe outlets (via the bunds) and weir arrangement.

- The swales will have two outlets:

    1. Front bund outlet – with a controlled orifice (49mm diameter), discharging into the tributary of the Hingaia Stream.

    2. Rear bund outlet - with a controlled orifice (45mm diameter) to the overland flow, which ultimately ends up into the Pahurehure Inlet/Manukau Harbour.

    3. The stormwater piped outlets will be provided with suitable erosion control measures to ensure that there will be no increase in scouring or erosion at the point of discharge by means of recast wingwall structure and rock armouring, The rock armouring is sized in accordance with GD01 and Inlet and Outlet Design for Treatment Devices (TR2013/018).



Proposed stormwater outlets from the bund

Stormwater quality monitoring

In the EMP, the applicant's consultant has provided a draft monitoring programme for the site. The purpose of this programme is to monitor the stormwater discharges from the site's impervious areas to the receiving environment. This programme is required to ensure that the site management practices are implemented and maintained in order to minimise the potential discharge of contaminants associated with the site activities.

2.2 Site description

The site is located at 395 Fitzgerrrad Road, Drury and is shown in the map below (from Auckland Council GIS).

Figure 1: The site location

The applicant has provided a description of the site and associated receiving environment in section 3.0 of the application report. In brief:

- The site lies within the Hingaia Stream catchment.
- The property is irregular in shape with a total area of 2.7ha on the south side of Fitzgerald Road in Drury. The site currently contains a single-level dwelling located in the middle of the site with two greenhouses and a few sheds. The remaining area is mainly covered by grass, gravel and areas of brick paving, with trees and shrubs scattered around the site.
- An unnamed watercourse (tributary of the Hingaia Stream) is running along the southern site boundary. The tributary connects with the Hingaia Stream which flows to the Pahurehure Inlet/Manukau Harbour approximately 16 km

northwest of the site.

- The eastern half (front) of the site falls gently to Fitzgerald Road and the western half (rear) has a moderate grade to the west falling to a tributary of the Hingaia Stream.
- Access to the site is via Fitzgerald Road, which runs adjacent to the northern boundary.
- The site is located within future urban zone and zoned as a business light industry under the Auckland Unitary Plan Operative in part (AUP O-P).
- There is a small amount of flood water ponding in the front yard that appears to be generated by onsite runoff as indicated by the minor overland flowpath.

2.3 Background and site history

No consents for the discharge of contaminants and/or use of land for industrial or trade activity and diversion and discharge of stormwater under AUP(OP) have been held on site prior to this application.

The site was identified as requiring resource consents under Council's Industrial and Trade Activities Proactive Programme (ITAPP) in January 2024. Council compliance officers have monitored the site to ensure consent lodgement was made.

3.0 REASON FOR CONSENT

3.1 Reason for consent

Auckland Unitary Plan- Operative in Part (AUP (O-P))

Industrial or trade activity (E33)

The nature of the activity is classified in Table E33.4.3 of the AUP(O-P) as "*Recycling, recovery, reuse or disposal – automotive dismantling*" and is therefore a high-risk activity.

Use of land

Consent is required for a **Controlled Activity** under rule E33.4.1 (A8) because the proposal is for a new industrial or trade activity listed as high risk, namely automotive dismantling.

Discharge of contaminants

Consent is required for a **Discretionary Activity** under rule E33.4.2 (A24) because the proposal is for a new industrial or trade activity listed as high-risk in Table

E33.4.3, namely automotive dismantling facility.

3.2 Other activities considered

Auckland Unitary Plan- Operative in Part (AUP (O-P))

Stormwater – Diversion and Discharge (E8)

Consent to divert and discharge stormwater is required as a **Discretionary Activity** under rule E8.4.1 (A10) as the site is classified as future urban and the diversion and discharge of stormwater is from impervious area greater than 5000m^2.

Stormwater management – Quality (E9)

The area discharging stormwater is considered activity area for an ITA and therefore it will not trigger a consent under Rule E9.

