Transition Plan

Prepared to meet the requirements of CRC252424

Christchurch City Council

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Christchurch City Council

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Internal Document Review and Approval

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1. Background

1.1. Purpose of the Transition Plan

The Comprehensive Stormwater Network Discharge Consent (CRC252424, referred to as the 'CSNDC' in this Plan) was granted to Council on 20 December 2019. The consent defines the conditions under which the Council may discharge stormwater from its network into the territory's water bodies, into land and to the coast.

For many properties, the Christchurch City Council (Council) facilitates the conveyance of stormwater generated on private property to other locations for discharge either to ground (soakage) or to surface water. The Council facilitates this discharge by way of a reticulated stormwater network.

Whilst most properties are authorised by the Council to use its reticulated stormwater network, historically Canterbury Regional Council (ECan) authorised some stormwater dischargers that are utilising the Council's network via individual discharge consents. This has occurred primarily under circumstances where the Council considered that the environmental risks were too high to extend its own authorisation.

The Canterbury Land and Water Regional Plan (LWRP) Policy 4.16A states:

> "*Operators of reticulated stormwater systems implement methods to manage the quantity and quality of all stormwater directed to and conveyed by the reticulated stormwater system, and from 1 January 2025 network operators account for and are responsible for the quality and quantity of all stormwater discharged from that reticulated stormwater system.*"

This policy is essentially describing the mass transition of responsibility for stormwater discharges from regional to local authority regulation where those premises utilise the local authority's stormwater network. Only in rare exceptions would the Council decline to take responsibility for stormwater discharges using its network. Those exclusions are described in Condition 2 of the CSNDC, several of which fall away after 1 January 2025. Council's CSNDC includes conditions requiring the Council to establish a Transition Plan to demonstrate how the Council will ensure effects of previously excluded discharges will be managed so that environmental outcomes sought by the CSNDC are achieved.

1.2. Consent Requirements

Condition 3(c) of the CSNDC establishes the requirement for the Transition Plan:

> *3(c). Within 4 years of the commencement of this consent, the Consent Holder shall provide to the Canterbury Regional Council a Transition Plan for the discharges excluded by Conditions 2(d), 2(e) and 2(f) that includes, but is not limited to:*
>
> *(i) description of the regulatory methods that will be used by the Consent Holder to ensure that previously excluded discharges will be subject to standards that achieve required environmental outcomes as described in Condition 3(e);*
> *(ii) the risk matrix prepared under Condition 3(b);*
> *(iii) a description of site-specific monitoring plans for particular sites from which the discharge is rated high in the risk matrix;*
> *(iv) a description of the process that the Consent Holder will use to determine, in collaboration with Canterbury Regional Council and through engagement with affected site owners and/or operators, whether a site will remain excluded from authorisation under this*

consent due to its discharge posing an unacceptably high risk of surface water or groundwater contamination;

Several other conditions of the CSNDC influence the content and/or aspects of implementing the Transition Plan. For ease of reference, these additional conditions are attached as Appendix A.

To summarise, the conditions of the CSNDC require that all currently excluded sites transition to Council authorisation on the later of 1 January 2025, or when their current discharge permits expire or are surrendered, unless it is determined by Council that the discharge poses an unacceptably high risk of surface water or groundwater contamination.

This Transition Plan is required to detail the process that will facilitate the transition of sites to Council authorisation, to describe how those transitioned sites will be managed by Council, and to stipulate the process for sites that are deemed to be unacceptably high risk.

The Transition Plan is required to be submitted to ECan by 20 December 2023.

Table 1 Consent requirements for the Transition Plan

Transition Plan Requirements (as per Condition 3 CSNDC)	**Plan Section**
The Transition Plan shall include, but not be limited to, the following:	
A description of the regulatory methods that will be used by the Consent Holder to ensure that previously excluded discharges will be subject to standards that achieve required environmental outcomes as described in Condition 3(e);	2
The risk matrix prepared under Condition 3(b);	Appendix B
A description of site-specific monitoring plans for particular sites from which the discharge is rated high in the risk matrix;	5
A description of the process that the Consent Holder will use to determine, in collaboration with Canterbury Regional Council and through engagement with affected site owners and/or operators, whether a site will remain excluded from authorisation under this consent due to its discharge posing an unacceptably high risk of surface water or groundwater contamination;	3-4
All sites, from the date on which the discharges are authorised under this resource consent, will be subject to standards that result in the same or better environmental outcomes for the quality and quantity of the discharge as those that were in the relevant site-specific resource consent issued by the Canterbury Regional Council.	4.4

In addition to the above, this Transition Plan also includes a risk matrix to identify and rate the risk associated with those discharges described in Condition 2(e). The criteria used to identify and rate the risk associated with each discharge must be clear and objective. Condition 2 states:

(2) This consent excludes discharges:

e. *Eminating from any stage of a development site with a total area exceeding 5 hectares on flatland or 1 hectare on hill land; and*

Whilst this is an in fact requirement of the Risk Matrix, agreement has been reached with ECan that the Transition Plan provides a (more) appropriate opportunity to address this requirement. The process to achieve this requirement is described in section 3.1 below.

1.3. Discharges within scope of this Transition Plan:

- Discharges from any new activity (after 20 December 2018) on sites which are listed on ECan's LLUR (addressed in Section 3.2);
- Construction phase discharges from sites with a total disturbed area exceeding 5 hectares on the flat or 1 hectare on the hills (addressed in Section 3.1), and;
- Sites listed on Schedule 1 of the CSNDC and other discharges from sites currently operating under separate ECan resource consent (addressed in Section 4).

1.4. Discharges not within scope of this Transition Plan:

- Existing discharges from any site that does not hold separate resource consent from ECan;
- New and re-development discharges from non-LLUR sites;
- Discharges that do not enter the Council Stormwater Network (i.e. private discharges into land or discharges directly to the Coastal Marine Area), and;
- Construction phase discharges not otherwise excluded by Condition 2(d) or 2(e).

2. Regulatory Methods

Regulatory methods that will be used to ensure that discharges previously excluded by Conditions 2(d), 2(e) and 2(f) are subject to standards that achieve the required environmental outcomes described in Condition 3(e) are:

- The **Stormwater and Land Drainage Bylaw 2022**;
    - the Council discharge approval process for development sites and new/redevelopment sites (Bylaw clause 6);
    - the **Industrial Stormwater Discharge Licence** programme (Bylaw clause 27);
- Application of the **Risk Matrix** (required by condition 3 of the CSNDC and accepted by ECan prior to this Plan, Appendix B) to industrial sites transitioning to the CSNDC where ECan resource consents expire or are to be surrendered, and;
- The Council's **Industrial Stormwater Audit** programme (required by Condition 47 of the CSNDC).

A description of these regulatory methods and their applicability are described in Sections 2.1-2.4 below.

2.1. The Stormwater and Land Drainage Bylaw 2022

The Stormwater and Land Drainage Bylaw 2022 (the "Bylaw") broadly focuses on protecting the Council's physical stormwater network and managing stormwater discharges into the network so as to maintain public health and safety. To this extent, the Bylaw helps the Council comply with its requirements under the CSNDC.

Clause 6 of the Bylaw establishes that connections to the Council's stormwater network require explicit written approval and sets out the process for obtaining such approval. Council's internal process establishes the criteria for accepting stormwater into the network. Prior to 2025, discharge applications that fall into one or more of the excluded categories described in Condition 2 of the CSNDC are directed to obtain separate resource consent from ECan for their stormwater discharge (construction phase, operational phase or both) before authorisation to connect is given. The discharge approval process in clause 6 applies to any site seeking to discharge into the Council's stormwater network as a new activity (usually as part of a building or land use consent application) but will also apply to any site wishing to transition from authorisation under an ECan consent to the CSNDC.

