

MEMO

To: Rob Donald
Science Manager

Date: 10 March 2022

From: Marcia Christian
Consents Planner

Consent number: RM22-0010

Technical audit: **Te Puna Industrial Limited**
Application for earthworks and permanent discharge of stormwater to water

Required by: 17 March 2022 (5 working days)

Summary of the Proposal

Te Puna Industrial Limited (the applicant) has applied for resource consent for earthworks and the permanent discharge of stormwater to land where it may enter water. The applicant intends to develop the site over three stages. This application is for the works associated with Stage 1 only. Earthworks include the following:

- Internal private road and vehicle accessing crossing to Te Puna Station Road;
- Import fill to achieve appropriate ground conditions;
- Landscaping, drainage swales and artificial stormwater treatment pond/wetland.

Permanent stormwater management from the site is proposed to be through a series of swales that drain to an artificial stormwater wetland that the applicant proposes to create and ultimately discharge via a roadside drain to the Tauranga Harbour.

One of the lessees of the site is Container Co, which operate in the sale and hire/leasing of empty containers, and container refurbishment markets. ContainerCo intend to store, refurbish, and lease out shipping containers within a large lease area of Stage 1 (Lease 2, 1.54ha) and would form the anchor tenant. This operation is identified as to paint stripping and re-painting, welding and repair work that occurs in a dedicated wash-down and refurbishment area. It is considered the potential for contaminants to be dispersed within stormwater as a result of this component of the operation. The applicant and future lessee have agreed to a recommendation that this wash-down area be sealed and drain to a proprietary stormwater treatment device (i.e. Fox Valve by Stormwater 360). The applicant proposes similar treatment will be required of any future industrial high-risk facilities proposing to establish at the business park.

Please note: Ana Serrano is undertaking the technical review from an environmental engineering perspective should you like to discuss with her any of those technical aspects.