Stormwater management – Flow (E10)

The proposal is not within a Stormwater Management Area (SMAF).

4.0 TECHNICAL ASSESSMENT OF EFFECTS

4.1 Assessment of effects on the environment

Inappropriate management practices from industrial or trade processes can result in discharges of environmentally hazardous substances associated with the activity onto or into land or water. These environmentally hazardous substances accumulate within receiving environments after becoming entrained in stormwater, leading to adverse environmental effects.

Contaminants of concern

In Section 4.0 of the EMP, the applicant has identified the potential contaminants of concern within the automotive dismantling processes (e.g. heavy metals (such as copper, zinc, and lead), sediment and hydrocarbons and these are sourced from high-risk activities undertaken within the main processing building. However, there may be potential for contaminants to be tracked outside the building while being handled or stored inside.

Summary of the potential contaminants of concern and source of stormwater contamination arising from the operations undertaken on site are:

Contaminant of concern	Source of contaminant	Potential effect
Total Petroleum Hydrocarbon (TPH) Benzene, toluene, ethylbenzene, and xylene compounds (BTEX) Polycyclic Aromatic Hydrocarbons (PAH)	Spills of petrol and diesel fuel during storage and handling of vehicles. Spills of engine oil, transmission fluid, hydraulic oil/fluids from stored vehicles on yard, or during the handling/storage of these products.	Oil products can form an oily film on the surface of water thereby preventing the entry of oxygen to the water. Components of oils also accumulate in the bed sediments of a water body.
Heavy metals	Brake dust, vehicle batteries, switches, lubricants	Inhibit plant growth, and are toxic to aquatic creatures, by accumulating in their systems. Metals do not break down in the environment and they build up in the bed sediments of a water body. High concentration of zinc can be fatal to benthic organisms and cause hormone imbalances leading to mutations.
Total Suspended Solids (TSS)	Brake dust, rust and other particulate matter collected on site.	Elevated TSS in stormwater can have a number of adverse effects on flora and fauna, which include: Inhibiting natural behaviours such as feeding due to reduced visibility. Blocking gills of fish species. Suffocation of benthic flora and fauna. Transporting contaminants such as heavy metals and oils into the benthic layer.
Glycols	Spills of antifreeze, coolant, radiator and brake fluid during storage and handling.	Accumulation in the receiving environment, and potential toxic effect on aquatic ecosystems.
pH	Acid spills from vehicle	Low pH water can result in

	batteries during storage and handling.	reduced densities of benthic invertebrates, detrimental to the stream life cycle

The key method for addressing this issue is the preparation and implementation of a site specific EMP, which identifies the environmentally hazardous substances associated with an industrial and trade activity, and set out methods to avoid, remedy or mitigate discharges.

As stated above in this report the applicant's consultant has prepared a draft EMP that describes and identifies areas and activities that pose the greatest potential for releasing contaminants during operation. It specifies contingency and emergency procedures for dealing with any incidents that have the potential to contaminate stormwater (e.g. spills, leaks, etc) and proposes source control measures for the higher risk areas.

The plan also includes control system procedures for the existing stormwater system, site maintenance plans, the drainage system and an SRP. Implementing this plan will reduce the likelihood of any hazardous substances entering stormwater.

The applicant proposes to achieve 75% total suspended solids removal from stormwater runoff from the proposed dismantled vehicle storage yard impervious areas by means of two grassed swales devices. These devices are designed in accordance with the GD01 prior to discharging into the receiving environment.

Location of the swales can be found in Drawing Number C200 Revision C, prepared by Babington and Associates (2004) Limited and dated 16/05/2025 attached to the S92 response.

The sizing and calculations for the proposed devices are provided in the application report and S92 response.

Provided information has been reviewed and confirmed to be adequate.