Clause 27 of the Bylaw requires that sites undertaking activities at a scale listed in the Register of Industrial Trade Activities apply for an Industrial Stormwater Discharge Licence.

The Bylaw has been written to align with and provide legislative support to implementation of the CSNDC. However, it is important to recognise that any site that is assessed as presenting an unacceptably high risk of surface water or groundwater contamination will remain excluded from the CSNDC, and that the conditions of the ECan discharge consent will replace the need for separate approval from the Council under the Bylaw (Bylaw clause 34). Consequently, sites that will not transition will continue to be excluded from the CSNDC.

2.2. Industrial Stormwater Discharge Licence

The majority of existing sites expected to transition from ECan consent to the CSNDC under this Transition Plan are sites that engage in industrial and trade activities. The Bylaw (clauses 27 to 32) prescribes a requirement for premises defined by the Register of Industrial and Trade Activities to obtain an Industrial Stormwater Discharge Licence (ISDL). An application must be made to Council in the prescribed format,

and the application will be assessed against defined criteria. A copy of the ISDL assessment process is attached as Appendix C. Importantly, the processes illustrated by the ISDL assessment are guidance for Council staff to use as a gauge for assessing whether to accept an application for authorisation to discharge under the Bylaw. The processes are not absolute; rather, Council staff will exercise overall discretion when assessing sites and will use the steps of the process as a guide rather than as a fixed set of rules.

If a licence is granted, Licensees pay an annual risk-based fee and are subject to audits to assess environmental risks and ensure compliance with the conditions of the Licence. The ISDL assessment process provides a framework that allows the Council to register, impose conditions such as quality and/or quantity limits on the discharge and monitoring requirements for the site owner/operator, and for Council to audit industrial and commercial sites discharging into the stormwater network.

For those sites that are granted a Licence to discharge into the stormwater network, Council Compliance Officers are able to enter properties, collect samples and undertake enforcement action in accordance with the provisions of the Bylaw.

2.3. The Risk Matrix

The Risk Matrix to support this Transition Plan was developed collaboratively between Council and the Industry Liaison Group. The Risk Matrix was finalised and submitted to ECan in November 2021. The purpose of the Risk Matrix is to identify the initial level of risk represented by industrial and trade sites seeking authorisation to discharge stormwater to Council's network under the CSNDC. A copy of the Risk Matrix is attached as Appendix B. Any sites identified as unacceptably high risk will not transition to the Council's authority and will be excluded from the CSNDC.

2.4. Industrial Stormwater Audit Process

Council is required under Condition 47 of the Consent to undertake a number of scheduled audits of existing industrial sites in order to achieve the surface water quality and aquatic ecology objectives within the CSNDC. With agreement from ECan, the Industrial Stormwater Audit process could be used to determine if a consented site is able to transition to Council's responsibility under the CSNDC.

Industrial discharges will often warrant proscribed monitoring due to the potentially larger and/or more hazardous pollutant types in stormwater discharges when compared to residential or urban commercial discharges. These discharges have the potential to disproportionately harm aquatic environments and foul stormwater treatment systems.

Ultimately, proactive and responsible site management is the best means to reduce or prevent stormwater pollution. Good management practices can include housekeeping, regular checks and maintenance, record keeping, spill control and safeguards, on-site treatment, and employee training. Council audits include a review of site management practices and provide advice where improvement can be made. Good management practices should be implemented on each site to minimise environmental risks wherever possible. These practices (in addition to any other standard or requirements included in the authorisation under the Bylaw) may be required to achieve compliance at the discretion of the Council Officer undertaking the audit.

**As of January 2025, the Industrial Stormwater Audit Process has been absorbed into the ISDL process above.*

3. Discharge Risk Assessment Process for New and Redevelopment Sites

3.1. Construction Phase Discharges from Development Sites

Construction phase discharges pose temporary risks to the environment. Typically, construction phase discharges span the period between when bulk earthworks commence on a development site to when all of the site surfaces have been permanently stabilised (either by sealed surfacing such as asphalt or roofs, or by vegetation, mulch or other protective ground treatment).

Conditions 41-46 of the CSNDC contain requirements for how the Council will manage erosion and sediment control during construction phase works. The Council processes for managing erosion and sediment control are detailed in its Sediment Discharge Management Plan.

The primary factors use for assessing the risks posed by a development site to the receiving environment, are (a) the size of the disturbed soil areas, (b) if these works are occurring on a slope, and (c) if the site contains contaminated soils ((c) is addressed by section 3.2 below). The factors of size and slop of soil disturbance are pulled directly from Condition 2 (e) which states:

This consent excludes discharges: Emanating from any stage of a development site with a total area exceeding 5 hectares on flatland or 1 hectare on hill land; and

Sites excluded under this condition were then required to gain their own stormwater consents from Environment Canterbury. The Council has found the criteria specified in condition 2 (e) very useful for assessing the risks posed by large and hilly land developments and so wish to continue to use it and so have included it within the Land Development Risk Matrix below (required by condition 3 (b)).

3.1.1. Land Development Risk Matrix

Area of soil disturbance (hectares)	Earthworks occurring on flatland	Earthworks occurring on hill land
0 > 1	Discharge permitted under CSNDC	Discharge permitted under CSNDC
1 > 5	Discharge permitted under CSNDC	ECan consent required
5 > 10	ECan consent required	ECan consent required

3.1.2. Building Consents

1. Application is made to Council for building consent which includes earthworks likely to generate a construction phase stormwater discharge into the Council's network.
2. Applications for building consent are reviewed by a Building Control Officer. Applications are only considered complete if they contain an Erosion and Sediment Control Plan (ESCP) prepared by a suitably qualified person.
3. Applications are routed to Three Waters Stormwater & Waterways Asset Planning team where a Stormwater Planning Engineer reviews the application, determines whether any onsite mitigation is required and whether the site discharge is likely to comply with the CSNDC, the Council's Sediment Discharge Management Plan (SDMP) and the Bylaw.
4. Once consent is issued, Building Inspectors ensure that appropriate erosion and sediment control measures are implemented and are consistent with the approved ESCP.

5. Officers from the Council's Quality and Compliance team make spot checks of building sites to verify compliance with the approved ESCP and the Council's SDMP.

3.1.3. Land Use Consents

1. Application is made to Council for land use consent which includes earthworks likely to generate a construction phase stormwater discharge into the Council's network.
2. Applications are routed to Three Waters Stormwater & Waterways Asset Planning team where a Stormwater Planning Engineer reviews the application, determines whether any onsite mitigation is required and whether the site discharge is likely to comply with the CSNDC, the Council's SDMP and the Bylaw. Council officers will write a planning report and/or generate RMA conditions relating to the management of stormwater discharges and other site activities.
3. Once consent is issued, Subdivisions Engineers and/or RMA Compliance Officers ensure that E&SC measures are implemented and are consistent with the approved ESCP.
4. Officers from the Council's Quality and Compliance team make spot checks of sites to verify compliance with the approved ESCP and the Council's SDMP.

3.1.4. Permitted Activities

In the highly unlikely event that site disturbance exceeds Condition 2(e) thresholds but does not trigger a requirement for a building or land use consent under the Building Act or District Plan (permitted activities), developers are still required under clause 21 of the Bylaw to implement an ESCP prepared by a suitably qualified person in accordance with ECan's Erosion and Sediment Control Toolbox and make that plan available to the Council on request. Council has little regulatory control of these sites (because they have not triggered a requirement for building or land use consent) and may not be aware of the works taking place on them. However, if the earthworks are a permitted activity under the District Plan, they are still subject to the rules or standards of the District Plan and enforcement is able to be leveraged if the activities are found to be non-complaint.