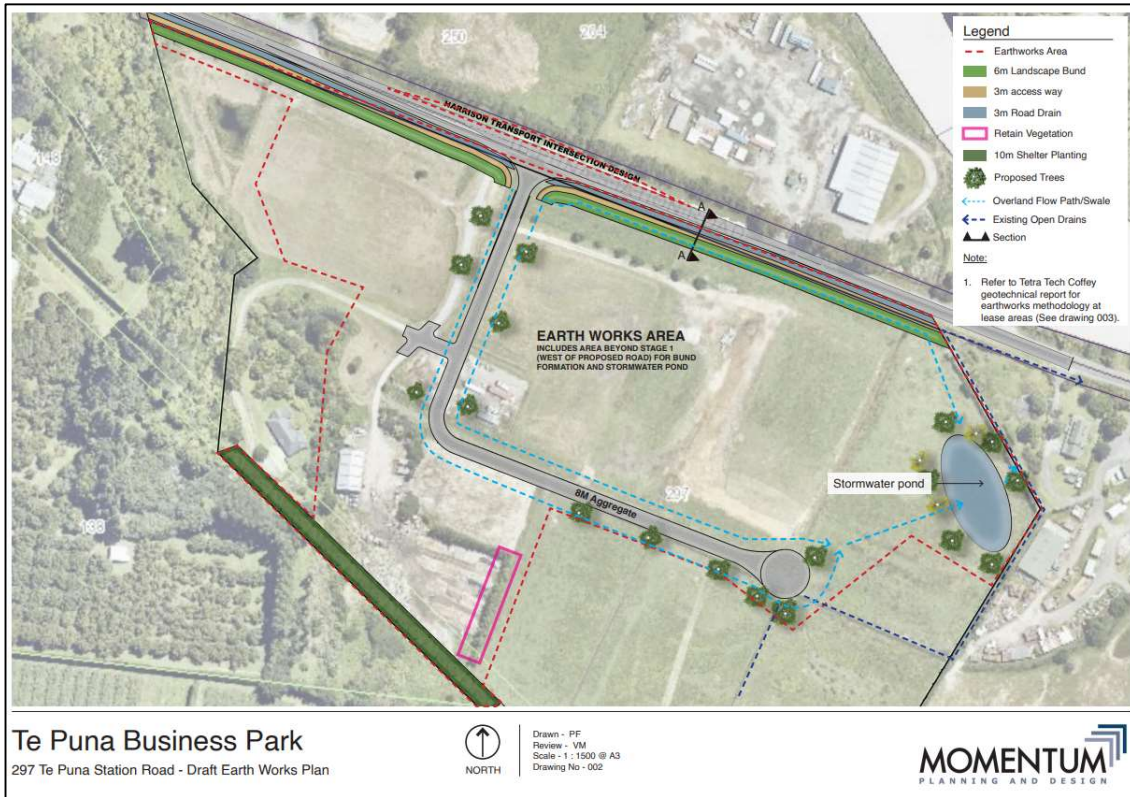


Figure 1: Proposed Earthworks Plan and Site Layout

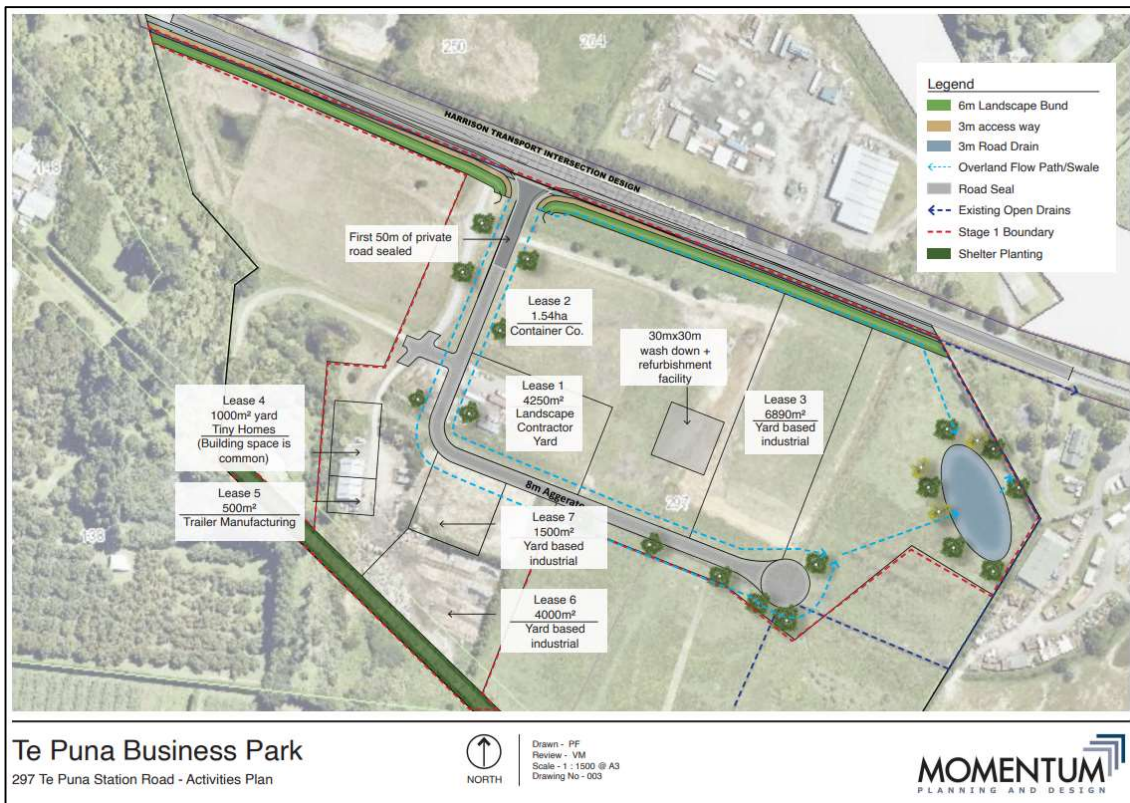


Figure 2: Proposed Activities Plan at the Site

Assessment Sought

Please review the application for the following:

1. Based on the indicated activities, unknown potential future 'industrial' activities at the site and considering the ultimate discharge to the Tauranga Harbour, what contaminants should be sampled for in their stormwater discharge from the site?
2. Will the proposed wetland adequately manage these expected contaminants, or should there be some pre-treatment before stormwater enters the wetland?
3. Where should sampling occur and how often?
4. What would the trigger levels for these contaminants be?
5. Please also provide any potential consent conditions that you consider appropriate given the scale and nature of the proposal.

