

Draft Conditions – Tauriko West CSC

#	Condition
Purpose	
1.	<p>The purpose of this consent is to:</p> <ul style="list-style-type: none"> a) Authorise the discharge of stormwater generated from subdivision, land use and development, within the Tauriko West Urban Growth Area (TWUGA), to water and to land where it may enter water; and b) Set conditions that ensure that stormwater generated within the TWUGA is managed in accordance with the TWUGA Stormwater Management Plan (SMP) and best practice stormwater management principles. <p><i>Advice Notes:</i></p> <ul style="list-style-type: none"> a) <i>In the conditions below, ‘stormwater discharges’ is a collective term that encompasses both discharges to water and discharges to land that may enter water.</i> b) <i>This consent does not authorise stormwater discharges within the TWUGA associated with earthworks, or any works in a river or wetland.</i>
Scope	
2.	The activities authorised by this resource consent are limited to the extent (‘the TWUGA’) shown on BOPRC Consent Plan RMXX-XXXX/XX .
3.	This consent does not authorise stormwater discharges within the TWUGA associated with a subdivision or permanent land use activity unless the stormwater is managed in accordance with the SMP or alternative stormwater management methods/tools certified through the process described in condition 8(b).
Consent Contact	
4.	Within 3 months of the first stormwater infrastructure being vested to Tauranga City Council, the consent holder shall provide details of the Tauranga City Council employee who is responsible for the management of the stormwater network and compliance with the conditions of this consent.
Discharge Locations	
5.	<p>Within 12 months of any stormwater network infrastructure being vested to the Tauranga City Council, the consent holder must:</p> <ul style="list-style-type: none"> a) Map all stormwater network assets authorised by this consent that have been vested to Tauranga City Council at that time in a GIS database.

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	<p>b) Provide an updated plan of the TWUGA, showing the stormwater network, infrastructure, and all discharge points to the Bay of Plenty Regional Council.</p>
6.	<p>The consent holder must:</p> <p>a) Keep the GIS record of all stormwater assets up to date; and</p> <p>b) Provide the GIS data of all stormwater assets to the Bay of Plenty Regional Council upon request.</p> <p><i>Advice Note: This data can be kept within the existing TCC asset database, which is publicly available via the TCC map viewer.</i></p>
<p>Stormwater Management Plan (SMP)</p>	
7.	<p>A SMP shall be maintained in respect of the stormwater generated within the TWUGA for the duration of the consent. The purpose of the SMP is to:</p> <p>a) Provide a stormwater management framework and toolbox of methods that can be applied to achieve sustainable and best practice stormwater management outcomes;</p> <p>b) Set the minimum design criteria for stormwater infrastructure; and</p> <p>c) Provide for low impact stormwater design practices.</p>
8.	<p>All stormwater generated within the TWUGA shall be managed in accordance with:</p> <p>a) The latest Bay of Plenty Regional Council certified version of the SMP; or</p> <p>b) Alternative stormwater management methods/tools (departing from the SMP) that:</p> <p>i. Are aligned with the purpose of the SMP, as detailed in condition 7;</p> <p>ii. Result in the same or better environmental outcomes as the methods/tools detailed in the most recently certified version of the SMP;</p> <p>iii. Are accepted by the consent holder; and</p> <p>iv. Have been certified by the Bay of Plenty Regional Council as being appropriate to achieve conditions 8(b)(i) and (ii).</p> <p><i>Advice Note: The version of the SMP (as attached as BOPRC Consent Appendix RMXX/XXXX/XX of this recourse consent) lodged with the resource consent application has been certified by the Bay of Plenty Regional Council. Any subsequent versions/updates to the SMP will need to be recertified by the Bay of Plenty Regional Council.</i></p>
9.	<p>By the following times and for the purposes specified, the consent holder must review the SMP, determine whether any updates are appropriate and submit the updated version of the SMP (if any) to the Bay of Plenty Regional Council for certification in accordance with condition 11:</p> <p>a) Within 12 months of the first stormwater infrastructure being vested to Tauranga City Council, to reflect any changes in planned landform and catchment boundaries, and any consequential changes in stormwater management.</p>

