I hereby give notice that an ordinary meeting of the Manukau Harbour Forum will be held on:

**Date:** Friday, 19 October 2018  
**Time:** 12.00pm  
**Meeting Room:** Māngere-Otāhuhu Local Board Office  
**Venue:** Shop 17  
93 Bader Drive  
Māngere Town Centre

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**Manukau Harbour Forum**  
**OPEN AGENDA**

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**MEMBERSHIP**

**Chairperson**  
Saffron Toms  
Waitakere Ranges Local Board

**Deputy Chairperson**  
David Holm  
Puketapapa Local Board

**Members**  
Alan Cole  
Franklin Local Board

Carrol Elliott, JP  
Mangere-Otahuhu Local Board

Joseph Allan  
Manurewa Local Board

Chris Makoare  
Maungakiekie-Tamaki Local Board

Dawn Trenberth  
Otara-Papatoetoe Local Board

Bill McEntee  
Papakura Local Board

Tracy Mulholland  
Whau Local Board

**Alternate Members**  
Sharlene Druyven  
Franklin Local Board

Togiatolu Walter Togiamua  
Mangere-Otahuhu Local Board

Angela Cunningham-Marino  
Manurewa Local Board

Debbie Burrows  
Maungakiekie-Tamaki Local Board

Nerissa Henry  
Maungakiekie-Tamaki Local Board

Apulu Reece Autagavaia  
Otara-Papatoetoe Local Board

Michael Turner  
Papakura Local Board

Julie Fairey  
Puketapapa Local Board

David Whitley  
Whau Local Board

Neil Henderson  
Waitakere Ranges Local Board

Steve Tollestrup  
Waitakere Ranges Local Board

(Quorum 5 members)

---

Riya Seth  
Democracy Advisor - Whau  
15 October 2018

Contact Telephone: (09) 826 5193  
Email riya.seth@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

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**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
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1 Welcome

2 Apologies
At the close of the agenda no apologies had been received.

3 Declaration of Interest
Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4 Confirmation of Minutes
That the Manukau Harbour Forum:
   a) confirm the ordinary minutes of its meeting, held on Friday, 17 August 2018, as a true and correct record.

5 Leave of Absence
At the close of the agenda no requests for leave of absence had been received.

6 Acknowledgements
At the close of the agenda no requests for acknowledgements had been received.

7 Petitions
At the close of the agenda no requests to present petitions had been received.

8 Deputations
Standing Order 7.7 provides for deputations. Those applying for deputations are required to give seven working days notice of subject matter and applications are approved by the Chairperson of the Manukau Harbour Forum. This means that details relating to deputations can be included in the published agenda. Total speaking time per deputation is ten minutes or as resolved by the meeting.

At the close of the agenda no requests for deputations had been received.

9 Public Forum
A period of time (approximately 30 minutes) is set aside for members of the public to address the meeting on matters within its delegated authority. A maximum of 3 minutes per item is allowed, following which there may be questions from members.

At the close of the agenda no requests for public forum had been received.

10 Extraordinary Business
Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:
   “An item that is not on the agenda for a meeting may be dealt with at that meeting if-
(a) The local authority by resolution so decides; and

(b) The presiding member explains at the meeting, at a time when it is open to the public,-

   (i) The reason why the item is not on the agenda; and

   (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting."

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

"Where an item is not on the agenda for a meeting,-

(a) That item may be discussed at that meeting if-

   (i) That item is a minor matter relating to the general business of the local authority; and

   (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but

(b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion."
Elected Members update

File No.: CP2018/19584

Te take mō te pūrongo / Purpose of the report
1. A period of time (15 minutes) has been set aside for the attending elected members to update the Forum on significant matters relating to the Manukau Harbour.

Ngā tūtohunga / Recommendation/s
That the Manukau Harbour Forum:

a) receive any elected member verbal updates.

Ngā tāpirihanga / Attachments
There are no attachments for this report.

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Riya Seth - Democracy Advisor - Whau</th>
</tr>
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<tbody>
<tr>
<td>Authoriser</td>
<td>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</td>
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</table>
Small Sites Ambassador report

Te take mō te pūrongo / Purpose of the report
1. To receive the Small Sites Ambassador report prepared by Ridley Dunphy Environmental Limited.

Whakarāpopototanga matua / Executive summary
2. Manukau Harbour Forum has expressed a desire to implement proactive educational response to the issue of poor environmental controls on small building sites, in response to that Auckland Council commissioned a report on Small Sites Ambassador programme from Ridley Dunphy Environmental Limited.

3. While regulation is one of the key tools in assisting with addressing small site erosion and sediment control it is further acknowledged that an active education programme is essential in any environmental protection strategy and education and training must be an integral component of the overall success of any initiative. Furthermore, it is clear from discussions with industry sector groups and the general community that there is a “gap” in the training of how to respond and deal with these issues.

4. The focus of small sites programme will be to achieve an increase in awareness and ultimately, better compliance outcomes across building sites within the Manukau Harbour Forum catchments.

5. A “Small Sites Ambassador” pilot programme was implemented by the Howick Local Board within the Flatbush area. This project was implemented by Ridley Dunphy Environmental on behalf of Healthy Waters and the Howick Local Board.

