

Your Comment on the Ohinewai Foam Factory

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Waikato Regional Council		
*First name	Suzanne		
*Last name	O'Rourke		
Postal address	Private Bag 3038 Waikato Mail Centre Hamilton		
*Home phone / Mobile phone	07 859 2708	*Work phone	021 540 654
*Email (a valid email address enables us to communicate efficiently with you)	suzanne.o'rourke@waikatoregion.govt.nz		

2. *We will email you draft conditions of consent for your comment about this application

* <input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

1. INTRODUCTION/BACKGROUND

Ambury Properties Ltd (Ambury) are planning to undertake a large scale/master planned development encompassing extensive areas of industrial, commercial and residential development along with a network of roading and parks and reserves to service a future community based around a foam factory/bed manufacturing operation on their property at Lumsden Rd, Ohinewai.

In late 2020/early 2021, the Waikato Regional Council (WRC) assessed and approved a suite of resource consent applications under the Waikato Regional Plan relating to the first stage of development within the Ambury site comprising the establishment and operation of a Foam Factory (Stage 1 consents/development). These existing consent approvals are outlined as follows:

Reference Id	Activity Description	Activity Type
AUTH142166.01.01	To undertake earthworks and cleanfilling activities associated with construction of a planned industrial development at 88 Lumsden Road, Ohinewai	Land Use Consent
AUTH142166.02.01	To discharge contaminants to air in association with a planned industrial development at 88 Lumsden Road, Ohinewai	Air permit - discharge
AUTH142166.03.01	To discharge stormwater to water in association with a planned industrial development at 88 Lumsden Road, Ohinewai	Water permit - discharge
AUTH142166.04.01	To divert surface water in association with construction of a planned industrial development at 88 Lumsden Road, Ohinewai	Water permit - diversion
AUTH142166.05.01	To take surface water associated with construction of a planned industrial development at 88 Lumsden Road, Ohinewai	Water permit - take

Table 1 – Existing Foam Factory WRC consents

The consent applications were considered over an extensive timeframe (approx. 18 months) and included various technical reviews relating to the potential water quality, flooding, erosion, ecological and air quality aspects of the development activities. The consents were eventually approved on a non-notified basis with an extensive list of consent conditions imposed to manage the potential adverse effects of these activities.

2. CURRENT PROPOSAL/FAST TRACK APPLICATION

The current proposal/fast track application (Stage 2) appears to essentially comprise an extension of the industrial Foam Factory development activities authorised through the previous suite of consents approved under the WRP. More specifically, the application comprises the addition of an approximate 17.3ha development area extending primarily eastward from the Stage 1 development area and which includes:

- Reconfiguration of the existing Lumsden Rd/Balemi Rd roading alignments around the north-western periphery of the site to align with the addition of a proposed rail siding from the North Island Main Trunk Line (NIMT) into the site;
- Formation of the proposed rail siding connection from the NIMT into the site at the northwest boundary;
- Formation of an approximate 8.66ha hard stand area extending along the northern site boundary to accommodate the proposing rail siding and associated loading/unloading/storage areas within the site;
- Provision of additional stormwater management wetland devices at the western site boundary to address stormwater management requirements for the additional hard-stand surfaces being proposed for the rail siding;
- Reconfiguration of the site stormwater outlet (previously via the Balemi Drain to Lake Waikare) to comprise an extended conveyance swale to divert Stage 2 stormwater flows to the Lake Rotokawau receiving environment.

The additional Stage 2 area/activities for which consent is now being sought in relation to the existing Stage 1 consented activities is summarised on the following drawings submitted with the application.