Although the site is not within a SMAF area, under standard E8.6.3.1. where stormwater runoff from an impervious area is discharged into the receiving environment, it must be managed by stormwater management device(s) and meet the following SMAF 2 hydrology mitigation requirements:

- Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area.
- Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the predevelopment and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.

Requirements of SMAF retention and detention is provided in the 'infrastructure report'.

As stated above the ponding area on site will be retained and enlarged to cater for the additional runoff generated by the creation of impervious surfaces.

Also, the applicant has proposed to provide extended detention via the grassed swales.

The 2,10 and100 ARI storm events as well as SMAF stream erosion protection criteria will be achieved by building a bund around the swales to capture rainfall (from the ITA and roof impervious areas) and release it at a controlled rate via a pipe outlet and specific orifices.

The applicant has provided a hydrological analysis (HEC-HMS modelling software) for the development on the site in general accordance with Technical Publication 108 *'Guidelines to Stormwater Run-off Modelling of Auckland Region'* developed by the former Auckland Regional Council. This analysis demonstrates that the implementation of the proposed stormwater management will ensure that the hydrological impact of the development will be adequate through the grassed swales.

Details of the containment, hydrology mitigation calculations and design details and discharge control devices (outlet structures) are included in appendix 1 attached to the infrastructure report.

The applicant's provided preliminary design sizing calculations for the outlets (existing and proposed), which has been reviewed and confirmed they are adequate.

Detailed design of stormwater proposed management devices (the grassed swale, bunds and outlets) including any relevant drawings, plans and calculations shall be submitted and approved at the time of application for Building Consent Approval and should be in accordance with Council's relevant guideline documents.

It is recommended that a condition be attached to this consent requesting the above documentation be submitted in detail during the Building Consent Approval.

The proposed stormwater treatment is appropriate to the site and project context, and the water quality- and quantity related effects of stormwater discharging to the receiving environments is adequate.

Outfall

Erosion protection at the swale outlets discharge via pipes located within the bunds will be provided by means of installation of a wingwall structure with rock rip-rap erosion protection.

The design and specification of the outfalls will be completed at Engineering Plan Approval stage and should incorporate erosion protection in accordance with Council's relevant guideline documents, including GD01.

The proposed outfalls to the receiving environment are considered adequate to address any erosion effects.

Discharge Monitoring

The applicant has proposed to monitor the discharge of surface runoff to determine whether there is an impact of the activity on the receiving environment. A discharge monitoring programme has been provided and included in the draft EMP.

A quarterly monitoring program has been proposed. The monitoring will be undertaken from the date of issuing of this consent and as recommended conditions of consent.

A condition of consent has been recommended for quarterly sampling from both outlets to determine the potential level contaminants from the site, during a 'typical' rainfall event, and analysis for the following parameters:

- pH
- Total Suspended Solid (TSS)
- Total metals (copper, lead and zinc)
- Total Petroleum Hydrocarbon (TPH)
- Poly aromatic Hydrocarbons (PAH)
- Oil and grease

If the results of the monitoring exceed the agreed trigger values, then further investigation into any exceedances is also recommended to determine the need for any additional source controls treatment devices.

A condition of consent is recommended requiring that a final stormwater monitoring programme, will be submitted within four weeks of issuing this consent.

Operation and maintenance

Ongoing maintenance of the proposed devices (specifically the swales devices, bunds and outlets) is crucial to ensuring that the effects continue to be mitigated. The devices are located on private land and will stay in the ownership of the consent holder who will be responsible for the long-term operation and maintenance of the structural controls.

A draft operation and maintenance (O & M) Plan has not been submitted but will be developed and provided following completion of the installation of the devices undertaken under this consent. A consent condition is recommended that the final

O & M Plan be developed and implemented upon completion of the proposed development.

Conclusion

The applicant's assessment of contaminants adequately identifies and addresses the potential environmental effects resulting from the ITA. Further site improvements may be implemented, and effects monitored through the discharge sampling program are considered appropriate.