Ngā tūtohunga / Recommendation/s
That the Manukau Harbour Forum:

a) receive the Small Sites Ambassador report prepared by Ridley Dunphy Environmental Limited.

Ngā tāpirihanga / Attachments

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Ngā kaihaina / Signatories

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<th>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</th>
</tr>
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<tbody>
<tr>
<td>Authoriser</td>
<td>Riya Seth - Democracy Advisor - Whau</td>
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Small Sites Ambassador programme:
Summary report for the Manukau Harbour Forum

A copy of the Small Sites Ambassador report prepared by Ridley Dunphy Environmental Limited is appended to this summary report.

1. Overview of programme

The Small Sites Ambassador programme was created to help deliver the vision of the Manukau Harbour Forum that the Manukau Harbour is “recognised and valued as a significant cultural, ecological, social and economic treasure/taonga”. The forum were concerned about sediment runoff and general stormwater pollution from building sites within the Manukau Harbour watershed. Small building sites in particular were identified as a problem to be addressed. The primary focus of this programme was to educate developers, builders, tradespeople and contractors involved in housing development about good environmental practices which would reduce the impact of construction activities on waterways and the Manukau Harbour.

Glenn Pope from Ridley Dunphy Environmental was contracted as the Small Sites Ambassador (SSA). Between May 2018 and June 2018 the SSA undertook 150 site visits in areas with high building activity within the catchment. Building consent data from the Manukau Harbour watershed was used to select areas for the SSA to target. The selected study areas within the Manukau Harbour catchment included Takanini, Papakura, Manukau, Pukekohe and Karaka.

The site visits found recurrent issues relating to sediment runoff and waste management across the study areas. Across the study area the SSA estimated 15 per cent of sites had good controls in place, 50 per cent had some controls, 35 per cent had no controls. Information about non-compliant sites was sent to the Targeted Initiatives team within council’s Licensing and Regulatory Compliance Department for follow up visits and any necessary enforcement. Healthy Waters will continue working with the Targeted Initiatives team to determine if recommended actions have been undertaken and if any further follow up is required.

In addition to the site visits, an educational pamphlet “Protecting our Manukau Harbour – a guide for building sites” was developed. A copy of the pamphlet is included in the small sites ambassador report appended to this summary report.
Summary report for the Manukau Harbour Forum – Small sites ambassador programme
August 2018

The pamphlet aims to encourage people to take responsibility for their building site and includes information about:

- values and vision of the Manukau Harbour Forum
- environmental legislation and rules
- links to resources on construction site management

2. Background

In Auckland, individual house or building lots (referred to as “small sites”) are considered to have low environmental risk. Larger scale development sites are considered to have much greater environmental risks and therefore are subject to greater regulation and compliance under the Resource Management Act (RMA) and Auckland Unitary Plan (AUP). There is increasing awareness and recognition of the cumulative impact that small sites are having on streams, particularly where high volumes of small site development are happening within a watershed.

All construction sites are legally required to have measures to prevent sediment-laden runoff from reaching any surrounding land or waterway. Sites must also contain concrete runoff so that it cannot discharge to surrounding land or watercourses. Auckland Council have compliance and enforcement staff who monitor conditions of consent and attend incidents where discharges are reported. Breaches of requirements can result in abatement notices and fines being issued under the RMA, and/or prosecution of the most serious offences. Often with the small sites the severity of a small discharge seems to be minor but when there are many small breaches occurring at the same time the environmental risk is much higher.

The project set out to cover a range of areas within the Manukau Harbour catchment. The areas with a high frequency of single dwelling building consents were in the south east of the catchment, around the Pahurehure Inlet.
3. Key findings and issues

3.1 Engagement and communication with site personnel

The initial approach for the programme was to telephone the owners of each building site to organise a site meeting where sediment controls were to be reviewed and advice about site management provided. It became clear early on that calling was not effective, there was little interest from property owners in the offer of free advice. An important part of this programme was to engage with people on site therefore a ‘door-knocking’ approach was taken. It was decided the SSA would target the builders and site managers with control on the site, not trade related contractors such as electricians and painters who often only spend short periods at sites.
Of the areas identified through the building consents search there were approximately 380 active sites, 150 were visited by the SSA. Approximately half of the construction sites had a builder onsite during the visit. The SSA found that language barriers often limited communications with onsite workers. Often the personnel appeared indifferent to the purpose of the visit. A small number of site personnel were open to discussing environmental issues, this was generally on sites where good environmental controls were in place.

### 3.2 Sediment

Across the study areas there were sites with sediment control issues. A common issue encountered was mud tracked from building sites onto surrounding roads, this was where there wasn’t a stabilised entranceway for vehicles (fig.2). Many sites made no or insufficient use of silt fences which resulted in sediment laden runoff flowing down gutters and entering stormwater drains before discharging to waterways (fig.3).

![Figure 2: sediment problems spilling over from site onto road](Park Estate, Karaka, 2018)
Figure 3: Absent silt protection and noticeable sediment runoff to the stormwater drain (Papakura, 2018)

Erosion and sediment controls were present across a number of sites and some sites were set up to a high standard with silt fences, stabilised entrances being used and temporary down pipe connections in place to divert roof runoff to stormwater drains (fig.4). Where sites were managed appropriately, this was communicated to the staff on site to praise their good work. It was often the more established building companies that maintained and managed their sites to a higher standard which is encouraging and something to note for future projects.