3.2. Development Sites on ECan's Listed Land Use Register (LLUR)

Stormwater discharges during earthworks on contaminated or potentially contaminated sites pose increased risks. Sediment leaving the site in stormwater may contain toxicants such as heavy metals or organic compounds. To understand the additional risks and determine if the discharge is an unacceptably high risk under Condition 2(d) of the CSNDC Council Stormwater Planning Engineers will request and review relevant site reports through the building or land use consent process (typically Preliminary and/or Detailed Site Investigations prepared by suitably qualified professionals) to determine relative risk in accordance with agreed protocol between the Council and ECan[1]. The protocol is:

[1] Memorandum of Understanding for stormwater discharges in Christchurch City, 1 July 2014

3.2.1. Discharges from the following sites are low risk which do not require further action for the Council to issue a discharge approval:

1. Sites not listed on the LLUR, unless the site is identified as having had HAIL activities or an activity that may result in adverse environmental effects.
2. Sites on the LLUR where only a portion of the site is identified as having an activity that may result in contamination and the proposed disturbance will not occur on that portion of the property.
3. Sites classified in the following LLUR categories:
    - *'at or below background concentrations';*
    - *'below guideline values' for residential land use with 10% produce, under Appendix B of the Users' Guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Heath, April 2012 (or successor document) for all contaminants except Chromium, Copper, Mercury, Lead, DDT and Dieldrin which shall be at or below the SQG-High values for Zinc, Chromium, Copper, Mercury Lead, DDT, Dieldrin and Total Polycyclic Aromatic Hydrocarbons (PAHs) as per Table 2: Recommended sediment quality guideline values of the Revision of the ANZECC/ARMCANZ Sediment Quality Guidelines, May 2013 (or successor document); or*
    - *Verified non-HAIL.*

3.2.2. Sites listed on the LLUR with one of the following classifications are considered unacceptably high risk and will be excluded from the CSNDC

- *'contaminated for'*
- *'significant adverse environmental effects'*
- *'managed for'*
- *Investigated*

3.2.3. Discharges from sites with all other LLUR categories

Discharges from sites with all other LLUR categories ('not investigated', 'partially investigated', 'non-verified HAIL', 'site-specific risk assessment applies', etc.) and sites which are not listed on the LLUR but have been identified as having had HAIL activities or an activity that may result in adverse environmental effects will be assessed under the following guidelines:

- Developments that do not disturb greater than 25 cubic metres (m^3) of soil per 500 square metres (m^2) of land (this calculation only applies to HAIL sites but not to the entire land parcel) are considered to be **low risk and can be approved by Council.**
- Developments that disturb greater than 25m^3 of soil per 500m^2 of land will be required to provide the Council with a Detailed Site Investigation and/or Site Validation Report. Discharges from sites that meet the below criteria will be **considered low risk and can be approved by Council:**
    - The land, as demonstrated by Detailed Site Investigation and/or Site Validation Report, shall be at or below the residential land use with 10% produce under Appendix B of the *Users' Guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Heath*, April 2012 (or successor document) for all contaminants except Chromium, Copper, Mercury, Lead, DDT and Dieldrin; and

- The land, as demonstrated by Detailed Site Investigation and/or Site Validation Report, shall be at or below the *SQG-High* values for Zinc, Chromium, Copper, Mercury Lead, DDT, Dieldrin and Total Polycyclic Aromatic Hydrocarbons (PAHs) (as per Table 2: Recommended sediment quality guideline values of the Revision of the ANZECC/ARMCANZ Sediment Quality Guidelines, May 2013).

- **Sites that do not meet the above criteria for contaminants will be individually referred to ECan** for a decision regarding risk, and:
  - Sites considered by ECan to be of sufficiently low risk will be referred back to Council for inclusion under CSNDC.
  - Sites considered to be unacceptably high risk will be excluded from the CSNDC for construction phase discharge and require resource consent from ECan.

3.2.4. Discharges from LLUR sites directly managed by Council

Stormwater discharges on LLUR sites owned and managed by Christchurch City Council shall be included under the CSNDC and not referred to ECan, even if the circumstances would trigger ECan referral or consent. For these discharges to occur under the CSNDC, the following conditions much be met by Council:

1. A risk assessment shall be undertaken by a Council Stormwater Planning Engineer during the project planning phase to determine the sites contamination risk under section 3.2.

2. Sites shall have an Erosion and Sediment Control Plan (ESCP) prepared in accordance with best practice guidelines. The ESCP shall be implemented before earthworks start and inspected fortnightly and during wet weather.

3. All sites (except those classified as “low risk” by sections 3.2.1 or 3.2.3) shall have their stormwater and earthworks managed by suitably qualified and experienced practitioner (SQEP) in contaminated land.

4. All site locations (except those classed as “low risk” by sections 3.2.1 or 3.2.3) shall be recorded by Council, this list of sites shall be sent to ECan every month.

5. Management Plans and other documents (e.g. sampling data, monitoring reports) used to manage the sites earthworks and stormwater shall be provided to ECan on request.

6. Following the completion of earthworks on the site, the Council shall provide ECan with a Stormwater Summary Report, detailing the sites compliance with conditions (2) and (3) above, as well as any other stormwater related non-compliances (e.g. spills) and any remedial actions undertaken by Council.

7. If the SQEP required under condition 3, regards the sites stormwater discharge is likely to have significant adverse environmental effects on downstream waterbodies, the Council will notify ECan without delay, and develop a remediation plan in consultation with ECan.

3.3. Operational Phase Stormwater Discharges

Within the building and land use consent review processes described above, the Council Stormwater Planning Engineer also assesses the risk and requirements of operational (post-construction) phase discharges from new and redevelopment sites. In the vast majority of cases, sites contaminated in excess of National Environmental Standard guideline values for the proposed land use will have been remediated to within National Environmental Standard guideline values through the development process and will be considered low risk. The exception to this will be industrial sites which regularly engage in HAIL activities. Those new and redevelopment industrial sites will be assessed by the Council Stormwater Planning Engineer against the Risk Matrix to determine the ongoing risk level.

However, where the risk posed by a site that would be excluded by Condition 2(f) is assessed as unacceptably high, such sites will be individually referred to ECan for a decision regarding risk. Sites considered by ECan to be of sufficiently low risk will be referred back to COUNCIL for inclusion under Council consents process outlined above. Sites considered by ECan to be unacceptably high risk will be excluded from the CSNDC and will require resource consent from ECan.

4. Discharge Risk Assessment Process for Transitioning Sites

All sites currently authorised under an ECan consent who seek to transition to the CSNDC will need to apply to the Council to discharge into Council's network approved under the Bylaw process. Sites will first be assessed against the criteria in the Risk Matrix (refer Appendix B). To help facilitate the Risk Matrix assessment, and the timely transition of sites that can be accepted under the CSNDC, the applicant will be required to include the following information with their application to the Council:

- A compliant consent monitoring report (CMR)[2] from ECan, issued within the last twelve months, and;
- All supporting information including, but not limited to, reports and water quality sampling data collected for the site.

The above information will be used by the Council to identify any bespoke condition requirements, auditing frequency, and/or any site-specific monitoring requirements to be added to any individual authorisation under the Bylaw.

4.1. Sites that Apply to Surrender their Consent

If a site holding an ECan resource consent applies to ECan to surrender that consent, ideally ECan will ensure that the consent is assessed as compliant prior to accepting surrender of the consent, as supported by s.138 of the Resource Management Act (1991) (RMA). If the consent is graded as compliant within the last twelve months the site can use that CMR to support their application to the Council for approval under the Bylaw. If not, the Council request that ECan undertake a monitoring visit to gain the required compliant CMR to facilitate the application to the Council before the Council undertakes a risk assessment.