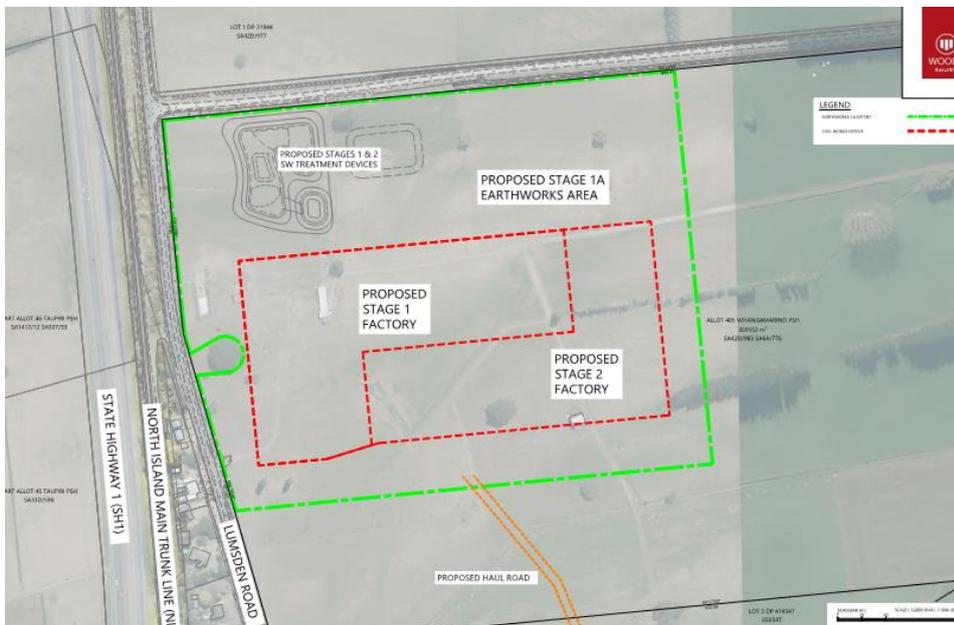


Figure 1 - Stage 1/Consented Development Area

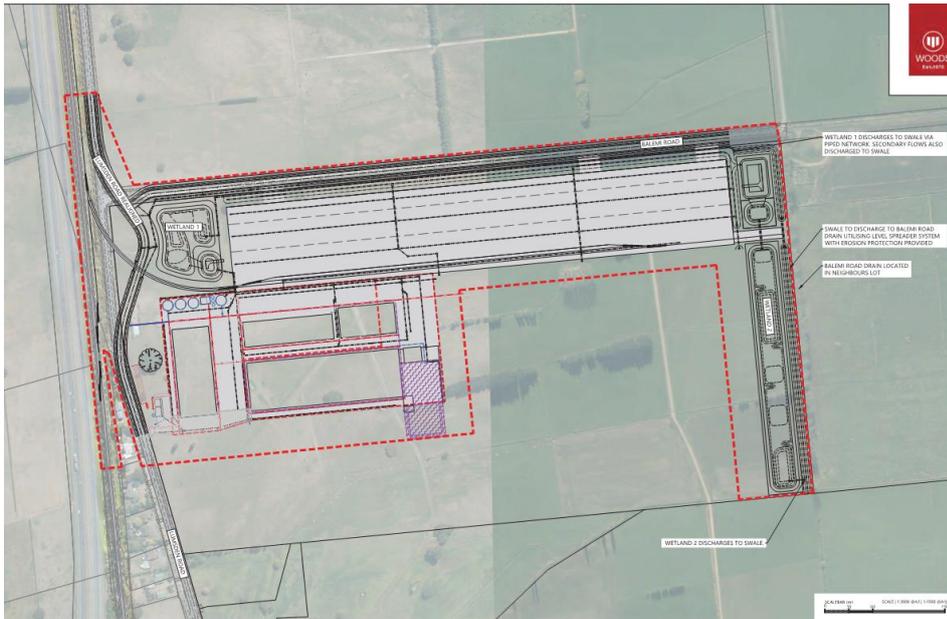


Figure 2 – Stage 2 Development Area

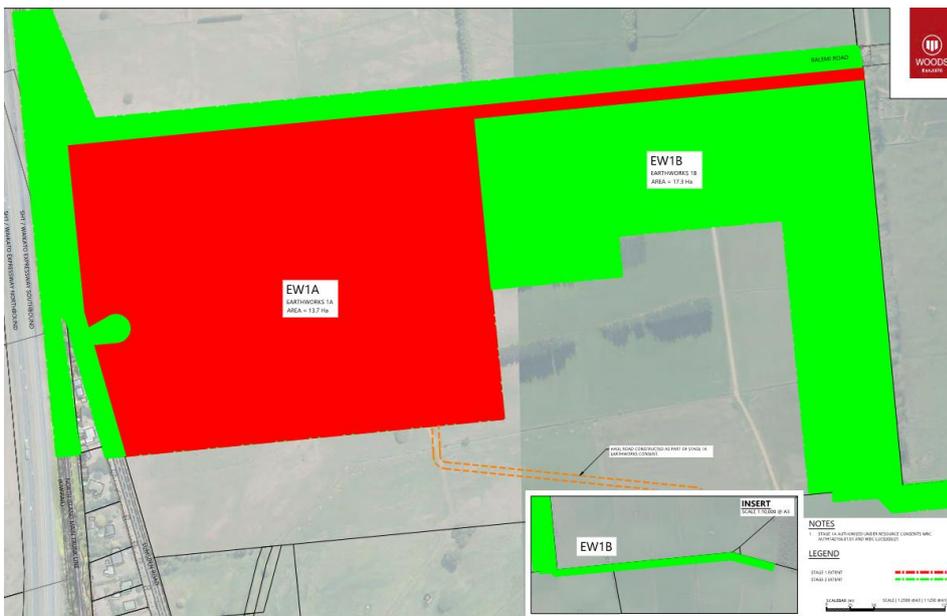


Figure 3 – Stage 1/Consented Development Area (red) vs Stage 2 Development Area (green)