Figure 4: A site displaying good practice. Waste management, parking areas and roof rainwater connection. (Pukekohe West, 2018)
3.2 Waste Management

The majority of building sites visited were tidy with a skip bin present. Where sites had no skip bins or waste management, rubbish was observed accumulating around gutters and stormwater drains and in some cases in nearby waterways. Some general domestic waste dumping was also observed across the areas visited.

4. Licensing regulatory and compliance - Targeted enforcement

The approach of the Small Site Ambassador programme focused on direct interactions with builders to educate about environmental impacts from construction with the hope this would encourage good behaviours. Low engagement was a risk to the success of this approach.

The poor response of property owners to initial phone contact was echoed by the lack of engagement of personnel on many of the building sites visited. This may partially be explained by language barriers. For many of the successful interactions the Small Sites Ambassador did have, he encountered indifference to the information and there was a lack of intent to follow good environmental practice.

The SSA referred areas with widespread issues to the Targeted Initiatives Team (within Licensing, Regulatory and Compliance department of Auckland Council) to conduct targeted enforcement. An assessment about the effectiveness of compliance action to change behavior on small sites will be reported by the Targeted Initiatives Team at a later date.
5. Recommendations for the Manukau Harbour Forum

The Small Sites Ambassador report recommends that the Manukau Harbour Forum:

a) advocate that the governing body allocate more funding toward environmental enforcement
b) support industry education programmes targeting small construction site issues
c) enable the provision of educational presentations in newly developing subdivisions in association with developers
d) promote the addition of “Protecting our Manukau Harbour – a guide for building sites” pamphlet for inclusion with Building Consents issued for the Manukau Harbour catchment, and be distributed by licensing regulatory and compliance as part of their enforcement work.
e) advocate that the council include a new requirement for all building consents to include a site management plan
f) support an annual Auckland Council small site environmental management award
g) endorse industry self-certification and/or educational initiatives through industry training programmes

Attachments

- Small Sites Ambassador report prepared by Ridley Dunphy Environmental Limited
Small Sites Ambassador – Manukau Harbour Forum

Prepared for:
Manukau Harbour Forum and Healthy Waters Department, Auckland Council

August 2018

Ridley Dunphy Environmental Limited
PO Box 100 Waitakere
Auckland
RidleyDunphy Environmental Limited.
Quality Control Sheet

Title: Small Sites Ambassador – Manukau Harbour Forum
Prepared for: Manukau Harbour Forum and Auckland Council

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<th>Reviewed by</th>
<th>Date</th>
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<tr>
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<td>Glenn Pope, RDE</td>
<td>Rhianna Drury, Auckland Council</td>
<td>08 Aug 2018</td>
</tr>
<tr>
<td>Final</td>
<td>Glenn Pope, RDE</td>
<td>Graeme Ridley, RDE</td>
<td>16 Aug 2018</td>
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Applicability:

This report has been prepared for the sole benefit of Auckland Council’s Healthy Waters team and the Manukau Harbour Forum as Ridley Dunphy Environmental Limited’s client with respect to the brief. It is not to be relied upon or used out of context by any other person without reference to Auckland Council’s Healthy Waters team and the Manukau Harbour Forum. The reliance by other parties on the information or opinions contained in the memorandum shall, without prior review and agreement in writing, be at such party’s sole risk.
1.0 EXECUTIVE SUMMARY

In the year to May 2018, over 13,000 new dwellings were approved for construction in the Auckland Region. Within the catchments that flow to the Manukau harbour, it is estimated that around 3500 new dwellings were approved for construction in the same period; this represents around 27% of new dwellings approved in Auckland over the last year and has resulted in significant pressure on these catchments from construction-related effects due to urban expansion.

Degradation of streams and rivers is contributing to negative impacts on the Manukau Harbour and concentrated urban expansion south of the Auckland isthmus is part of the problem.

The main problems arising from construction-based activities are sediment and concrete runoff entering waterways.

- Sediment can smother stream beds, aquatic plants and fish gills affecting the ability of freshwater ecosystems to function properly. Sediment also accumulates in harbours, affecting the seabed ecology and food webs which sea life rely on.
- Concrete runoff has an immediate effect on freshwater ecosystems due to its high alkalinity, often killing all life within a watercourse instantly.

Fig 1 – The sediment flow from construction site to pipes and eventually to streams during periods of rainfall (Fiat Bush, 2017)

The Manukau Harbour Forum recognises the cumulative impact of small building sites on the harbour. A significant proportion of urban expansion is associated with "Small Sites", or single lot / duplex / town-house type construction. In collaboration with Auckland Council’s Healthy Waters Department, the Forum approved a Small Sites Ambassador programme.

The programme aimed to investigate environmental compliance at building sites in the Manukau harbour catchment. The primary focus of the programme was educating developers, builders, tradespeople and contractors involved with development of housing to improve compliance rates overall.

Fig 2 – concrete runoff from construction has a serious effect on freshwater ecosystems (File photos, RDE)

The Small Sites Ambassador undertook a series of site visits in areas identified to have high building activity within concentrated areas of urban expansion. 170 building sites were visited through the course of this project.