If an application for authorisation under the Bylaw is made to Council prior to surrender of the ECan consent, the process described in section 4.4 of this Plan would apply. If ECan accept the surrender and the site does not have a recent compliant CMR the site will essentially be an unconsented site which would mean the site would follow the process outlined in Part 4.3 below. For sites in this situation, it is likely their application to Council under the Bylaw would not be successful, the discharge would not be authorised under the CSNDC and they would likely need to (re-)apply to ECan for a new consent.

4.2. Sites with Consents that are Due to Expire

When a resource consent for stormwater discharge is nearing its expiry date the options for the consent holder are:

- Apply to ECan to renew the consent between six and twelve months prior to the expiry date. This would allow the existing consent to remain in place under s.124 RMA until a decision is made on the renewal application.
- Apply to ECan to renew the consent between three and six months prior to the expiry date. This may allow the existing consent to remain in place until a decision is made on the renewal application at ECan's discretion under s.124 RMA.
- Apply to Council for an authorisation under the Bylaw prior to the consent lapsing.

[2] Consistent with the definition of 'compliant' used in section 5.2.1 of this Plan, if any minor non-compliance identified in the ECan CMR does not have a material effect on the nature/quality of the discharge then Council may accept the CMR as compliant.

- Allow the consent to expire.

If an application for authorisation under the Bylaw is made to Council prior to expiry of the ECan consent, the process described in section 4.4 of this Plan would apply. If the consent lapses and the site does not have a recent compliant CMR the site will essentially be an unconsented site which would mean the site would follow the process outlined in Part 4.3 below. For sites in this situation, it is likely their application to Council would not be successful and they would likely need to (re-)apply to ECan for a new consent.

4.3. Sites that Do Not Hold an ECan Consent

Existing sites discharging into the Council network that do not hold an ECan consent are theoretically authorised to discharge by default under the CSNDC (unless they have been specifically excluded under condition 2 or Schedule 1 of the CSNDC), however some may choose to apply for explicit authorisation to discharge stormwater under the CSNDC. Such existing sites will be assessed as described in the sections above. Should a proposed discharge be found to fall outside the scope of the CSNDC and/or the site is assessed to pose an unacceptably high risk, the applicant will be directed to apply to ECan for a resource consent.

4.4. Quality and Quantity Standards for Transitioning Sites

Condition 3(e) of the CSNDC requires the Council to ensure that all sites that transfer their discharge authorisation to the CSNDC are subject to standards that result in the same or better environmental outcomes for the quality and quantity of the discharge as those that were in the relevant site-specific resource consent issued by ECan.

To achieve this requirement, the transition process will include an assessment by the Council under the application process required by clause 34(2) of the Bylaw for sites that hold a current stormwater discharge consent from ECan. This process is illustrated in Figure 1, which is an excerpt from the ISDL application process.

This assessment includes a step for approving the transfer of existing standards from the ECan consent to the new Council Bylaw authorisation. This will require consultation and a decision to be made as to whether the site owner/operator has the ability (i.e. capacity, training, experience and equipment) to be able to monitor compliance with any discharge quality/quantity conditions that meet the same standard as required by the ECan consent.

Council will contact the owner/operator to discuss whether they have the ability to undertake at least the same level of quality and/or quantity monitoring required by the ECan consent. If the site owner/operator is able to undertake at least the same level of service, the relevant standards (or improvements thereon) will be transferred into the conditions of the Council's approval under the Bylaw, and any amendment to the monitoring frequency will also be recorded (refer section 5). Conversely, if the site owner/operator is also unable to maintain that service, the site's stormwater discharge will remain under the ECan authorisation.

5. Site-specific Monitoring Plans for High Risk Sites

Whether it be due to activity type, land area, compliance history or other factors, sites that have been assessed as High Risk under the Risk Matrix will require a regular and structured approach to compliance monitoring of the site.

5.1. Monitoring Frequency

As a minimum, the authorisation under the Bylaw for a High Risk site will likely include requirements for annual monitoring for a minimum of three years following transition. Depending on the nature of the sampling required, the Bylaw approval conditions may require that sampling be undertaken by a Suitably Qualified and Experienced Professional (SQEP). The authorisation under the Bylaw will require that a record of all maintenance and monitoring data must be kept on site and provided to Council upon request.

Council officers will be able to audit sites at any time. If a Council audit identifies that the level of risk is less than High (e.g., as a result of compliance, change of activity, improved controls, or other factors), the site may be changed to a lower risk level, and the monitoring frequency may also be reduced accordingly.

The frequency of monitoring may also be influenced by any requirements that are carried across to the Council authorisation under the Bylaw from the ECan consent for the site. Conditions that establish quality or quantity limits may require a level of frequency greater than annual for monitoring compliance with those limits. If this is the case, monitoring frequency will be adjusted accordingly.

5.2. Monitoring Grades

When monitoring compliance with discharge requirements, Council staff intend to generally use the following grades:

5.2.1. Compliant

Discharges are likely to be graded as compliant where all conditions are complied with in full, or where any non-compliance is of a technical or very minor nature that is immaterial to the discharge itself. This will be at the discretion of the Council officer, but examples may include:

- late submission of a report or sampling results that otherwise indicate a compliant discharge; or
- maintenance records not available but the discharge remains compliant.

Ultimately, it is critical that the discharge quality/quantity achieves and maintains compliance. Minor deviations that do not adversely influence the discharge may be identified during regular monitoring or a Council audit, but where these are corrected in a timely manner, the Council is likely to be satisfied that requirements of the discharge authorisation or ISDL are being complied with. If Council audits or monitoring are compliant, the risk level and monitoring frequency may be reduced.

5.2.2. Non-compliant

A grade of non-compliant will be assigned where the discharge quality/quantity limits have been exceeded or where, in the opinion of a Council officer, a failure to undertake necessary maintenance is likely lead to a non-compliant discharge. An identified non-compliance will require a response from the site owner/operator to rectify the cause of the non-compliance, followed by additional monitoring/sampling during the next post-improvement rain event.

5.3. Response to Ongoing or Unacceptable Non-compliance

In the event that a site is unable to achieve compliance and/or fails to resolve previously identified non-compliances, the Council intends to exclude the site from Council's authority in accordance with the process set out under conditions 47 and 48 of the CSNDC. From the date a site is excluded, any further discharges would be unauthorised and should result in direct enforcement action from ECan.

6. Glossary

Council – Christchurch City Council

CSNDC – Comprehensive Stormwater Network Discharge Consent

E&SC – Erosion and Sediment Control

ESCP – Erosion and Sediment Control Plan

GMP – Good Management Practice

RMA – Resource Management Act 1991

SQEP – Suitably Qualified and Experienced Practitioner: person with a relevant tertiary qualification and at least ten years' experience in a field relevant to the monitoring or sampling required for the site, i.e. contaminated land, surface water ecology, or groundwater science.