The assessment summarised through this report focuses on matters relevant to the regional stormwater consent framework and should be read in conjunction with separate Development Engineering reporting, which addresses other detailed matters including flooding and overland flow paths.

4.2 Affected parties

Due to the nature of the effects set out in this memo, and for the reasons detailed in section 4.1 above, it has been assessed that no persons are adversely affected.

5.0 STATUTORY CONSIDERATIONS

5.1 Relevant statues

Auckland Unitary Plan (AUP(O-P))

The following stormwater related Auckland wide policies and objectives are included for reference as follows.

Industrial or trade activity

The following provisions of the Auckland Unitary Plan Operative in Parts relate to the discharge of contaminants from an ITA

- Objective E33.2(1)
- Policies: E33.3(1), (2) and (3)

The proposed managements and controls will achieve the above objectives and policies. It is assessed that the proposed on - site management is the Best Practicable Option for the site.

Stormwater

- Objectives – E1.2 (1) – (3); and
- Policies – E1.3(9), (10), and (14)

The proposed stormwater management will achieve the above objectives through the proposed stormwater management system. It is assessed that the proposed-on site management is the Best Practicable Option for the site.

The following may also be relevant to the planner's assessment of the application:

- Chapter B10 Environmental Risk

5.2 Matters relevant to discharge or coastal permits (Section 105) and restrictions on certain permits (Section 107)

The provisions of Section 105 have been met as it has been determined that there are no significant effects on the receiving environment as concluded in Section 4 of this memo. It has been assessed that the applicant's reasons for the proposed choice of stormwater management are appropriate in the circumstances and regard has been had to alternative methods of discharge applicable in this case.

Section 107(1) of the RMA places restrictions on the granting of certain discharge permits that would contravene Sections 15 or 15A of the RMA. The proposal will not give rise to any of the effects listed in Section 107(1).

5.3 Duration of consent: Section 123

*Industrial and trade activity – discharge of contaminants **DIS60451824** and diversion and discharge of stormwater - **DIS60449556***

The RMA provides for a **35-year** consent term for industrial or trade activity and diversion and discharge for stormwater consents. The applicant requested a term of a **35 - year** resource consent. Following that period the site would either be vacated, or a new consent sought.

It is appropriate to set a term of **35 years** for the Industrial and trade activity – discharge of contaminants and *diversion and discharge of stormwater*, because the nature of the activity subject to consent is unlikely to alter during the 35 year period, and the ongoing maintenance of the stormwater management systems as required by the conditions of consent numbers ***DIS60451824*** and ***DIS60449556*** and will ensure that the required standards continue to be met.

*Use of land (**LUC60449557**)*

Land use consents are issued under s9(2) of the RMA and do not have a maximum term of consent.

6.0 RECCOMENDATION AND CONDITIONS

6.1 Adequacy of information

The above assessment is based on the information submitted as part of the application. The information submitted is sufficiently comprehensive to enable the assessment of the above matters on an informed basis:

a) The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the relevant regional plan.

b) The extent and scale of any adverse effects on the environment are able to be assessed.

6.2 Recommendation

The assessment in this memo does not identify any reasons to withhold consent, and the aspect of the proposal assessed in this memo could be granted consent, subject to recommended conditions, for the following reasons:

1. Subject to the proposed management and the imposition of consent conditions the effects of the diversion and discharge of stormwater on the receiving environment will be less than minor.

2. The sensitivity of the receiving environment to the adverse effects of the discharge will not be compromised given the level of the discharge, the application of suitable control technology and appropriate on-site management techniques.

6.3 Conditions

6.4 General conditions

The following general conditions are recommended:

- s36 and charges
- lapse date
- works in accordance with the plans

Expiry date

X.1 Industrial or trade activity permit (**discharge of contaminants from an industrial and trade activity) *DIS60451824 and* diversion and discharge of stormwater (*DIS60449556*)** 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.