Across the areas visited, 50% of sites demonstrated a moderate level of environmental compliance. A general absence of specific environmental controls is reflective of the current situation witnessed across the Auckland region. During the project, 35% of sites demonstrated poor compliance levels with sediment runoff and waste management issues noted, resulting in pollution of stormwater assets at a number of locations. However, 16% of sites visited demonstrated good small construction site management, which was notable in comparison to a previously studied area centred around Flat Bush.

Information identifying areas with a large number of non-compliant sites was sent to the Licensing and Regulatory Compliance Department (L&RC) to follow up with an appropriate level of enforcement. They have confirmed this has commenced.

An educational pamphlet outlining good building practice and the values of the Manukau Harbour was developed as part of the programme. The “Protecting our Manukau Harbour, a guide for building sites” pamphlet explains to the reader how to take action to prevent pollution on their building site. As an educational tool, the pamphlet could be sent out with Building Consent documentation and handed to sites by L&RC staff as part of their onsite work.

Opportunities to build on this programme to work with interested developers and their building partners have been identified. There are also opportunities to educate the workforce and others connected to the industry about the values of the Manukau harbour and of the communities who care about it.
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2.0 INTRODUCTION

A “Small Sites Ambassador” (SSA) was appointed by Auckland Council’s Healthy Waters department on behalf of the Manukau Harbour Forum. The SSA programme, first trialled in Flat Bush, was developed in response to concerns about downstream environmental impacts arising from increasing numbers of small building sites within concentrated development areas.

The Manukau Harbour Forum SSA programme has focussed on large residential subdivisions within the harbour catchment; namely Takanini, Papakura, Manukau, Pukekohe and Karaka. The programme investigated the issues specific to the catchment and was followed by a number of activities designed to address the problems identified.

This report outlines the different parts of the programme, sets out the findings and makes recommendations for further initiatives.

2.1 Ridley Dunphy Environmental Limited

Ridley Dunphy Environmental Limited (RDE) is a specialist environmental, planning and project management consultancy. Our company was founded in 2007 and comprises one director and numerous specialist sub-contractors based in Auckland. We are an independent company wholly New Zealand owned and provide consultancy services to corporate, government agency and local authority clients within New Zealand.

RDE previously completed the Small Sites Ambassador pilot programme in the Flat Bush area in association with the Howick Local Board and continue to develop further programmes with Auckland Council to support a refocus on small site environmental compliance issues in the Auckland region.

RDE have good experience in environmental management with extensive experience in Local Government roles, supported by more recent experience across both the Local Government and Private sectors. Further details on RDE Ltd including personnel can be found at the following link:

www.ridleydunphy.co.nz

The role of Small Sites Ambassador has principally been fulfilled by Glenn Pope (Environmental Consultant), with support from both Graeme Ridley (Director), Leanne Lawrence (Environmental Consultant) and Mike Dunphy (Principal Consultant).
3.0 SMALL CONSTRUCTION SITE ISSUES

3.1 Environmental Policy and Regulation

Small Sites - on an individual basis - should theoretically present a low environmental risk. While these activities are still covered by the general environmental protections afforded under the Resource Management Act (RMA), on an individual basis, most small sites are subject to less environmental oversight as they may not trigger the need for a resource consent. Resource consent approvals are a common trigger for increased focus on relevant rules in the Auckland Unitary Plan (AUP) and consent-related monitoring activity by Council staff.

Larger scale development sites are subject to greater direct regulation and compliance monitoring under the RMA and AUP, as on an individual basis they present a much greater environmental risk. Given that most larger developments require resource consents, it follows that those developments are scrutinised proactively to a higher degree by the Council’s compliance monitoring staff than small site developments.

<table>
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<tr>
<td>Construction</td>
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Fig 3 – The overall risk to the environment from a large number of single house builds is larger than a single large-scale subdivision due to a lack of environmental awareness and reduced Council oversight of those projects.

The relevant environmental rules governing small site construction are the RMA and the AUP. Of principle importance to the issues associated with water quality degradation during construction activities are the provisions of Section 15 of the RMA. This regulates discharges of contaminants to land and water, and the permitted activity standards of the AUP relating to the manner in which earthworks are undertaken across the region.

Simply put, all small sites are required by law to have measures in place at all times to prevent the erosion of exposed soil on the site and the resultant sediment-laden runoff from reaching any surrounding land or waterway. Concrete runoff must be contained and dealt with so that it is not discharged to surrounding land or watercourses.

Breaches of those requirements can result in abatement notices and fines being issued under the RMA, and/or prosecution of the most serious offences. Further to this, lack of appropriate construction waste management has been found on a number of small construction sites and this can be addressed by warranted Council staff under the Litter Act.
L&RC have compliance policies that are followed by all staff and have recently resulted in a significant number of fines and abatement notices being issued across the region. Of note, a significant number of environmental infringement notices (fines) were issued to small site developers in the Flat Bush area as a result of a targeted enforcement initiative there in early 2018.