The specific Stage 2 development activities requiring consent approval under the WRP essentially comprise an extension in the scale and location of the same activities authorised through the previously approved suite of consents with some exceptions as follows:

- An additional air discharge consent authorisation is not required on the basis that the Stage 1 authorisation related to air discharges from the Foam Factory operation only. The Stage 2 proposal does not change or extend the previously consented Foam Factory operational activities;
- While the proposed increased extent of development extends eastward into the floodplain of Lake Waikare, the applicant has not sought an application for the additional diversion/displacement of floodwaters associated with an increased extent of floodplain infilling into this area.

A summary of the proposed activities subject to this consent assessment and those existing consented activities is outlined in Table 2 below.

Activity	Stage 1/Consented	Stage 2/Proposed (Additional to Stage 1)
Earthworks/Cleanfilling	Area: 13.7ha Cut/fill volume: 8,350m ³ /127,400m ³ Imported cleanfill volume: 276,430m ³	Area: 17.3ha Cut/fill: Not specified Imported cleanfill: 210,000m ³
Watertake	Construction watertake associated with construction dewatering during subsurface excavations across the Stage 1 earthworks area.	Construction watertake associated with construction dewatering during subsurface excavations across the additional Stage 2 earthworks area.
Surface Water Diversion	Diversion of floodwaters associated with infilling a portion of Lake Waikare 1 in 100 year floodplain at the Stage 1 eastern side area resulting in the loss of 1200m ³ of floodplain storage.	No consent application specified/sought – though we consider it is required.
Stormwater discharge	Stormwater discharge from 6.4ha of impervious surface comprising 2.35ha of new building surfaces and 4.05ha of associated hardstand surfaces (access roads/parking and storage/lay down areas). Stormwater management comprising 2 stage treatment (At-source/Wetland 1) and extended detention/attenuation within Wetland 1. All stormwater discharges occurring to the Balemi Rd drain and eventuating in Lake Waikare.	Stormwater discharge from an approx./additional 8.66ha of impervious coverage predominantly comprising the rail siding hard stand area. Stormwater management comprising 2 stage treatment (At-source/Wetland 1) and extended detention/attenuation within the new Wetland 2 device. Stormwater discharges to occur via a proposed constructed conveyance channel eventuating in Lake Rotokawau.

Table 2 – Stage 1/Existing vs Stage 2/Proposed Consent Applications

Overall, the current applications will more than double the extent of industrial development beyond those activities previously authorised through the Stage 1 suite of consents. The activities and subsequent consent requirements associated with this increased extent of development are similar to those required through the Stage 1 activities though exclude the higher risk air and stormwater discharge activities associated with the Foam Factory operation (i.e chemical use risks etc). The exclusion of an application for a surface water diversion consent for the floodwater displacement effects associated with infilling of the Lake Waikare 1 in 100 year flood plain appears to be an omission in the current applications and should be required.

3. ASSESSMENT OF EFFECTS

3.1 General Comment/Existing Environment

WRC staff and contractors have previously visited the Stage 1 development area and have reviewed the ecological assessment reports provided for both the Stage 1 and Stage 2 development areas and consider that the proposed Stage 2 development area presents similar existing ecological values to those within the Stage 1 area. In particular, these areas both comprise a highly modified rural environment with an almost entire, low gradient pasture cover and with the areas of potential ecological habitat values limited to a number of sections of artificial drainage channel (identified habitat for short finned eels) and isolated shelter belts or individual exotic farm trees (potential habitat for long tailed bats).

In this respect, any direct/on-site habitat effects associated with the Stage 2 development activities are considered to be similar in nature to those previously considered/assessed for the Stage 1 development activities, though are now proposed to occur at a greater scale across a larger development footprint.

The potential in-direct/off-site effects associated with the Stage 2 development activities include effects upon potential sensitive receivers (e.g residential properties/farming operations) and any effects within the downstream receiving environment. The extension of the proposed development activities further eastward, away from the residential properties on Lumsden Rd is considered to reduce the potential for any effects upon these sensitive receivers from the proposed activities. The proposal to adjust the permanent site discharge outlet from the Balemi Drain/Lake Waikare to the Lake Rotokawau receiving environment comprises a potential for off-site effects within a new receiving environment which warrants further consideration.