APPENDIX A. Appendix A: Additional CSNDC conditions that influence the content and/or implementation of the Transition Plan

3. Discharge into the stormwater network from the sites excluded by Conditions 2(d), 2(e) or 2(f) are authorised under this consent on 1 January 2025, or when current discharge permits expire or are surrendered for those sites, whichever is the latest, unless through the transitional arrangements set out below, or through the audits described in Condition 47, the Consent Holder determines that the discharge poses an unacceptably high risk of surface water or groundwater contamination. The transitional arrangements are:

a. Within 6 months of the commencement of this resource consent, the Consent Holder shall engage with the Canterbury Regional Council to obtain full details of all of the consented discharges excluded from this consent until 2025, including information on site activities, conditions and compliance records;

b. Within 30 months of the commencement of this resource consent, the Consent Holder shall draft a risk matrix to identify and rate the risk associated with each of the stormwater discharges where information has been provided under Condition 3(a), and those discharges described in Condition 2(d) and 2(e). The criteria used to identify and rate the risk associated with each discharge shall be clear and objective. The risk matrix shall be developed as follows:

- *(i) Within 18 months of the commencement of this consent, the Consent Holder shall prepare a draft risk matrix and provide it to the Industry Liaison Group for comment;*
- *(ii) The Consent Holder shall invite the Industry Liaison Group to provide comment within 2 months of providing the draft risk matrix to them for comment;*
- *(iii) Within 3 months of receiving the comment referenced in Condition 3(b)(ii), the Consent Holder shall prepare a memo and/or revised risk matrix addressing that comment and circulate it to the Industry Liaison Group along with an invitation to an Industry Liaison Group meeting;*
- *(iv) Within one month of the meeting held under Condition 3(b)(iii), the Consent Holder shall circulate minutes, including points of agreement and disagreement between the parties;*
- (v) *Any changes to the draft risk matrix shall be provided to the Industry Liaison Group for feedback no less than 2 months prior to being submitted to Canterbury Regional Council.*

d. If as a result of the risk matrix and process set out in Condition 3(b) it is determined that the discharge poses an unacceptably high risk of surface water or groundwater contamination then that discharge will remain excluded from this consent and listed on the attached Schedule 1;

e. The Consent Holder shall ensure that all other sites referred to in Condition 3(a) are, from the date on which the discharges are authorised under this resource consent, subject to standards that result in the same or better environmental outcomes for the quality and quantity of the discharge as those that were in the relevant site specific resource consent issued by the Canterbury Regional Council.

***Advice note:** Discharge into the stormwater network will still require approval from Christchurch City Council, as owner and operator of the stormwater network, following the surrender or expiry of discharge permits for the sites noted above, or from 1 January 2025, whichever is the latest.*

2. This consent excludes discharges:

a. Emanating from land within Banks Peninsula that is outside the Settlement Areas of Banks Peninsula; and

b. From private stormwater systems that bypass the stormwater network and discharge into the Coastal Marine Area; and

c. Emanating from hardstand areas of non-residential existing sites discharging onto or into land via private networks unless the discharge has been previously authorised by the Christchurch City Council; and

d. From any activity not existing at the commencement of this resource consent, re-development, or development site on the Canterbury Regional Council's Listed Land Use Register that is considered by the Christchurch City Council to pose an unacceptably high risk of surface water or groundwater contamination; an

***Advice Note:** The identification of unacceptable high risk is detailed in the Transition Plan.*

e. Emanating from any stage of a development site with a total area of disturbance exceeding 5 hectares on flatland or 1 hectare on hill land; and

f. From any site listed on the attached Schedule 1 'Sites excluded from the Christchurch City Council Comprehensive Stormwater Network Discharge Consent':

(i) At commencement of this resource consent; or
(ii) As a result of the process set out in Condition 3 below; or
(iii) As a result of the process set out in Condition 47.

47. The Consent Holder shall, in collaboration with the Canterbury Regional Council:

a. Maintain a desktop-based identification of industrial sites that ranks sites for risk relative to stormwater discharge and identifies the industrial sites that pose the highest risk;

b. Audit at least 15 sites per year, of which at least 10 are sites agreed with the Canterbury Regional Council;

c. Vary the annual number of site audits in Condition 47(b) if agreed by the Canterbury Regional Council under Schedule 4(l);

d. Inform the site owner and operator and notify the Canterbury Regional Council, Attention: Regional Leader– Monitoring and Compliance if the audit process and monitoring of a site determines that the site presents an unacceptably high risk to the receiving environment.

48. If the Consent Holder considers, following further engagement with the site operator and the Canterbury Regional Council, that the site is not appropriately mitigating that unacceptably high risk, the Consent Holder may, upon agreement with Canterbury Regional Council, add the site to Schedul

APPENDIX B. Risk Matrix

Risk Matrix for Transitional Arrangements

Prepared by Christchurch City Council (CCC)
Prepared for Industry Liaison Group
Dated 30 June 2022

Context

For many primarily urban properties, the Christchurch City Council (Council) facilitates the conveyance of stormwater generated on private property to other locations for discharge either to ground (soakage) or to water. The Council facilitates this discharge by way of a reticulated stormwater network.

The Canterbury Land and Water Regional Plan (LWRP) policy 4.16A states "*Operators of reticulated stormwater systems implement methods to manage the quantity and quality of all stormwater directed to and conveyed by the reticulated stormwater system, and from 1 January 2025 network operators account for and are responsible for the quality and quantity of all stormwater discharged from that reticulated stormwater system.*"

This policy generated significant discussion during the processing of the Council's Comprehensive Stormwater Network Discharge Consent (CSNDC aka CRC190445). There has previously been a joint approach where Environment Canterbury provides authorisation to some stormwater dischargers that are utilising the Council's reticulated stormwater network. In particular, this occurred in circumstances where the environmental risks were felt to be high. Despite policy 4.16A, the CSNDC has included conditions that still allow for mechanisms where a stormwater discharger may utilise the reticulated stormwater network and continue to hold Environment Canterbury authorisation for the discharge. These exclusion mechanisms are now limited to those discharges specified in Conditions 3 and 48 of the CSNDC. It is particularly important to note that policy 4.16A relates to the reticulated stormwater network only and does not in any way compel the Council to authorise any third party discharges to ground or water via private stormwater systems.

Condition 3 of the CSNDC extends discharge authorisation to all sites currently excluded under Condition 2 (d, e, and f) on the later of 1 January 2025 or when their current discharge permits expire or are surrendered, unless, by way of transitional arrangements with Environment Canterbury or the industrial audit programme, it is determined by the Council that the discharge poses an unacceptably high risk to the environment. (Note that Condition 2c excludes non-residential hardstand areas from existing sites discharging to land via private networks, however, this exclusion is not related to the transitional arrangements.) A pillar of the transitional arrangements (Transitional Plan) is a risk matrix that will define if a site has unacceptably high risk and as a result will be excluded from the CSNDC. The other pillars are the regulatory methods that the Council will apply to sites (i.e., Stormwater Bylaw), site-specific monitoring plans for discharges rated as high risk, and a process for implementing the transitional arrangements.

The Council is required by Condition 3 of the CSNDC to create a risk matrix for the transitional arrangements. Concurrently, the Council is also undertaking a review of its stormwater bylaw to update the regulatory regime for existing Council-authorised sites that may pose risk to receiving environment water quality. A central element to that proposed regime is the use of a high level risk assessment. In developing the proposed risk matrix, the staff involved have been mindful that for ease of implementation, it is desirable for the risk assessment of transitional sites under the CSNDC to be similar to the risk assessment for existing sites under the new stormwater bylaw. Condition 3b requires the criteria to rate the risk be clear and objective. There are consultation (Industry Liaison Group) and review (Technical Peer Review Panel) requirements for the risk matrix.

Risk Matrix Concepts

With all of the above in mind, the Council has drafted a risk matrix. Staff started with a long list of possible factors for consideration. A key principle has been to have factors that are likely to be readily known or can be determined or confirmed by the dischargers. The proposed matrix criteria step through regulatory compliance history, activity type, activity scale, and risk credit as described below.