3.2 Construction Site Issues

There is increasing awareness and recognition of the impacts small construction sites are collectively having on the regions streams and harbours; particularly where high volumes of small site development are taking place in a catchment. Sedimentation and concrete runoff are of primary concern, however another issue becoming more prevalent is that of rubbish and plastic waste finding its way into watercourses next to building areas.

![Small site environmental issues](image)

These issues were highlighted in a recent Small Sites Ambassador study completed in the Flat Bush area. A report was provided to Auckland Council and the Howick Local Board highlighting the problem and the Licensing and Regulatory Compliance (L&RC) department has had an increased focus on small site issues since that time. This includes ongoing targeted enforcement operations carried out by L&RC staff across Auckland.

3.3 Environmental Awareness of the Industry

The previous SSA Programme in Flatbush identified that some operators within the industry do not appear to be aware of (or may be ignoring) these environmental issues, legislation and how to manage small construction sites to reduce environmental effects. It was thought that the low environmental awareness of those developers and contractors, coupled with the low risk of enforcement, was resulting in high levels of environmental non-compliance. This was found to be accurate.

When paired with the type of targeted enforcement activity being undertaken by L&RC, education of the industry will have a key part to play in raising awareness of the issues associated with water quality degradation and the types of measures that can be taken to prevent degradation of waterways from small construction runoff.
4.0 PROGRAMME OUTLINE

4.1 Site Selection

Building consent data from the Manukau Harbour watershed was analysed to determine areas of concentrated building activity. This was followed up with site visits to determine the final target areas for the project.

This data confirmed that the highest concentration of small site building activity within the Manukau Harbour watershed was focussed in the greenfield subdivision areas to the south of the Auckland Isthmus near Manukau, Papakura, Takanini and Pupekohe.

It is important to note that the data also showed that small site construction is common across the entire watershed. However, for the purposes of this study, only concentrated areas of building work were focussed on as these presented the highest concentrated risk of significant non-compliance.

The project area is shown below in Figure 5 with the extent of the areas covered as part of the programme highlighted in orange.

4.2 Developer Contact

The initial approach was to telephone the owners of each building site to organise a site meeting with an offer to review controls and provide advice. It became obvious calling was not effective with little interest in the offer of free advice. This was disappointing and indicated a lack of willingness to engage proactively with Council on the issue despite the previous Flat Bush project indicating that developers and contractors spoken to were keen to have more education from Council. Language barriers were also present in some cases.

In consultation with Healthy Waters, it was decided to revert to a direct, “door-knocking” approach. In the first instance, each site visited was to be offered the opportunity for free advice and educational material. In all cases, the SSA was to identify areas of significant non-compliance and highlight these to L&RC for further action.

Further discussion on the site visit portion of the programme is contained below.
Fig 5 – Location details for all areas covered by this programme
4.3 Site Visits

An important part of the project was engaging with people on site to convey the purpose of the visit. There were approximately 380 active building sites within the project area with around 170 of these visited. Only half of those building sites had someone present at the time of the visit.

Where site personnel were encountered, contractors on site either did not want to talk or were too busy. In some cases, they were unable to communicate due to language difficulties. Council’s “Building on small sites – Doing it right” guide book was left with site staff wherever possible and advice was given on possible measures that could be implemented on the site where site personnel were able or willing to discuss this. A small number of site personnel were happy to talk about environmental issues, and it was noted that these people were largely on sites with good controls in place. They were also quick to point the finger elsewhere and ask that Council do something about it.

What was clear however, was that there was a better overall level of environmental compliance compared to the previous Flat Bush project. Generally, building sites were tidy with waste management more noticeable. There were still sites that had waste management issues, however a good proportion of sites had a skip bin present.

Fig 6 – A ‘model’ site. Note waste management, good parking areas and roof rainwater connection. The site is flat and has good natural drainage, negating the need for a silt fence in this instance (Pukekohe West, 2018)
Of note, effective erosion and sediment controls were present across a number of sites visited, a vast difference to the previous Flat Bush project. In some cases, some sites were set up to what would be considered a “model” standard with silt fences in place, compacted aggregate driveways being used and temporary downpipe connections in place to divert roof runoff to stormwater drains during rainfall (bypassing exposed soil on the site). Overall, around 50% of site visited demonstrated some form of effective environmental controls.

While a number of good examples were noted, the same lack of general care was noted in most locations with issues such as mud being tracked off building sites on to surrounding roads, lack of silt fences resulting in runoff to stormwater inlets and lack of waste management resulting in rubbish accumulating around stormwater assets and generally polluting surrounding waterways and stormwater assets such as cesspits and rain gardens. Overall, 35% of sites visited demonstrated poor controls.

![Image of a construction site showing sediment controls]

Fig.7 – A lack of basic controls is resulting sediment runoff to the stormwater drain - see accumulated sediment in roadside curb and channel (Papakura, 2018)
Fig. 8 – Careless practice and a lack of silt control has resulted in mud being tracked on the road and sediment being washed off the site and road into stormwater drains during heavy rain (Park Estate, Karaka, 2018)

On a positive note, a number of sites in the area appeared to be well managed (16%). In some cases, best-practice management was noted, and this was reinforced to site personnel where possible. It appeared that the more established building companies maintained both tidier and better managed building sites. This is encouraging and something to note for further projects.