If the review will take more than 4 hours, or if you may not be able to complete the review within the specified timeframe, please contact me to discuss.

Time spent

Please provide a summary of the time spent on the application and your charge rate.

Thank you



Marcia Christian
Consents Planner

From: [Rob Donald](#)
To: [Marcia Christian](#)
Subject: Science Review - RM22-0010 - Discharge Sampling to Created Wetland
Date: Friday, 18 March 2022 4:01:55 pm

Hi Marcia – apologies for the delay with this one. Responses to your questions below.

Assessment Sought

Please review the application for the following:

1. Based on the indicated activities, unknown potential future 'industrial' activities at the site and considering the ultimate discharge to the Tauranga Harbour, what contaminants should be sampled for in their stormwater discharge from the site?

As a minimum pH, COD, TSS, TPH, heavy metals. Because there are unknown potential future activities it is difficult to advise what other contaminants would be relevant. If possible the consent should be tailored so BOPRC is able to review the mitigation and monitoring requirements when new operators/activities which are high risk enter the site.

2. Will the proposed wetland adequately manage these expected contaminants, or should there be some pre-treatment before stormwater enters the wetland?

As above, it is difficult to comment without an understanding of future activities. Certainly for the ContainerCo operation the proposed stormwater treatment device (Fox Valve, Stormwater 360) appears to be adequate, provided it is used to treat stormwater and not wash water from paint stripping etc. This process should have its own treatment system. The proposed swales and wetland mitigates the risk to some extent although I note that this will be bypassed during larger rainfall events.

3. Where should sampling occur and how often?

I would recommend monitoring at least 6 times per year during rainfall events (with sampling events no closer than 1 month apart to give a seasonal spread). Sample stormwater at the discharge from the treatment wetland to the roadside drain.

4. What would the trigger levels for these contaminants be?

Standard stormwater limits, e.g. 150 g/m³ for TSS, pH 6-8.

5. Please also provide any potential consent conditions that you consider appropriate given the scale and nature of the proposal.

Given the uncertainty about future activities I think their needs to be flexibility in the conditions to review contaminant limits, and add new contaminants to the monitoring list if necessary.

2 hours spent to date.

Rob

Rob Donald

Science Manager

Bay of Plenty Regional Council Toi Moana

P: 0800 884 880 **DD:** 0800 884 881 x9441

E: Rob.Donald@boprc.govt.nz

M: 021 869 441 **W:** www.boprc.govt.nz

A: PO Box 364, Whakatāne 3158, New Zealand

Thriving together – mō te taiao, mō ngā tāngata

From: [Rob Donald](#)
To: [Marcia Christian](#)
Subject: RE: Science Review - RM22-0010 - Discharge Sampling to Created Wetland
Date: Thursday, 16 February 2023 3:44:28 pm
Attachments: [jimage001.ipa](#)

Hi Marcia – I've taken a look at the new information. I am comfortable with my original assessment. Yes it makes sense that the sampling occur at the stormwater outlets, in this case the wetland discharge to the roadside drain.

1 hour spent.

Rob

Rob Donald

Science Manager

Bay of Plenty Regional Council Toi Moana

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From: Marcia Christian <Marcia.Christian@boprc.govt.nz>