3.2 Earthworks & Cleanfilling

Sediment Effects

The application proposes to more than double the extent of earthworks authorised through the Stage 1 consents. Nonetheless, the site area comprises low gradient surfaces with the majority of the development works comprising importation and placement of fill material to establish the proposed development platforms and hence the works are generally considered to present a low likelihood for adverse erosion and sediment effects.

The application includes preliminary erosion and sediment control plans outlining proposed methods for managing potential sediment discharge effects during the earthworks. I have reviewed these plans and consider that they are representative of typical, best practice methods in-line with WRC guideline documents and are able to be implemented at the site to ensure that any potential sediment effects are minimised.

Consent conditions are recommended in-line with those imposed through the existing Stage 1 consents including submittal, approval and implementation of a detailed ESCP to ensure that potential sediment effects are appropriately managed and will be no more than minor.

It is notable that the significant combined area associated with the Stage 1 and 2 earthworks (31ha) does present a potential for adverse cumulative effects (sediment and dust) if all areas were to be exposed at any one time. This includes an increased potential for adverse effects if significant/extreme weather conditions are encountered. In this respect I recommend that a consent condition is imposed to ensure that a maximum exposed surface area of 15ha (being at least half the site) is maintained at all times between both Stage 1 and Stage 2.

Dust Effects

The Stage 2 bulk earthworks activities are located further eastward from the Stage 1 activities being over 400m from the nearest sensitive receiver/residential property at its closest point. This separation distance is considered sufficient to ensure adverse dust effects can be avoided on these parties during the Stage 2 earthworks subject to implementation of appropriate dust management methods on site.

Consent conditions are recommended in-line with those imposed through the existing Stage 1 consents including submittal, approval and implementation of a detailed Dust Management Plan to ensure that potential sediment effects are appropriately managed and will be no more than minor. Furthermore, adherence to the maximum exposed surface requirement outlined above will also assist in ensuring that any potential for cumulative dust effects from the Stage 1 and Stage 2 works areas is avoided.

Ecological Effects

The Stage 2 area is considered to present limited ecological habitat values based upon the highly modified rural environment. Nonetheless, the site drains which are proposed to be infilled, have been found to provide habitat for short finned eels and existing farm trees which are proposed to be felled are considered to comprise potential habitat for long tailed bats. WRC concurs with the ecological assessment that a Fish Management Plan should be implemented prior to excavating the existing drains within the site and a Bat Management Protocol should be adhered to for any planned tree felling activities.

The applicant identifies that Black Mudfish (at risk species) are known to be present within the wider Lake Waikare catchment. The ecological survey undertaken as part of Stage 2 was completed during a time that no water was present in the Stage 2 drains so it was not able to determine the presence of mudfish. However, the applicant has relied on the Stage 1 assessments which determined mudfish presence would be low.

There is still the potential for mudfish to be present in these ephemeral drains as they estivate in the bed of the drain during dry periods. Surveys of mudfish in other parts of the region indicate that mudfish come out of estivation after periods of rainfall. It is recommended that surveys are undertaken during periods of wet weather that are conducive for mudfish sampling to get an accurate assessment of mudfish presence in the drains impacted by filling.

Consent conditions are recommended in-line with those imposed through the existing Stage 1 consents including submittal, approval and implementation of a detailed Fish Management Plan/Bat Management Plan and further mudfish surveys for these activities to ensure that they are appropriately managed prior to any works.

In addition to these items, the proposed industrial development will result in further modification/intensification of the existing modified rural environment at the site and a potential for residual and cumulative broader ecological effects. WRC considers that the combined scale of the development activities warrants consideration for implementation of additional ecological habitat enhancement measures as part of the broader site development activities – refer 'Statutory Considerations' section below.

Cleanfilling Effects

The application proposes that the potential land contamination effects associated with importation of significant volumes of cleanfill for the Stage 2 works (210,000m³) will be managed through ensuring that fill is only sourced from a suitable quarry source.

Consent conditions are recommended in-line with those imposed through the existing Stage 1 consents requiring that all imported fill comprises uncontaminated material in accordance with best practice cleanfilling guidelines.

3.3 Watertake

The consent application documents do not appear to provide any details of the proposed construction watertake activities or assessment of effects of these activities on the environment. Nonetheless, these activities are assumed to be consistent with those for which consent was obtained for the Stage 1 works comprising the temporary take/extraction of water from any construction excavations which extend the water table. For the Stage 2 works, this is most likely to occur in association with the proposed Wetland 2 excavations works at the eastern boundary of the site.

