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Tēnā koe,

Waikato Regional Council Staff feedback on the Application from Seven Oaks Kinloch for a Resource Consent for Subdivision and Land Use, and Change of Conditions at Okaia Drive, Kinloch

Thank you for the opportunity to provide feedback on the Application from Seven Oaks Kinloch for a Resource Consent for Subdivision and Land Use, and Change of Conditions at Okaia Drive, Kinloch. Please find attached the Waikato Regional Council staff's feedback, signed out under delegated authority. We look forward to future consultation at the stage of land use change and development.

Should you have any queries regarding the content of this document please contact Sarah Knott, Policy Advisor, Policy Implementation directly on (07) 949 7503 or by email Sarah.Knott@waikatoregion.govt.nz.
Ngā mihi nui,

Lisette Balsom
Manager Strategic Policy Implementation

Feedback from Waikato Regional Council staff on the Application from Seven Oaks Kinloch for a Resource Consent for Subdivision and Land Use, and Change of Conditions at Okaia Drive, Kinloch

Introduction

1. Waikato Regional Council (WRC) staff appreciate the opportunity to provide feedback on the publicly notified Application from Seven Oaks Kinloch for a Resource Consent for Subdivision and Land Use, and Change of Conditions at Okaia Drive, Kinloch.
2. Our primary interest is in relation to the Waikato Regional Policy Statement (WRPS), through which we advocate for an integrated approach to resource management and maintenance and enhancement of indigenous biodiversity, and the Waikato Regional Plan (WRP) through which we provide clear, practical guidelines for people who use and manage natural and physical resources in the Waikato region.
3. This staff feedback provides comments on matters related to stormwater discharge and indigenous biodiversity. Our points of feedback are provided in the *table of specific points* (attached below).

Table of specific points: WRC staff feedback on the proposed Application from Seven Oaks Kinloch for a Resource Consent for Subdivision and Land Use, and Change of Conditions at Okaia Drive, Kinloch

Feedback point	Provision	Comments	Relief sought
Stormwater Discharge			
1.	Section 3.5 of AEE and Section 5 of Appendix 3	<p>The current level of information provided for the proposed stormwater design does not confirm whether there is intended to be pre-treatment for water quality prior to soakage in the soakage basins – in particular for the roading network.</p> <p>When considering stormwater collected and discharged from the roading network, we consider condition e of Waikato Regional Plan rule 3.5.11.5 for concentrations of hazardous substances.</p> <p>Policy 7 of Section 3.5 of the Waikato Regional Plan is to “Encourage at-source management and treatment of stormwater discharges to reduce water quality and water quantity effects of discharges on receiving waters.” We advocate that the treatment of stormwater prior to soakage is best practice and that infiltration or soakage to ground in itself is not treatment.</p>	<p>That the applicant provides further information and plan designs for proposed stormwater management methodology to ensure that it is intended that water quality pre-treatment is addressed, as per best practices.</p> <p>That any decision regarding this application takes into consideration the WRC staff recommendation to pre-treat stormwater from the roading network prior to soakage in the soakage basins, so that effects can be managed accordingly. We welcome further direct discussion on this matter.</p>
Indigenous biodiversity			
2.	Whole document	<p>The footprint of the development borders DOC administered protected natural areas/SNAs – Okaia Stream Scenic Reserve and Otaketake Stream Scenic Reserve.</p> <p>We acknowledge that the application includes an ecologist’s report prepared by Phoenix Ecology regarding the proposal. We can offer support in principle, expecting the recommendations for earthworks, bat management protocols, animal, pest and weed management, planting, maintenance and monitoring, lighting and noise provisions to be implemented and maintained.</p>	<p>That the following points be addressed:</p> <ul style="list-style-type: none"> (a) Confirmation of methods undertaken for each assessment (b) Repetitive surveys to confirm the presence of At-Risk Species and activities (c) Inclusion of a condition to provide bird and lizard management plans.

Further information and hearings

WRC **wishes to be heard** at the hearing for the proposed Application from Seven Oaks Kinloch for a Resource Consent for Subdivision and Land Use, and Change of Conditions at Okaia Drive, Kinloch in support of this submission.

WRC **could not** gain an advantage in trade competition through this submission.

Submitter details

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I could not gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that:

(a) does not adversely affect the environment; and

(b) does not relate to trade competition or the effects of trade competition.