During the site visits undertaken, no serious concrete runoff issues were noted. However, evidence of previous concrete runoff was noted in a number of locations with dried concrete residue evident within some curbs and rain gardens. In one location, it was noted that a crew of six workers were involved with completing an exposed aggregate driveway. This activity is a common cause of concrete related pollution events. However, it was noted that in this case, the contractors were utilising best practice management techniques including the use of a sucker truck and wet-vac system to remove the runoff from the chemical wash process and take it away from site. This is noted below in Figure 9.
Previous investigations have found that illegal dumping of domestic waste and construction waste was a major problem in the Flat Bush area. Whilst still noted in the areas visited, it was not as prevalent in the areas visited as it was in Flat Bush. No specific findings in relation to illegal dumping in the subdivision areas visited were noted.

4.4 Liaison with L&RC

Following the completion of the site visits during June, areas identified with a large number of non-compliant building sites were flagged to L&RC for further attention. The Small Sites Ambassador will continue to liaise with L&RC to determine what level of follow-up is completed in these areas. At the date of writing, L&RC were commencing work in Pukekohe West with a number of abatement notices issued already and are determining actions to take in other areas flagged for action.
As noted in section 3.0 above, previous targeted compliance operations have resulted in a large number of abatement notices and infringement notices being issued and, most importantly, a significant increase in compliance on building sites in those areas. A key outcome from the project will be the compliance follow-up in those areas identified.

4.5 Report

This report constitutes a summary of the project and its outcomes. This report will serve to inform the Forum on the manner in which the project was completed, findings and on-site outcomes as well as recommendations for future work that may be of benefit to the goals of the Forum for the Manukau.

4.6 Educational Pamphlet

An educational pamphlet “Protecting our Manukau Harbour – a guide for building sites” was developed to highlight:

- values of the Manukau Harbour
- environmental management practices
- environmental legislation and rules
- vision of the Manukau Harbour Forum

The pamphlet challenges people to take responsibility for their building site and includes links to existing Auckland Council guidance on small construction site management techniques. It sets out the consequences associated with not managing a site correctly such as fines and prosecution.

We recommend the pamphlet be included with Building Consents issued for the Manukau catchment. There would be benefits to circulating it to building companies and having copies visible at suppliers. Council’s Licensing and Regulatory Department will assist with circulation of the pamphlet as part of their compliance work.
5.0 SUMMARY

The Manukau Harbour holds immense value to Auckland, and New Zealand as a whole. A number of challenges relating to land use practices around the harbour have been identified, with pollution of waterways being one of the major factors identified in the degradation of the harbour. Lack of compliance with environmental protection regulations on small building sites contribute to this degradation through the discharge of contaminants to land and freshwater around the harbour.

The findings from this project demonstrate that on around 35% of sites visited, compliance with environmental protection regulations is not at an acceptable level. This was most evident in areas with a high concentration of building sites in newly subdivided areas to the south of the Auckland Isthmus. The sheer number of building sites active at any one time due to the boom in building activity is challenging Council’s compliance operations across the region.

50% of sites visited across the study area demonstrated some environmental controls, which is some improvement on previously studied areas such as Flat Bush. While there were also some limited examples of very good practices (16% of sites) evident within the areas studied, there is much room for improvement. Continuation of educational programmes, coupled with ongoing targeted enforcement, will begin to make an impression on the development and building industry as a whole.

Small site environmental issues are prevalent within the Manukau Harbour watershed study area and attitudes to environmental protection were mixed. A good proportion of developments demonstrated little effective compliance with the regulations.

An educational pamphlet produced as part of this project for the Manukau Harbour Forum “Protecting our Manukau Harbour – a guide for building sites” will be a useful tool to help spread the message of the Forum in relation to protection of the harbour and the values associated with it. This pamphlet can be included in building consent packs and handed out by L&RC staff working in the Manukau watershed.

A key outcome of the project is achieved through collaboration and liaison with the Licensing and Regulatory Department. Areas where significant levels of non-compliance were noted have been identified for further investigation and compliance follow-up by L&RC. Targeted enforcement operations have since commenced in these areas to improve overall environmental compliance.

Ongoing educational and compliance-related activities that focus on small site environmental issues should be continued by the wider Council family. These activities will help to ensure that the harbour is not degraded further and that water quality targets can be met at a regional level.
6.0 RECOMMENDATIONS

The following recommendations for the Manukau Harbour Forum are made based on the findings from this report. Some of these recommendations are tied to actions already underway through the Auckland Council, while others may be directly undertaken by the Forum themselves.

1. Advocacy to the governing body to increase funding for environmental enforcement
   - Manukau Harbour Forum and Healthy Waters Department advocate strongly with the wider Auckland Council organisation for a focus on concentrated areas of single house construction with respect to environmental compliance monitoring and enforcement.

2. Education Programmes
   - Support for education programmes targeted at small construction site issues such as erosion and sediment control and waste management.
   - Provide educational presentations in newly developing subdivisions in association with developers. E.g. Kahawai Point at Glenbrook Beach have expressed an interest in having AC present to their builders about environmental compliance.