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	<p>b) Once every 5 years thereafter, to ensure:</p> <ul style="list-style-type: none"> i. The contents of the SMP are still fit for purpose, that the SMP reflects the most recent stormwater and flooding data, modelling and predictions; ii. That the SMP reflects any changes in landform and sub-catchment boundaries, and any consequential changes in stormwater management; iii. The SMP continues to reflect current best practice management for stormwater in urban areas; iv. The SMP takes into account the results of water quality monitoring and monitoring undertaken in accordance with the Cultural Health Index; and v. Updated climate change predictions are accounted for in the design and sizing of infrastructure that is yet to be approved. <p><i>Advice Notes:</i></p> <ul style="list-style-type: none"> a) <i>The consent holder may review and update the SMP at any other time.</i> b) <i>The SMP is only required to be submitted for certification if it is updated. If no updates are required, no actions are required by the consent holder.</i>
10.	<p>Updates to the SMP, including those initiated by the consent holder and those required under condition 9 shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> a) Consideration of current best practice stormwater management including relevant guidelines for Tauranga City and the Bay of Plenty Region; b) Maps and details of the TWUGA, and any sub-catchment boundaries (if amended); c) A schematic/details of the stormwater network and infrastructure as it exists at that time; d) A schematic of low impact design solutions across the TWUGA, along with a low impact design ‘toolbox’ based around a ‘treatment train’ approach to stormwater management which includes details of best practice stormwater collection, primary and secondary conveyance, urban water courses, extended detention, natural wetlands and riparian planting; e) Design and sizing considerations for low impact design infrastructure; f) Identification of stormwater treatment and other stormwater management infrastructure; and g) Stormwater asset maintenance requirements.
11.	<p>The consent holder shall submit any updated version of the SMP to the Bay of Plenty Regional Council for written certification by an Environmental Engineer. Certification is to ensure that the SMP meets the requirements set out in the conditions 9 and 10 of this consent.</p> <p><i>Advice Note: Any version of the SMP that has been certified by the Bay of Plenty Regional Council supersedes the SMP certified at the time this consent was granted (attached as BOPRC Consent Appendix RMXX/XXXX/XX) and any other previously certified version.</i></p>

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Water Quality	
12.	All buildings within the TWUGA shall be clad in inert exterior building materials. <i>Advice Note: For the purpose of this consent, inert means: building materials that do not have exposed copper or galvanised iron or steel (iron or steel with a surface coating that is >60% zinc).</i>
13.	Stormwater treatment, undertaken in accordance with the SMP, shall be applied to all: <ul style="list-style-type: none"> a) Roads predicted to carry more than 5,000 vehicles per day; and b) Car parks with more than 25 car parking spaces.
14.	Stormwater wetlands, grassed swales and any other stormwater devices must be designed, located, constructed, operated and maintained in a manner consistent with the most recently certified version of the SMP or any approved departures pursuant to condition 8(b).
Extended Detention	
15.	All stormwater discharged to internal rivers (rivers internal to the TWUGA and not including the main stem of the Wairoa River) shall incorporate extended detention that is designed in accordance with the SMP.
Water Quality Monitoring	
16.	A Water Quality Monitoring Plan (WQMP) shall be developed and submitted to the Bay of Plenty Regional Council for written certification by an Environmental Scientist within 12 months of the first stormwater infrastructure being vested to Tauranga City Council. Certification shall be to ensure the WQMP details appropriate monitoring parameters, locations for monitoring sites and frequency to meet the requirements of conditions 17 and 18.
17.	The purpose of the WQMP is to detail monitoring requirements which enable the consent holder to confirm whether water quality outcomes predicted by modelling are being achieved or bettered post development.
18.	The WQMP shall, at a minimum, detail the: <ul style="list-style-type: none"> a) Water quality parameters to be monitored, which must include: <ul style="list-style-type: none"> - Copper - Zinc - Total organic nitrogen - Ammonia - E. coli - Dissolved inorganic nitrogen - Dissolved reactive phosphorus