In this respect, WRC considers that the relatively shallow and temporary nature of this activity is unlikely to contribute to any adverse drawdown, flow sustainability or water allocation effects within the surrounding

environment. Nonetheless, consent conditions should be imposed in-line with those included in the Stage 1 water take consent including:

- Establishment of a specified maximum daily take volume to avoid over-extraction;
- Monitoring/recording of daily take volumes;
- Treatment of any sediment contaminated flows from within the excavations prior to discharge;
- No usage/consumption of extracted water with all flows discharged directly/immediately downstream;

In this instance, the distance of the works area to any surrounding dwellings/structures is considered sufficient to ensure that any potential settlement effects associated with water table drawdown can be avoided.

3.4 Stormwater

The application proposes a significant increase in the extent of development impervious surfaces and subsequent stormwater runoff beyond that authorised through the Stage 1 consents.

The proposed Stage 2 development surfaces comprise the ground level hard stand surfaces (as opposed to roof surfaces) associated with access roading and the large scale rail siding operational area which is expected to be used for loading/unloading of trains and temporary storage of containers and packaged items. Hence these areas present a potential for generation of vehicular derived contaminants such as hydrocarbons and heavy metals along with sediments and other gross pollutants such as refuse and micro plastics which can contribute to stormwater discharge water quality.

Conversion of the existing site pasture surfaces to an additional 8.66ha area of hard stand concrete/asphalt surface will also result in a significant increase in the velocity and overall volume of runoff generated by the site during large rain events contributing to a potential for adverse flooding and erosion in the downstream environment.

Stormwater Quality

The Stormwater Management Plan for the Stage 2 development area again presents a multi-stage treatment process for site runoff as follows:

- Rail Siding:
 - At-source treatment at the rail siding platform via either biofiltration raingarden devices or in-line proprietary treatment devices (jelly fish filters or similar);
 - Conveyance of pre-treated stormwater via a vegetated swale extending around the rail siding platform to Wetland 2 inlet;
 - Discharge of stormwater into Wetland 2 which is outlined as having been designed to accommodate the Stage 2 WQ volume and with the preliminary plans indicating a bathymetric profile including wetland plantings and bunding

This multi-stage treatment approach is consistent with that previously approved for Stage 1 and with the methods promoted through the Waikato Stormwater Management Guideline for catchments discharging to lake receiving environments and is considered appropriate to provide for best practice stormwater treatment for the Stage 2 development catchment subject to submittal and approval of the detailed engineering design.

It is noted that a key aspect of the Stage 1 stormwater consent comprised management of the risks associated with industrial contaminants/chemicals utilised within the Foam Factory operation before entering the stormwater network and downstream receiving environment. The Stage 2 rail siding development surfaces are likely to present a reduced potential for these effects given the exclusion of the factory operation from the Stage 2 development catchment. Nonetheless, there is a potential that manufacturing chemicals/raw products may be loaded/unloaded in this area maintaining a risk for spillages which should be considered to the detailed stormwater design/management plan.

- **Balemi Road:**
 - Balemi Road is proposed to be upgraded and will be subject to increased traffic usage due to the factory activities and subsequent contaminant deposition effects. Stormwater runoff from Balemi Road is proposed to be directed into a new treatment swale extending down the northern road margin prior to discharge into the existing Balemi Drain outlet to Lake Waikare.

The proposed stormwater quality management concepts outlined for the site are generally consistent with those previously approved for the Stage 1 site development, are in-line with best practice guideline requirements and are considered acceptable.

Nonetheless, even with best practice management methods, there is still some potential for residual stormwater quality effects within the downstream receiving environment. In this instance, this receiving environment now comprises the new, Lake Rotokawau outlet which has not previously been considered or assessed in regards to any potential residual water quality effects within the lake. Furthermore, the application documents do not appear to provide any specific details of the existing water quality or ecological values associated with this new receiving environment to confirm whether it is considered appropriate to receive post development stormwater runoff from a large scale industrial development area. WRC considers that further consideration/assessment of the Lake Rotokawau receiving environment should be provided to characterise the nature of this receiving environment and any potential for residual stormwater quality effects within this environment.

Stormwater Quantity

The Stage 1/Wetland 1 stormwater design included provision for attenuation and extended detention of catchment flows on the basis of discharges occurring to the WRC managed Balemi Drain receiving environment.

The Stage 2 design outlines that attenuation of stormwater flows is not proposed within Wetland 2 on the basis of the discharge outlet being diverted to the south west via the proposed conveyance swale outlet to Lake Rotokawau thus avoiding the Council drainage system and any potential capacity/flooding risk with all outflows being conveyed through the Applicants site (via the proposed conveyance swale) then into the Lake Rotokawau receiving environment. The application goes on to refer to flood modelling undertaken as part of the broader development site re-zoning to understand any potential effects on upstream and downstream properties which confirmed no attenuation requirements as being necessary.