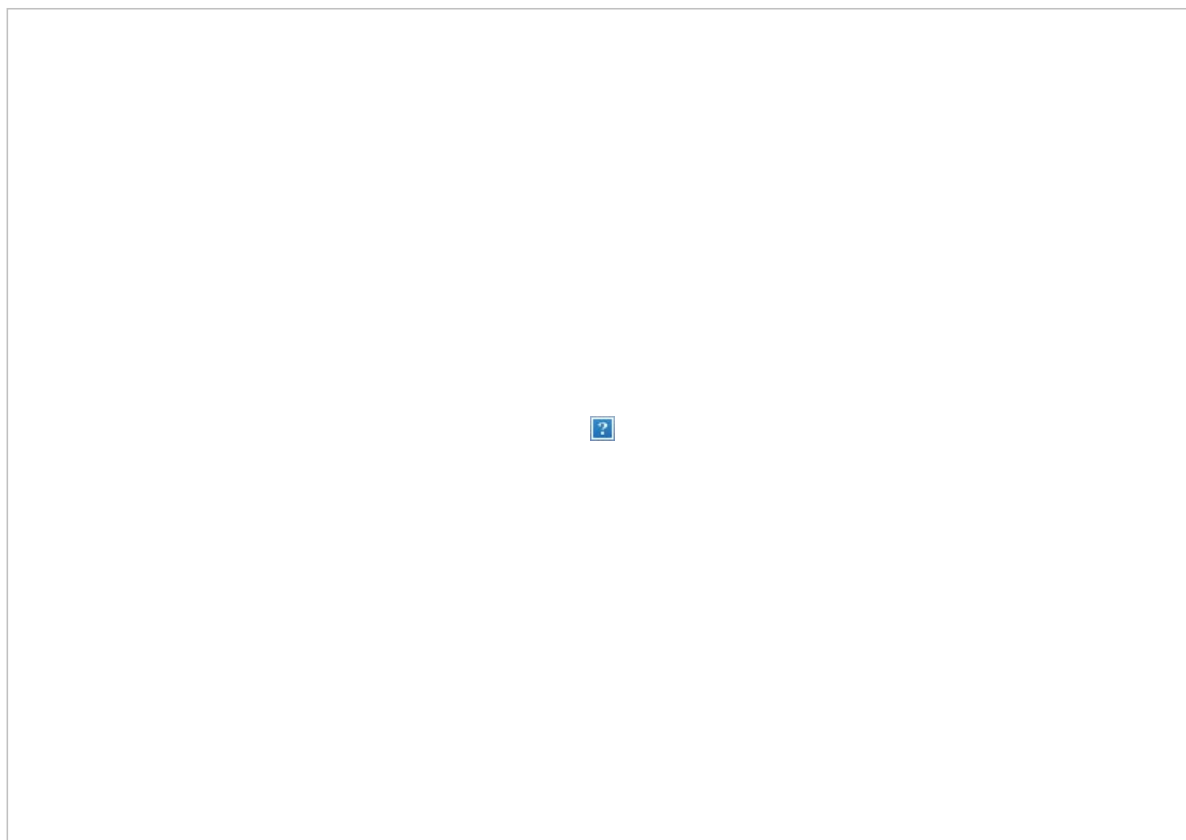
Sent: Thursday, 9 February 2023 10:55 am

To: Rob Donald <Rob.Donald@boprc.govt.nz>

Subject: RE: Science Review - RM22-0010 - Discharge Sampling to Created Wetland

Hi Rob,

You undertook a technical review last year for an application that I am processing. Following an extensive s92 RFI – predominantly questions from engineering on stormwater management. They applicant has amended their proposal and provided updated information on the proposal and how permanent stormwater will be managed over the full development of the site (see below and attached documents).



If you could please review if your previous comments still hold true for this amended proposal. Also if you could please

provide more details on the location of where any stormwater sampling should occur (I'm assuming on the stormwater pond outlets), and whether your previous comments on frequency and what contaminants to sample for still hold.

I'm afraid I have no idea what the previous JobTracker number is, so if a new one needs to be created please let me know

Many thanks.

Kind regards
Marcia

Marcia Christian

Consents Planner

Bay of Plenty Regional Council Toi Moana

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Thriving together – mō te taiao, mō ngā tāngata

From: Rob Donald <Rob.Donald@boprc.govt.nz>

Sent: Friday, 18 March 2022 4:02 pm

To: Marcia Christian <Marcia.Christian@boprc.govt.nz>

Subject: Science Review - RM22-0010 - Discharge Sampling to Created Wetland

Hi Marcia – apologies for the delay with this one. Responses to your questions below.

Assessment Sought

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5. Please also provide any potential consent conditions that you consider appropriate given the scale and nature of the proposal.

Given the uncertainty about future activities I think their needs to be flexibility in the conditions to review contaminant limits, and add new contaminants to the monitoring list if necessary.

2 hours spent to date.

Rob

Rob Donald

Science Manager

Bay of Plenty Regional Council Toi Moana

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