6.5 Specific consent conditions for permit numbers – LUC60449557 - *DIS60451824* for use of land for an industrial and trade activity and discharge of contaminants from an industrial and trade activity

The following conditions which are specific to the industrial and trade activity and discharge of contaminants from an industrial or trade activity are recommended:

Site management

X.1 The site must be operated and managed in accordance with an Environmental Management Plan to ensure the risks from the site are managed appropriately.

X.2 The EMP must include, but not be limited to:

i) identification of the specific activities conducted on the site;
ii) the identification of potential contaminants associated with these activities;
iii) methods used to prevent identified contaminants contacting stormwater runoff as far as practicable and methods to manage environmental risks from site activities;
iv) 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));
v) an up-to-date and accurate site drainage plan showing the location of all site catchpits, treatment devices and the discharge point(s) of the site stormwater system;
vi) an appropriate auditing programme to ensure site performance with all components of the site Environmental Management Plan;
vii) methods for providing and recording staff training.
viii) an Operation and Maintenance Plan as outlined in ***Condition X. 9*** of permit number ***DIS60449556***.

X.3 The Environmental Management Plan must be kept on site and accessible **at all times**.

X.4 The Environmental Management Plan must be reviewed and updated **after 12 months** from the date of granting of this consent, to ensure all components of the Environmental Management Plan are still relevant.

Advice Note: A summary of all revisions and the revised sections must be submitted as part of the Annual Report required by ***Condition X.12*** of this permit.

Site management

X.5 The site must be operated and managed in accordance with the site Environmental Management Plan to ensure the risks from the site are managed appropriately.

Discharge Monitoring

X.6 **Within 30 days** of granting of this consent, a final monitoring programme to assess the ongoing adequacy of all management practices shall be developed and submitted to the "the Council".

X.7 The monitoring programme shall include, but not be limited to:

i. Sampling location on site (i.e. outflows from the final swales pipes).
ii. Methods and procedures for discharge sampling from the site on a quarterly basis;
iii. Monitoring parameters for analysis shall include:

• Total Suspended Solids (TSS)	mg/L
• Copper (Cr - dissolve)	mg/L
• Lead (Lead - dissolve)	mg/L
• Nickel (Ni - dissolve)	mg/L
• Total Petroleum Hydrocarbons	mg/L
• Poly aromatic hydrocarbons	mg/L

X.8 The discharge monitoring programme must be implemented upon completion of the stormwater works set out in ***Condition X.1*** of consent number ***DIS60449556***.

i. Monitoring must be carried out by a suitably qualified environmental practitioner and samples processed at an IANZ accredited laboratory.
ii. Identified trigger levels for each of the above parameters. These trigger levels shall be developed with reference to the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality, 2020" where applicable.
iii. The methods and procedures for investigating and reporting stormwater discharge monitoring results to the Council.

X.9 The discharge monitoring programme shall be implemented upon completion of the stormwater works set out in ***Condition X.1*** of permit number ***DIS60449556***.

X.10 Copies of all laboratory test reports must be retained by the consent holder and be made available to council on request.

X.11 Within **5 working days** of receipt of sample results showing contaminants exceeding the agreed trigger levels:

i. an investigation must be undertaken to determine why exceedences were detected and to identify any additional source controls or treatment required; and
ii. the results of the investigation shall be reported to the Council.

Advice Note:

On completion of this monitoring for continuous two years, the quality data is to be reviewed to assess the need for any on-going monitoring. Recommendations to be made

for ongoing monitoring if the site activity is influencing the concentration of key contaminants in the receiving environment.

Reporting requirements

X.12 An **annual** report evaluating the site's environmental performance for the year to date must be forwarded **annually** to the "the Council" from the date of granting of this consent.

X.13 The Annual Report must include but not be limited to:

i) details of all inspections and maintenance of the stormwater system for the preceding **12 months**;
ii) details of and changes to the person(s) or body responsible for maintenance of site and the organisations' structure supporting this process;
iii) results and analysis of the preceding **12 months** stormwater monitoring, along with an interpretation of those results and suggestions for improvement to the site operations; and
iv) records of any spills or incidents which occurred within the previous **12 months** and the response which was undertaken.