WRC concurs that the discharge of all Stage 2 runoff through the Applicants land to Lake Rotokawau is appropriate to avoid any increase in off-site flood effect. Hence the design of Wetland 2 without provision of peak flow attenuation or extended detention and with a focus on water quality treatment for this catchment is considered to be appropriate.

3.5 Surface Water Diversion/Floodplain Infilling

As previously noted, the consent application documents do not specify that an application is being sought for surface water diversion activities comprising floodwater displacement arising due to infilling below the 1 in 100 year flood

level. This approach is inconsistent with the consents sought for the Stage 1 activities which included consent authorisation for placement of 1200m³ of fill below the identified 100 year flood level which was established at RL 8.0m based upon the design crest level of the existing stopbanks at the northern end of Lake Waikare.

During the Stage 1 consent process, the WRC provided flood mapping which confirmed the location of the RL 8.0m 1 in 100 year flood level within the site. This flood level is depicted on the below image (light green colouration) in relation to both the approved Stage 1 and proposed Stage 2 development extents.

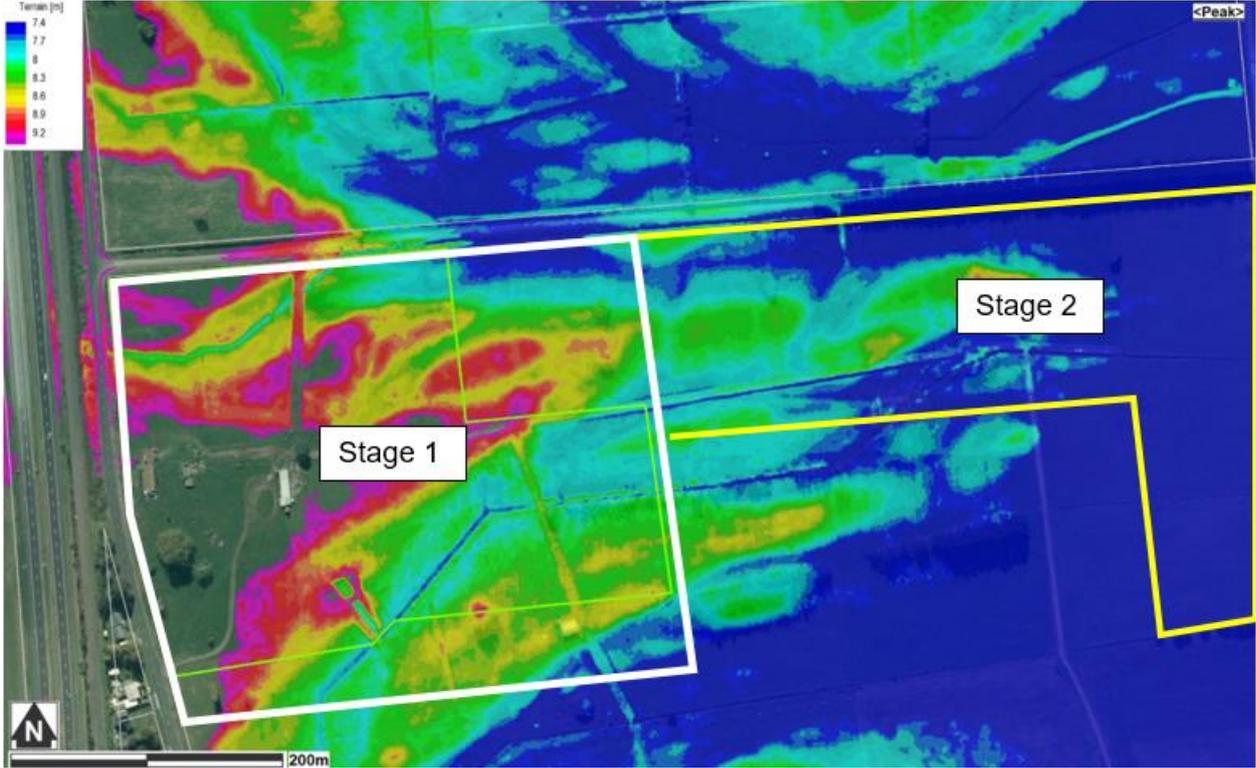


Figure 4 - Flood level plan with Stage 1/Stage works areas depicted.

The above plan appears to confirm that the proposed Stage 2 works are located almost entirely below the 1 in 100 year flood level at the site and present a significant increase in the extent/volume of floodplain infilling beyond that authorised through Stage 1. Accordingly, a specific consent authorisation and detailed effects assessment is warranted for this activity.