Step 1: Regulatory compliance history. For any site to have its stormwater discharge authorisation shift under the umbrella of the Council's CSNDC, the first step is that it must be compliant with the RMA and Council's Water Supply, Wastewater and Stormwater Bylaw ("Bylaw" CCC 2014, or current). The most recent RMA monitoring report must be less than 1 year old and graded fully compliant against all resource consent conditions. It would be fundamentally unfair to require the Council to extend authorisation under the CSNDC to a site that, by virtue of its non-compliance, has already demonstrated that it could immediately put the Council at risk of non-compliance. Therefore, if there is no evidence of full compliance with the RMA (i.e., according to resource consent and permitted activity rules) and the Council's Bylaw, then the site is likely to be automatically classified as Unacceptable Risk and no further risk assessment will be undertaken until full compliance is demonstrated. An

additional advice note on this matter is that discharges into or onto land from private stormwater systems must also be authorised and compliant. There are sites with mixed discharge routes/methods where there are partial discharges to the reticulated stormwater network and partial discharges to land via private stormwater infiltration systems. Sites having private stormwater discharges to land will remain outside the scope of the CSNDC via Condition 2c. This split otherwise creates a complex regulatory structure that is better simplified from engineering and compliance perspectives by the site remaining fully under Environment Canterbury for more comprehensive consenting.

Step 2: Activity type. Those sites that pass the initial compliance screening proceed to activity type identification. Some activities are inherently riskier to stormwater than others based on their nature and the associated potential contaminants that may be utilised or produced. There are 16 industrial categories and 82 activity types proposed in the register (Table 1). In developing the register, staff have considered several sources including the Auckland Unitary Plan Industrial or Trade Activities (Auckland Council 2016), the Hazardous Activities and Industries List (HAIL) (MFE 2021), and the U.S. Environmental Protection Agency's Industrial Stormwater Program (U.S. EPA 2021). In circumstances where it may be uncertain whether an activity fits into a description, the default approach should be that it applies; the activity descriptions should not be construed as an attempt to be narrowly focused or prescriptive. Compliant sites that do not conduct any of the activities on the register or any others of concern to the Council (at its discretion) will be considered Low Risk.

Step 3: Activity scale. In general, the larger the land surface area of risky activity receiving rainfall, the greater the environmental risk posed to the stormwater discharge compared to smaller areas. To take this into account, the activity types have been allocated scale thresholds. Three possible thresholds are proposed: Any, 500m^2, and 2,000m^2. When determining the activity area, this should be undertaken with an inclusive approach, and it is thus assumed to be equivalent to the site size unless demonstrated otherwise. All area within a site that is associated with the activity should be included (e.g., building, hardstand, unconsolidated yard). This area must include any storage, handling and transfer areas, as well as areas trafficked by commercial vehicles. The types of land that may be excluded are green infrastructure (e.g., stormwater treatment basins, lawn, and other landscaping), offices, and designated carparks only used for passenger vehicles. In most cases, a rough estimate of the activity area will be sufficient as it is only compared to the threshold for the activity. Therefore, only site sizes close to the 500m^2 and 2,000m^2 thresholds would typically require detailed reviews of the activity area, and, again, an inclusive approach should be applied.

Table 1. Proposed Register of Industrial and Trade Premises.

Category	Activity or Process Description	Activity Area Threshold[1]
Agricultural support industries including feedstuffs	Livestock dip and spray race operations	Any
	Fertiliser manufacturing, storage or handling Agrichemical handling premises Livestock/pet food manufacturing, storage or handling (non-retail)	2,000m^2
Chemical industries	Battery manufacturing Pesticide, timber preservative or related product manufacturing Acid, alkali or solvent product manufacturing	Any
	Cosmetic, toiletry, soap and other detergent manufacturing Explosive and pyrotechnic manufacturing Paint, pigment, ink or dye manufacturing Polish, adhesive, lubricant or sealant manufacturing Synthetic resin manufacturing	500m^2
	Industrial gas (e.g. bottling) Medicinal, pharmaceutical or veterinary product manufacturing Vitamin, supplement or other nutritional product manufacturing Raw fibre or textile dying Other chemical product (e.g. fibreglass, reinforced plastic) manufacturing	2,000m^2
Animal transfer and processing industries	Tanneries, fellmongers or fisheries Rendering or fat extraction Wool or fleece production (e.g. scouring, carbonising)	Any
	Manufacturing, storage or handling non-food products derived from animals (e.g. gelatine, fertiliser) Slaughterhouses	2,000m^2
Electronics, photographic and optical goods industries	Circuit board manufacturing (excluding assembly only) Photo processing Photographic equipment manufacturing Optical goods manufacturing	Any

Food and beverage industries	Bakery product manufacturing Beverage or malt product manufacturing Flour mill or cereal manufacturing Animal products including seafood and dairy manufacturing Oil or fat product manufacturing Other foodstuff manufacturing	2,000m^2
Landscape and garden suppliers	Soils or compost storage and handling Mulch or aggregate storage and handling Potted plant storage and handling	2,000m^2
Machinery and equipment manufacturers and workshops	Machinery or equipment manufacturing Motor vehicle or parts manufacturing Engineering workshops	500m^2
Non-metallic mineral industries	Concrete batching plants	Any
	Cement, lime, sand, gravel, rock and associated products manufacturing, handling or storage Clay, gypsum, plaster and associated products manufacturing, handling or storage	500m^2
	Glass manufacturing or cutting	2,000m^2
Metal industries	Metal finishing (e.g. plating, anodising, polishing) Metal blasting or coating (excluding spray painting)	500m^2
	Ore refining Metal processing (e.g. smelting, casting) Metal manufacturing (e.g. sheet and structural products)	2,000m^2
Petroleum and coal product industries	Bitumen/asphalt product (e.g. premix, hot mix, roofing supplies) manufacturing Hydrocarbon refining or manufacturing (e.g. oil, grease, fuel) Coal and/or coke product manufacturing	500m^2
Printing and publishing facilities	Printing or publishing	2,000m^2
Bulk storage and handling centres	Chemical storage and handling Hydrocarbon (non-service station) storage and handling Pesticide storage and handling Explosive and pyrotechnic storage and handling	2,000m^2
Waste management and resource recovery industries	Automotive dismantling Batteries recycling or disposal Chemicals including hydrocarbons or chemical container recycling, reuse or disposal Liquid waste treatment, recycling or disposal Solid waste handling or disposal (e.g. landfills, waste transfer stations) Explosive recycling or disposal Crushing, grinding or separation works (e.g. metal, slag, road base, demolition material) Non-metal recycling (e.g. composting, glass, paper, paperboard, electronics) Tyre recycling or disposal	Any
Rubber industries	Tyre manufacturing or retreading Synthetic rubber manufacturing Other rubber product manufacturing	500m^2
Land, water and air transport and related industries	Service and refuelling facilities Depots *with* mechanical servicing	Any
	Boat or ship construction, repair or maintenance Depots *without* mechanical servicing Railway workshops Airports Washdown facilities (e.g. carwash)	2,000m^2
Wood and paper industries	Timber treatment	Any
	Treated timber storage	500m^2
	Log storage yards (outside of forested areas) Plywood or veneer manufacturing	2,000m^2

	Particleboard or other wood panel manufacturing Pulp, paper or paperboard manufacturing Building products fabrication (e.g. truss and frame)

[1]Assumed to be equivalent to site size unless demonstrated otherwise. Sites with activity areas greater than or equal to the threshold start at 100 points and those having less than the threshold start at 85 points.

Risk Credit

The final matrix criterion is Risk Credit. The Council acknowledges that some sites are managed and operated to a higher standard than others. Well managed sites that have controls in place to reduce their stormwater risk are able to obtain credits to potentially reduce their risk level. The proposed risk credit factors are stormwater protection, stormwater treatment, spill control, and relevant certifications.