Specific consent conditions for permit number diversion and discharge of stormwater (DIS60449556)

Stormwater management

X.1 The following stormwater management works are constructed for the following catchment areas and design standards and must be completed prior to discharges from the associated new impervious areas commencing from the site:

Works	Device catchment area	Design guideline
Roof	All roof areas	Inert materials
Grassed swale X 2	SW1 - Rear yard impervious area = 1.1034ha SW2 - Rear yard impervious area = 1.2116ha	GD01 75% TSS removal Excludes freeboard SMAF (extended detention) Front yard attenuation for 2,10 and 100ARI storm event as follows: Front yard attenuation required volume = 573.06m^3 Rear yard attenuation required volume = 300.18m^3
Bund X 2	Around the yard ITA area	The bunds will have a

		stormwater pipe outlets
Outlet X 2	Swale 1 = Roof impervious area and ITA yard Swale 2= Roof impervious area and ITA yard	Erosion protection measures to minimise bed scour and erosion in accordance with Auckland Council Technical Report 2013/018. Wingwall and rock rip rap structure Detail provided during the Engineering Plan Approval
Bund	Around the fuel storage area	As per Hazardous Substances bunding specification and Guideline.The fuel tanks will have in-built secondary containment, and the refuelling area will be constructed with raised humps to contain any spills. 110% Largest container

Minor modifications required

X.2 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.

- 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 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.

Pre-construction meeting

X.3 A pre-construction meeting **must** be held by the consent holder, prior to commencement of the construction of any stormwater device(s), that:

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

b. is located in the subject area;

c. includes representation from the council; and

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

Advice note: All proposed changes must be discussed with the Council, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the management 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.

Information required for pre-construction meeting

X.4 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 of the site contractor and site stormwater engineer; and

c. preliminary stormwater drainage plans.

d. Planting plan for bioretention device in accordance with GD01

Post-construction meeting

X.5 A post-construction meeting must be held by the consent holder, within 20 working days of completion of the stormwater management works, that:

a. is located in the subject area;

b. includes representation from council; and

c. 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].

X.6 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.

Contents of As-Built Plans

X.7 As-Built Plans must be provided to the "the Council" at least **5 working days** prior to the post-construction meeting required by this consent.

The As-Built plans shall display the entirety of the stormwater management system, and shall include:

a) 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 NZTM and LINZ datum;

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

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

d) documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

X.8 Within **five working days** of receipt of sample results showing contaminants exceeding the agreed trigger levels:

iii. an investigation shall be undertaken to determine why exceedences were detected and to identify any additional source controls or treatment required; and

iv. the results of the investigation shall be reported to the Council.

Operation and maintenance

X.9 An Operation and Maintenance Plan must be provided to and certified by the council **5 working days** prior to the post-construction meeting required by this consent.

X.10 The Operation and Maintenance 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.

Operation and Maintenance Plan Implementation

X.11 The stormwater management and treatment system must be managed in accordance with the approved Operation and Maintenance Plan.

Amendments to the Operation and Maintenance Plan

X.12 Any amendments to the Operation and Maintenance Plan must be submitted to the Council for confirmation, in writing prior to implementation.

X.13 The Operation and Maintenance Plan must be updated and submitted to the Council for confirmation.

a. General Advice notes

Advice note: *The consent holder is advised that this consent for* ***discharge of contaminants from an industrial or trade activity*** *should be transferred to any new owner or operator by notifying Auckland Council on the prescribed form.*

Advice note: *For the purpose of compliance with the conditions of consent, "the Council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

7.0 REVIEW

Memo prepared by:

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Department of Planning & Resource Consents

Date: 29th of September 2025

Memo and technical review reviewed and approved for release by:

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Department of Planning & Resource Consents

Date: 18th September 2025