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	<ul style="list-style-type: none"> - Total suspended sediment - Hydrocarbons. <p>b) Location of water quality monitoring sites, taking into account a zone of reasonable mixing, and ensuring upstream and downstream locations within the Wairoa River are included; and</p> <p>c) Frequency and/or timing in which water quality monitoring is to undertaken, including the requirement to undertaken pre-development baseline water quality monitoring.</p>
19.	Stormwater quality must be monitored by the consent holder in accordance with the latest certified version of the WQMP and reported in accordance with Condition 32.
20.	<p>If water quality monitoring shows that stormwater management is not performing as intended and the Monitoring and Compliance Report (MCR) reports material changes in stormwater quality and/or quantity from the information supplied to support the resource consent application, the consent holder shall:</p> <ul style="list-style-type: none"> a) Review the stormwater management approach and SMP and identify remedial actions and associated timeframes to implement those actions; b) Update the SMP based on the actions and timeframes identified in accordance with condition 20(a), and submit the revised version of the SMP to the Bay of Plenty Regional Council for certification by an Environmental Engineer as soon as reasonably practicable but within 6 months of submitting the MCR to the Bay of Plenty Regional Council in accordance with condition 32; and c) Implement the actions detailed in the Bay of Plenty Regional Council certified SMP in accordance with the relevant timeframes.
Erosion and Scour	
21.	<p>The consent holder shall ensure that:</p> <ul style="list-style-type: none"> a) Visual inspections of all stormwater outlets are undertaken every five years to identify if there has been any erosion and/or scour of land and/or the bed or banks of any waterways around the outlets. b) When undertaking visual inspections, photos of the outlets inspected are taken and details are recorded, such as the date and whether there is any notable erosion and scour. c) Records of inspections shall be kept for the duration of this consent and provided to the Bay of Plenty Regional Council within five working days of a request. d) All erosion and scour is remedied and mitigated as soon as reasonably practicable and evidence of this is provided to the Bay of Plenty Regional Council within five working days of a request.
Cultural Health Index	
22.	Subject to condition 25, within 6 months of the commencement of this resource consent, the consent holder shall invite Ngati Kahu, Ngati Pango, Ngati Rangī, Ngati Hangarau, Pirirakau, Ngai Tamarawaho, and Ngati Ranginui Iwi Authority to be involved in the development of a

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	<p>Cultural Health Index (CHI) for the discharge of stormwater generated from urban development within the TWUGA and its potential effects on the cultural values of the Wairoa River (the awa). The purpose of the CHI is:</p> <p><i>To provide tangata whenua and Tauranga City Council with data and information, based on tangata whenua perspectives and values of the health and well being of the awa, which is used to assist with managing and minimising the potential adverse effects of stormwater discharges from Tauriko West urban growth area on the awa over time.</i></p> <p>In developing the CHI, regard shall be had to the Ministry for the Environment’s Cultural Health Index and any other relevant alternatives as requested by the iwi and hapū listed above. At a minimum the CHI shall contain:</p> <ul style="list-style-type: none"> a) Identification of issues and values identified by the iwi and hapū listed above b) Measures and methods for assessing the health and wellbeing of the Wairoa awa; c) A monitoring programme, including location of sites and frequency of monitoring; d) A reporting framework to communicate the outcomes of the monitoring, which shall include reporting to the listed iwi and hapū and the Bay of Plenty Regional Council.
23.	The CHI shall be provided to the Bay of Plenty Regional Council within 1 month of its completion and endorsement by the iwi and hapū listed in condition 22 that have participated in the development of the CHI.
24.	Subject to condition 25, the CHI shall be implemented in accordance with its requirements, including the monitoring programme and reporting regime.
25.	<p>Should a catchment plan be developed for the Waiora Catchment that provides for the holistic assessment of the health and wellbeing of the awa from a cultural perspective, then the development and/or implementation of the CHI can cease, provided:</p> <ul style="list-style-type: none"> a) The iwi and hapū listed in condition 22 that are participating in/have participated in the development of the CHI agree that the development or implementation of the CHI for the TWUGA is no longer required; and b) The Bay of Plenty Regional Council is provided with confirmation of this agreement.
Natural Inland Wetlands	
26.	Within 12 months of the first stormwater infrastructure being vested to Tauranga City Council the consent holder shall submit a Wetland Monitoring and Management Plan (WMMP) for natural inland wetlands within the TWUGA that receive stormwater from the finished development, prepared by a suitably qualified and experienced wetland ecologist, to the Bay of Plenty Regional Council for certification by an Environmental Scientist. Certification shall be limited to ensuring the WMMP meets the requirements of conditions 27 and 28.
27.	The purpose of the WMMP is to ensure that the extent and values of wetlands that receive stormwater are maintained in their post development state.
28.	The WMMP shall, at a minimum, detail the:

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	<ul style="list-style-type: none"> a) Wetland parameters to be monitored; b) Location of wetlands to be monitored, noting that only natural inland wetlands that receive stormwater following development require monitoring; c) Frequency and/or timing in which wetland monitoring is to undertaken; and d) Measures required to ensure wetland extent and values are maintained.
29.	<p>Within 5 years after the submission of the WMMP or any updated version of the WMMP, the consent holder shall:</p> <ul style="list-style-type: none"> a) Review and update the WMMP; and b) Submit any updated version of the WMMP to the Bay of Plenty Regional Council for certification.
30.	The consent holder shall implement the most recent certified version of the WMMP for the remaining duration of the consent.
Reporting	
31.	The consent holder shall maintain records of all monitoring required by this resource consent and provide these records to the Bay of Plenty Regional Council upon request.
32.	<p>The consent holder shall prepare and submit a Monitoring and Compliance Report (MCR) to the Bay of Plenty Regional Council, with the first report to be submitted 5 years after the first stormwater infrastructure being vested to Tauranga City Council and 5 yearly thereafter. This MCR shall report on and include:</p> <ul style="list-style-type: none"> a) The percentage of development that has been completed, including the most current version of BOPRC Consent Plan RMXX-XXXX/XX showing the stormwater network and associated infrastructure as it exists at that time. b) Any material changes in stormwater quality and/or quantity from the information supplied to support the resource consent application. c) A summary of the previous 5 years monitoring data and compliance information. d) Any measures undertaken to remedy any issues identified in monitoring, including any changes to the SMP. e) The results of the monitoring in accordance with the WQMP, WMMP and CHI. f) Any measures undertaken to remedy any instances of non-compliance.
Maintenance of Stormwater Infrastructure	
33.	The stormwater network and all structures, including outlet structures, riprap and overland flow paths, associated with the stormwater network must be operated and maintained in a structurally sound manner and to ensure their on-going performance is as designed.
Review of Consent Conditions	

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34.	<p>The Regional Council may, within three months of every fifth anniversary of the commencement of this consent or on completion of any environmental impact investigation or compliance report that shows there is an unanticipated adverse effect on the environment as a result of a stormwater discharge authorised by this consent, serve notice on the consent holder under section 128(1)(a)(i) and/or (iii) of the Resource Management Act 1991 of its intention to review the conditions of this consent. The purpose of such a review is to:</p> <ul style="list-style-type: none">a) Ensure the relevant freshwater objectives and freshwater quality limits set in the Operative Regional Plan pursuant to the National Policy Statement for Freshwater Management are met; and/orb) Assess the need for a review of the SMP; and/orc) Assess the need for additional monitoring, treatment, discharge control conditions or erosion protection; and/ord) Address any identified effects on cultural values that have not yet been identified by tangata whenua of the area for the activity, which are subsequently identified and agreed through any regional planning process or set in the objectives, policies or rules for the area.
Consent Term	
35.	This consent shall expire 35 years after commencement.