Credit 1: Stormwater protection. Activities that are undertaken within a weatherproof enclosure or under a canopy pose less risk to the environment than those that take place uncovered. Staff consider that if an activity is undertaken entirely within a weatherproof building, then there is likely to be sufficient control to eliminate the environmental risk. Three tiers are proposed for weatherproof enclosure: 60-85%, 86-99%, and 100% of total activity area protected. Three tiers are proposed for a weatherproof canopy open on one or more sides (with reduced points available): 50-85%, 86%-99% and 100% of total activity area protected. An example of a 100% tier weatherproof enclosure would be a business where vehicles enter a building via a roller door at the road boundary and the building covers the entire site except for landscape berms and/or some small areas for staff parking.

Credit 2: Stormwater treatment. Stormwater quality risk can be partially mitigated through treatment. Treatment systems are generally designed on either a flowrate or volume basis. In both cases, the intent is to treat the "first flush" – the initial stormwater runoff that carries the most contaminants. The rain has the effect of washing contaminants off surfaces with the resulting stormwater generally becoming less contaminated over the course of a rain event. The Council's expectation is that volume-based systems treat the stormwater runoff generated from the first 25mm of rainfall (minimum), and flow-based systems treat the runoff generated from rainfall intensities of 5mm/hr (minimum) and that those systems are approved and deemed appropriate for the types of contaminants expected to be generated from the site. For example, an interceptor or gross pollutant trap (GPT) on its own is not adequate treatment for sites generating metals or fine sediment, but a treatment train consisting of a GPT followed by an approved stormwater filtration device would be. Three tiers are proposed for this factor based on the proportion of stormwater first flush treated compared to the Council standard. A separate credit is provided for a oil and water separator which is fully compliant with Ministry for the Environment guidelines for activity areas on petroleum industry sties.

Credit 3: Spill control. Spill prevention and control is highly effective at reducing stormwater risk. Most sites accomplish this by providing secondary containment[1] of liquids as well as having spill kits, drain mats, and/or bunded areas. However, spill control is already a Bylaw requirement of site occupiers across Christchurch and Banks Peninsula (CCC 2014), so no additional credit is awarded for complying with this requirement. (Note that sites not complying with the Bylaw are considered Unacceptable Risk.) Despite this, a shut-off valve within the stormwater infrastructure is an extra control that can be used to stop the discharge of a bulk liquid spill. The proposed credit for a shut-off valve is 4 points . Note that this credit is only available to those sites with an applicable activity type that have a risk of bulk liquid spills of hazardous substances or Trade Waste to stormwater.

Credit 4: Relevant certifications. Site management is extremely important in determining the actual stormwater discharge risk. However, it is particularly difficult to create an objective factor to estimate a site operator's adherence to good practice. Staff have proposed to allow credit to dischargers that hold independent environmental accreditations (e.g., ISO 14001:2015) or that meet specific standards (e.g., Ministry for the Environment *Environmental guidelines for water discharges from petroleum industry sites in New Zealand*, 1998) and that up to two certifications may be counted. A site with an environmental certification is likely to have better stormwater risk mitigation than one without. Staff anticipate identifying some pre-approved certifications, but businesses may be able to submit alternatives to the Council for consideration.

Creating a Risk Score

A range-based scoring mechanism to categorise risk is proposed:

- ≤69 = Low Risk;
- 70-85 = Medium Risk;
- 86-93 = High Risk; and
- ≥94 = Unacceptable Risk.

[1]To capture the greater of 10% of the total enclosed liquid volume or 110% of the largest volume contained.

First, identify the Activity Type. Compliant sites that do not conduct any of the activities on the register will be considered Low Risk. Next, Activity Areas greater than or equal to the Table 1 threshold start with 100 points and those less than the threshold start with 85 points. Finally, subtract Risk Credit from the starting points. The points available for each credit are in brackets next to each tier. Three example scenarios are provided (Table 2).

- Credit 1 = Activity undertaken within a weatherproof enclosure: 100% (-15), 86-99% (-7), 60-85% (-3).
  Activity undertaken under a weatherproof canopy area with one or more open sides: 100% (-5), 86-99% (-4), 50-85% (-3).
- Credit 2 = Stormwater treatment for the activity area:
  - Volume-based treatment = ≥25mm depth of rainfall for uncovered areas (-10); 12.5-25mm (-5), 8-12.5mm (-1); or
  - Flow-based treatment = ≥ Flow generated from 5mm/hr rainfall intensity for uncovered areas (-10); 2.5-5mm/hr (-5), 2-2.5mm/hr (-1); and/or
  - MfE compliant oil and water separator for activity areas on relevant sites (-5)
- Credit 3 = Stormwater shut-off valve (where relevant to the type of activity): (-4).
- Credit 4 = Behavioural measure (relevant certification or demonstration of compliance): (-3) points per certification/demonstration up to a maximum of (-6).

An Unacceptable Risk site is therefore a site with activity on the register that is above the activity area threshold and is not able to accumulate at least seven total credits.

Table 2. Application of Risk Matrix to Example Scenarios.

Risk Matrix Criteria	Scenario 1 –Super Service Station	Scenario 2 – Green Landscaping Supply	Scenario 3 – Wonderful Wool for You
Regulatory compliance	Yes - graded fully compliant < 12 months ago and meets permitted activity rules	Yes - graded fully compliant < 12 months ago and meets permitted activity rules	Yes - graded fully compliant < 12 months ago and meets permitted activity rules
Activity type	Land, water and air transport and related industries – service and refuelling facility	Landscape and garden suppliers – soils and mulch storage and handling	Animal transfer and processing industries – wool production
Activity scale	543m^2 (2,839m2 of driveways, parking, retail building and greenspace omitted) = 100 points	1,800m^2 (300m^2 of greenspace and staff parking omitted) = 85 points	5,000m^2 (500m^2 of greenspace and staff parking omitted) = 100 points
Stormwater protection	85% of activity area is under an open-sided canopy = 4 credit points	20% of activity area is enclosed within a building = 0 credit points	30% of activity area is enclosed within a building = 0 credit points
Stormwater treatment	MfE compliant oil and water separator for activity areas = 5 credit points	Flow-based treatment ≥5mm/hr = 10 credit points	Volume-based treatment ≥25mm = 10 credit points
Spill control	Shut-off valve for petrol and diesel pumps = 4 credit points	Yes, but irrelevant because no liquids of concern stored onsite = 0 credit points	None
Relevant certifications	Confirmed compliance with MfE *Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand* = 3 credit points	None	Woolmark Certified but irrelevant to environmental practices = 0 credit points
Summary	Site has 84 points and is graded Medium Risk.	Site has 75 points and is graded Medium Risk.	Site has 90 points and is graded High Risk.