3. Promote the “Protecting our Manukau Harbour – a guide for building sites” pamphlet
   - Advocate for the inclusion of the Forums’ pamphlet to be included in every Building Consent pack issued in the Manukau Harbour catchment.
   - Advocate for L&RC staff operating in the Manukau Harbour watersheds to distribute the pamphlet as part of their onsite enforcement work.

4. Advocate for requiring a “Site Management Plan” with all Building Consent applications
   - To ensure every building site has considered the potential issues of the site and appropriate management, applicants would provide a site management plan as part of the Building Consent application.
   - Most issues could be included on an annotated site plan, displaying any erosion and sediment controls, waste and recycling management measures (bins etc), toilet facilities, security fencing.

5. Support an annual Auckland Council / Manukau Harbour Forum Small Site Environmental Management award
   - An annual award open to building companies that build at scale (e.g. more than 20 stand-alone houses per year).
   - Judged by a panel comprised of AC staff and Building Industry representatives.
   - The award would promote excellence in small site management in all aspects such as environmental protection, waste management and minimisation and general site management practices.
o A named sponsor for the award may help to secure funding and industry participation.

6. Support a call for industry self-certification and educational initiatives
   o Environmental accreditation or certification for building companies
   o A “Green Card” approach to site management developed and implemented in a similar way to that of “Site Safe Passports”, required for Health and Safety reasons.
   o Identification of how this accreditation or certificate could benefit developers would require scoping. One option could be those with accreditation would be able to utilised the building and/or resource consent applications fast-track processes.
   o Inclusion of this type of education in trade-related training programmes and through industry training organisations. BCITO, M.I.T, Unitec etc.
   o Advocacy for these issues with professional bodies such as Master Builders, Chinese Building Foundation etc.
   o Auckland Council could advocate for this with the industry.

7. Support further small site ambassador work to gather more data about the environmental effects throughout the watershed to identify where the targeted initiatives team could target enforcement in the future.
7.0 ACKNOWLEDGEMENTS

We acknowledge Auckland Council’s Healthy Waters Department for seeing the value in a Small Sites Ambassador role and programme. Senior Healthy Waters Specialists, Libby Caldwell and Rhianna Drury have been supportive and enthusiastic in their approach to the programme as well as a number of other Healthy Waters staff and management.

Further, we acknowledge the forward-thinking and involvement of the Manukau Harbour Forum and support from the Chair, Saffron Toms for getting behind this initiative and supporting the Small Sites focus.

Finally, we acknowledge Auckland Council’s Licensing and Regulatory Compliance Unit for their ongoing efforts to focus on improving environmental compliance on Small Sites across the region.

Glenn Pope  
Environmental Consultant  
Ridley Dunphy Environmental Limited

Graeme Ridley  
Director  
Ridley Dunphy Environmental Limited

August 2018
APPENDIX 1 – EDUCATIONAL PAMPHLET

"Protecting our Manukau Harbour – a guide for building sites"
Best practice site management

We have several resources available to help assist you with best practice on small sites.

How-To videos
Go to www.youtube.com/aklcouncil and search:
- Good building site management
- Building a silt fence and bunds
- Stabilising entranceways
- Working with concrete
- Catchpit protection

Guides
Go to www.aucklandcouncil.govt.nz and search:
- Building on small sites - doing it right
- Builder’s enviro guide - preventing pollution from your building project

Other useful information
- Rubbish and recycling
- Best management practice - concrete and asphalt
- Manukau Harbour watershed - current state report

You should know

Any construction or development work that creates a nuisance to the public, or causes an unauthorised discharge to the environment, is enforceable with a fine under the Resource Management Act 1991 (RMA). This includes sediment, dust, noise, litter and any pollution entering the stormwater system, streams and the harbour/sea.

If you do not manage the risks of your site, then you can be fined up to $1,000 as an instant fine; and if the offence is serious you can be prosecuted, which can result in fines of up to $600,000.

Protecting our Manukau Harbour

a guide for building sites

Manukau Harbour Forum

‘The Manukau Harbour is recognised and valued as a significant cultural, ecological, social and economic taonga’.

The forum was created in 2010 in response to concern about the deteriorating state of the Manukau Harbour. There was an urgent need for a collaborative response to improve its condition. The forum is a collective of representatives of the nine Auckland local boards on the shores of the Manukau Harbour.

Sign up to receive information and news from the Manukau Harbour Forum.

Phone 09 301 0101 or visit aucklandcouncil.govt.nz
Valuable Manukau Harbour

“e ai ki ngā kōrero... Ngā pōtiki toa a Taiehu”, it was once said in the sea off Te Mānuka (now known as Manukau) they found many kanae (mulled), so many they could catch one in each hand.

The Manukau Harbour has many values—

- for Māori, the waterbodies of the harbour continue to hold considerable importance to Mana Whenua who regard them as taonga;
- it is highly valued for recreational activities, including fishing, boating and swimming;
- it is an important diverse ecosystem and supports a range of wildlife, including shorebirds, fish, shellfish, dolphins, whales and sharks.

Discharges of sediment, rubbish, concrete, paint and other site contaminants has a major impact on the harbour, its values and the community.