Furthermore, WRC notes that while a specific consent application is not sought for this activity, the SMP document included within the application does include a specific section assessing floodplain displacement effects. This section includes an assessment which is assumed to relate to the overall Ambury Properties development proposal (industrial/residential etc) with a specified overall volume of floodplain filling below the previously identified 100 year flood level of RL 8.0m of 783,000m³. While this presents a significant loss of floodplain storage within the site, the analysis goes on to compare this to the overall Lake Waikare floodplain extent with an extrapolated percentage loss of 0.45% which is subsequently determined to present no significant effects on the downstream lake environment and with no requirement considered necessary for flood attenuation/offset.

The assessment outlines that these outcomes were discussed and agreed with WRC engineering staff as part of the overall plan change process which I have not been party to. Nonetheless, WRC considers that the Stage 2 proposal determines a specific consent application and supporting assessment for the proposed floodplain filling activities associated with this stage of development which should be subject to specific consideration/assessment as part of this consent process.

3.6 Other Matters

Cultural/Archaeological

The applicant has again engaged with the Tangata Whenua Governance Group, which was established in August 2019, for the Stage 2 proposal with correspondence provided by this party outlining general support for the activities, that any concerns can be managed directly through their ongoing relationship with the applicant and that a Cultural Impact Assessment is not considered necessary. WRC considers that this correspondence is sufficient to confirm that tangata whenua values/interest are being addressed.

There are no known/recorded archaeological sites within the Stage 2 development area which warrant specific consideration and standard archaeological protocols should apply.

Soil Contamination

A localised area of low level soil contamination was identified in the Stage 1 area and has been subject to remediation in accordance with the appropriate processes established under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). Any potential soil contamination risks identified in the Stage 2 area will need to be addressed by the Waikato District Council in accordance with those same processes established through the NESCS..

4. STATUTORY CONSIDERATIONS

The general outcome of the above assessment is that the Stage 2 site area presents low existing ecological values and the application proposes the design and implementation of best practice environmental management methods to address any potential effects of the activities upon the surrounding/downstream environment. On this basis, the proposal is generally considered able to achieve consistency with the relevant objectives and policies of the Waikato Regional Plan (WRP) and other relevant statutory documents such as the National Policy Statement for Freshwater Management.

Given the sites location within the Waikato River catchment, specific consideration must also be given to the provisions of the "Vision and Strategy" for the Waikato River and its catchment. Recognition of the Vision and Strategy also forms a key requirement of the Waikato Regional Policy Statement.

The key objectives of the Vision and Strategy specify a requirement to ensure that activities contribute to both the protection and enhancement of the Waikato River and its catchment. In this respect, WRC considers that the proposal incorporates best practice environmental management methods which have been designed in accordance with relevant best practice guideline documents to mitigate potential adverse effects on the environment.

In addition, the objectives of the Vision and Strategy requiring enhancement and restoration of the Waikato River and its catchment are noted and need to be addressed. The application documents have responded to these requirements with a list of areas where the project is considered to contribute towards environmental enhancement/restoration outcomes including:

- Provision for investment and economic opportunity within the local community;
- Ongoing engagement with local tangata whenua and provision to incorporate tangata whenua interests and values into the project on an ongoing basis;
- Provision for erosion and sediment control measures during the earthworks;

- Provision for 1ha of landscape plantings within the site;
- Retirement of a 31ha dairy farm and replacement with industrial landuse activities.

Economic and cultural opportunities are acknowledged. However, from a natural environment enhancement/restoration perspective, the specific measures being proposed within the site including provision of erosion and sediment control and areas of landscape/stormwater device planting are considered to comprise specific measures that are required specifically to manage the potential adverse effects of the development and provide the required level of environmental protection. These measures include provision of native plantings which are required both for screening/buffering of the visual effects of the large scale industrial landuse to the surrounding environment and for maximising the stormwater treatment efficiencies of the stormwater management system through increased biofiltration processes within treatment wetlands/swale devices. There are areas of planting proposed particularly at the stormwater outlet areas and the panel will be required to consider if this level of environmental/restoration satisfies the requirement for betterment as promoted by the Vision and Strategy.

Considering the significant scale of this development along with the potential for residual and cumulative effects beyond those directly controlled via the proposed environmental management methods, WRC considers that further information should be provided to confirm how these activities will contribute to enhancement and restoration of the Waikato River and its catchment area beyond the specified economic/cultural aspects outlined above and the specified environmental management methods that are proposed to manage the direct adverse environmental effects associated with the site development activities. Such measures could include additional areas beyond the immediate development site area where areas of existing natural habitat such as the proximal areas of Lake Waikare/Lake Rotokawau may be able to be restored or enhanced thus contributing to overall catchment restoration and a net improvement of the Waikato River and its catchment as a result of this project.

5. CONCLUSIONS/RECOMMENDATIONS

The following points outline the key conclusions and recommendations in regard to the proposed Stage 2 development fast track application.