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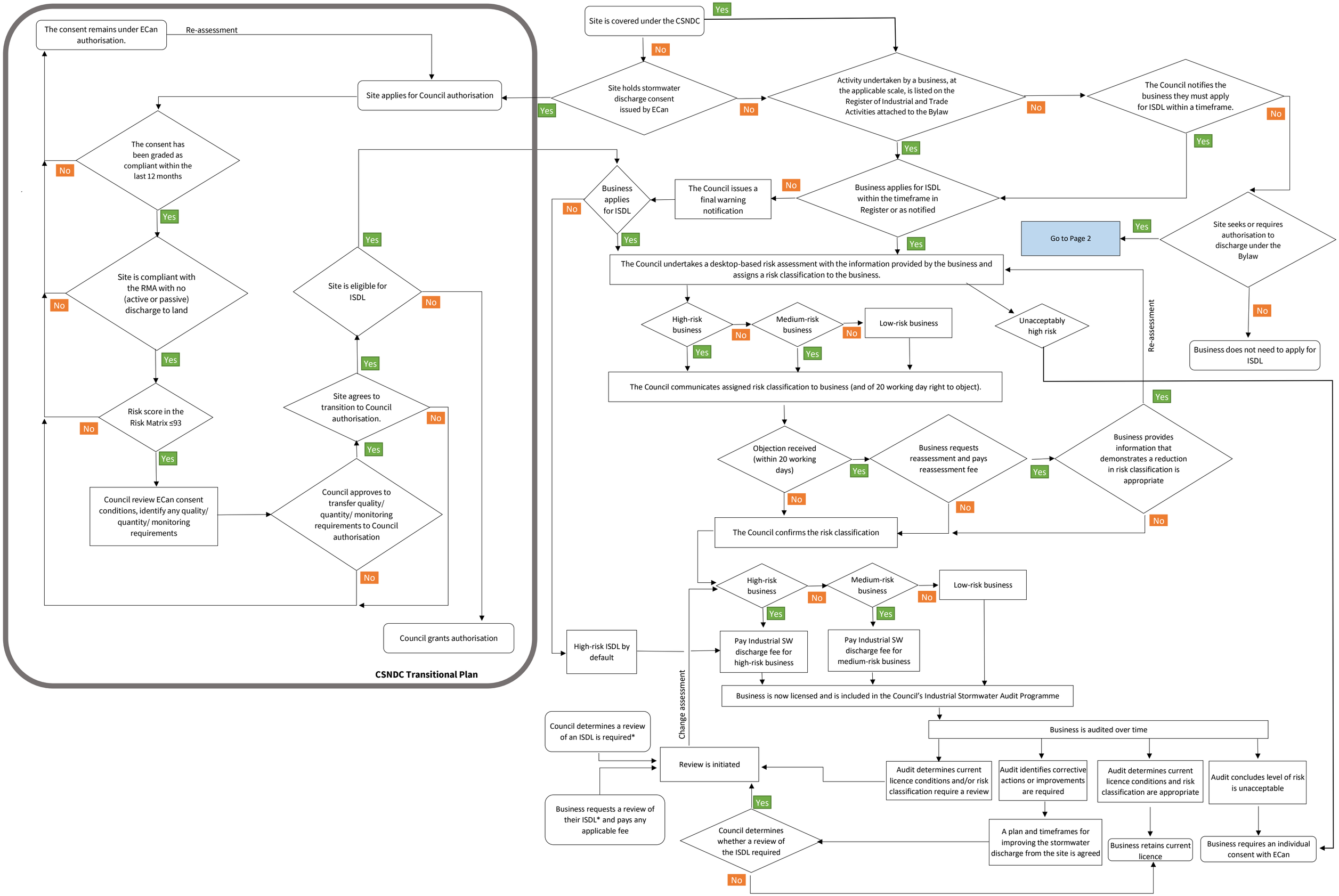
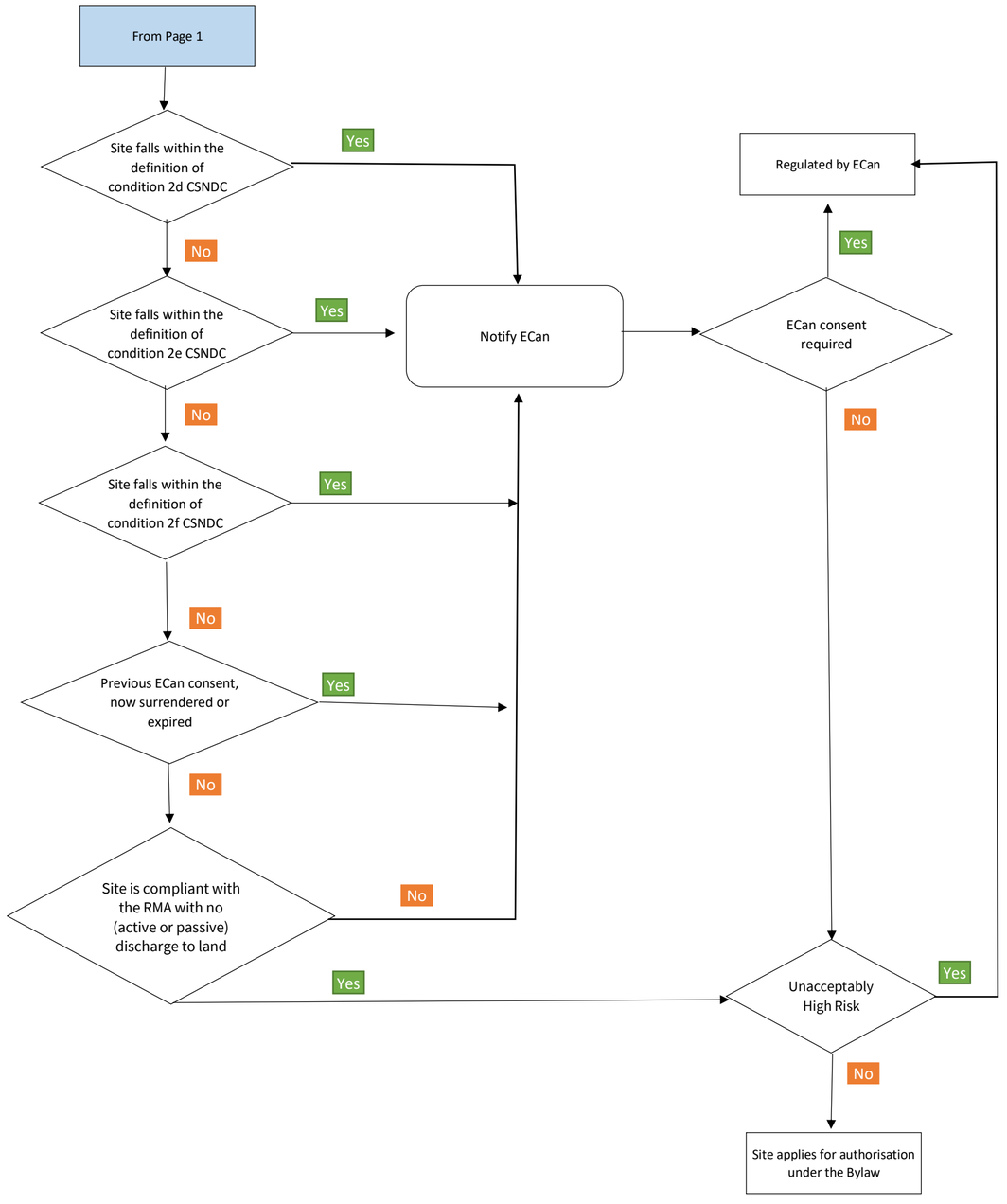
APPENDIX C. Industrial Stormwater Discharge Licence (ISDL)

INDUSTRIAL STORMWATER DISCHARGE LICENCE ASSESSMENT PROCESS

An Industrial Stormwater Discharge Licence (ISDL) is required by, and granted under, the Stormwater and Land Drainage Bylaw 2022. The relevant clauses of the bylaw are 27-35. This flowchart shows the processes of application, consideration, granting, and reviewing of ISDLs.



*A review may be triggered by either the Council or the business. Reasons for a review may include, but are not limited to: changes to activities or practices that may change the quality, quantity or nature of the stormwater discharge, including changes to the site, voluntary improvements, or change of use or ownership. Other reasons may include the results of any monitoring, or non-compliance with any licence conditions or the Council's Stormwater and Land Drainage Bylaw.


From Page 1
Site falls within the definition of condition 2d CSNDC
Yes
No
Site falls within the definition of condition 2e CSNDC
Yes
No
Site falls within the definition of condition 2f CSNDC
Yes
No
Previous ECan consent, now surrendered or expired
Yes
No
Site is compliant with the RMA with no (active or passive) discharge to land
No
Yes
Notify ECan
Regulated by ECan
Yes
ECan consent required
No
Unacceptably High Risk
Yes
No
Site applies for authorisation under the Bylaw