General

- The application proposes an extension of the previously consented Stage 1 industrial development activities further eastward with the proposed Stage 2 development area comprising a continuation of the Stage 1 low gradient pasture environment with low environmental/ecological values;
- Hence, the proposal largely presents the potential for the same adverse environmental effects previously assessed for the Stage 1 development activities (exclusive of the Foam Factory manufacturing/operational activities) though at an increased scale/extent;

Consents Required

- The consent authorisations being sought (earthworks/watertake/stormwater discharge) seem appropriate though are exclusive of the surface water diversion consent application as obtained for the Stage 1 development based upon the proposal to undertake infilling of the Lake Waikare 100 year floodplain. The current proposal appears to propose a significant increase in the level of floodplain infilling and hence this consent should be sought;

Earthworks/Cleanfilling

- The proposed earthworks and site conditions present a low risk for adverse erosion/sediment, dust and cleanfilling effects and can be managed through implementation of best practice erosion and sediment control/dust/cleanfill management methods as outlined in the application documents;

- Existing site ecological values are low and can be managed through implementation of best practice fish and bat management methods during the earthworks operation as outlined in the application documents. Further black mudfish surveys on impacted drains under proper conditions are considered warranted.
- Consent conditions in-line with those imposed on the Stage 1 earthworks consent are recommended to ensure that the potential effects of the Stage 2 earthworks activities are no more than minor.
- An additional consent condition is recommended to restrict the maximum exposed area between the Stage 1 and Stage 2 sites to no greater than 15ha at any one time to avoid potential cumulative adverse effects, unless otherwise agreed with the WRC.

Watertake

- The application documents do not appear to include any specific details of the proposed construction watertake activities – this information should be provided.
- Based upon the assumption that the proposed watertake activities are consistent with those outlined for the Stage 1 activities, any effects of the temporary, shallow construction water take activities are likely to be no more than minor.
- Consent conditions in-line with those imposed on the Stage 1 construction watertake consent are considered appropriate to ensure that the potential effects of the water take activities are no more than minor.

Stormwater

- The proposed stormwater treatment methodology comprising at-source pre-treatment followed by WQ treatment within the Wetland 2 device is considered to be representative of best practice stormwater treatment for this type of development catchment. Detailed design of these measures should be submitted to the WRC for review/approval prior to implementation.
- The exclusion of peak flow attenuation and extended detention from the Wetland 2 device is considered appropriate/in-line with best practice management methods based upon discharges occurring through the applicants land directly to the Lake Rotokawau receiving environment.
- The application documents provide limited/no details of the proposed Lake Rotokawau stormwater receiving environment (existing water quality/hydrology/ecology) to identify any potential direct or cumulative effects of these activities within this lake. This information should be provided to support the stormwater management/discharge proposal to ensure an effective assessment of the potential stormwater discharge effects.

Surface Water Diversion/Floodplain Infilling

- The application appears to present a significant increase in the extent/volume of floodplain filling beyond that consented for the Stage 1 development. A specific consent application has not been sought for this activity and should be required.
- The application does outline a high level assessment of this activity however is not specific to the extent of floodplain filling being proposed through this application and its associated effects. A specific assessment in relation to the Stage 2 floodplain infilling/surface water diversion should be provided to support the required consent application.

Statutory Requirements

- The proposal is generally considered to be consistent with relevant objectives and policies of the WRPS and WRP based upon the existing/degraded site conditions and implementation of best practice environmental management methods for land development activities.
- Implementation of these measures is considered to satisfy the environmental protection objectives of the Waikato River Vision and Strategy. However, it is not clear how the environmental enhancement/restoration objectives of the Vision and Strategy are being achieved. Information should be provided to confirm how these

objectives will be met. These measures need to be up and above those measures which are directly required to manage the adverse environmental effects of the development activities (i.e landscape/stormwater device plantings) and should clearly confirm a contribution towards the enhancement and restoration of the Waikato River catchment environment. Once confirmed, consent conditions are recommended to ensure that agreed environmental enhancement requirements are implemented and sustained for the project.

Overall, WRC considers that the application outlines best practice environmental management methods to ensure that the potential effects of the proposed Stage 2 development activities will be no more than minor. WRC does not consider that there is any reason for WRC to be opposed to these activities.

Where additional information items are noted, WRC considers that this information should be provided to ensure a full and clear assessment of the proposed activities and to ensure that consistency with the relevant statutory documents is achieved.

Should the consents be granted, conditions should be imposed in-line with the above recommendations to ensure that potential adverse environmental effects are avoided, remedied and mitigated and that overall environmental enhancement outcomes are achieved for the project.

Suzanne O'Rourke

Acting Regional Consents Section Manager

Resource Use

Thank you for your comments