Protect our harbour for future generations

Down the drain and into the harbour

- Keep sediment and other contaminants out of stormwater drains
- Site rubbish needs to be stored and disposed of properly
- Never put concrete, paint or other waste water down the drain
- Keep roads and kerbing clean and free of sediment

What you need to do

- Contain sediment on site with a silt fence, bund or silt sock
- Utilise skip bins and fencing to keep site rubbish tidy and secure
- Use a bunded wash-down area for concrete/contaminated water
- Use a stabilised entranceway to minimise sediment tracking
Small Sites Ambassador – Manukau Harbour Forum

Prepared for:
Manukau Harbour Forum and Healthy Waters Department, Auckland Council

August 2018

Ridley Dunphy Environmental Limited
PO Box 100 Waitakere
Auckland
RidleyDunphy Environmental Limited.
Quality Control Sheet

Title: Small Sites Ambassador – Manukau Harbour Forum
Prepared for: Manukau Harbour Forum and Auckland Council

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<td>Rhianna Drury, Auckland Council</td>
<td>08 Aug 2018</td>
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<td>Glenn Pope, RDE</td>
<td>Graeme Ridley, RDE</td>
<td>16 Aug 2018</td>
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Applicability:

This report has been prepared for the sole benefit of Auckland Council’s Healthy Waters team and the Manukau Harbour Forum as Ridley Dunphy Environmental Limited’s client with respect to the brief. It is not to be relied upon or used out of context by any other person without reference to Auckland Council’s Healthy Waters team and the Manukau Harbour Forum. The reliance by other parties on the information or opinions contained in the memorandum shall, without prior review and agreement in writing, be at such party’s sole risk.
1.0 EXECUTIVE SUMMARY

In the year to May 2018, over 13,000 new dwellings were approved for construction in the Auckland Region\(^1\). Within the catchments that flow to the Manukau harbour, it is estimated that around 3500 new dwellings were approved for construction in the same period; this represents around 27% of new dwellings approved in Auckland over the last year and has resulted in significant pressure on these catchments from construction-related effects due to urban expansion.

Degradation of streams and rivers is contributing to negative impacts on the Manukau Harbour and concentrated urban expansion south of the Auckland Isthmus is part of the problem.

The main problems arising from construction-based activities are **sediment** and **concrete runoff** entering waterways.

- Sediment can smother stream beds, aquatic plants and fish gills affecting the ability of freshwater ecosystems to function properly. Sediment also accumulates in harbours, affecting the seabed ecology and food webs which sea life rely on.
- Concrete runoff has an immediate effect on freshwater ecosystems due to its high alkalinity, often killing all life within a watercourse instantly.

![Image of construction site and concrete runoff](image.png)

**Fig.1** – The sediment flow from construction site to pipes and eventually to streams during periods of rainfall (Flat Bush, 2017)

The Manukau Harbour Forum recognises the cumulative impact of small building sites on the harbour. A significant proportion of urban expansion is associated with “Small Sites”, or single lot / duplex / town-house type construction. In collaboration with Auckland Council’s Healthy Waters Department, the Forum approved a Small Sites Ambassador programme.

The programme aimed to investigate environmental compliance at building sites in the Manukau harbour catchment. The primary focus of the programme was educating developers, builders, tradespeople and contractors involved with development of housing to improve compliance rates overall.

Fig 2 – concrete runoff from construction has a serious effect on freshwater ecosystems (File photos, RDE)

The Small Sites Ambassador undertook a series of site visits in areas identified to have high building activity within concentrated areas of urban expansion. 170 building sites were visited through the course of this project.

Across the areas visited, 50% of sites demonstrated a moderate level of environmental compliance. A general absence of specific environmental controls is reflective of the current situation witnessed across the Auckland region. During the project, 35% of sites demonstrated poor compliance levels with sediment runoff and waste management issues noted, resulting in pollution of stormwater assets at a number of locations. However, 16% of sites visited demonstrated good small construction site management, which was notable in comparison to a previously studied area centred around Flat Bush.

Information identifying areas with a large number of non-compliant sites was sent to the Licensing and Regulatory Compliance Department (L&RC) to follow up with an appropriate level of enforcement. They have confirmed this has commenced.

An educational pamphlet outlining good building practice and the values of the Manukau Harbour was developed as part of the programme. The “Protecting our Manukau Harbour; a guide for building sites” pamphlet explains to the reader how to take action to prevent pollution on their building site. As an educational tool, the pamphlet could be sent out with Building Consent documentation and handed to sites by L&RC staff as part of their onsite work.

Opportunities to build on this programme to work with interested developers and their building partners have been identified. There are also opportunities to educate the workforce and others connected to the industry about the values of the Manukau harbour and of the communities who care about it.
2.0 INTRODUCTION

A “Small Sites Ambassador” (SSA) was appointed by Auckland Council’s Healthy Waters department on behalf of the Manukau Harbour Forum. The SSA programme, first trialled in Flat Bush, was developed in response to concerns about downstream environmental impacts arising from increasing numbers of small building sites within concentrated development areas.

The Manukau Harbour Forum SSA programme has focussed on large residential subdivisions within the harbour catchment; namely Takanini, Papakura, Manukau, Pukekohe and Karaka. The programme investigated the issues specific to the catchment and was followed by a number of activities designed to address the problems identified.

This report outlines the different parts of the programme, sets out the findings and makes recommendations for further initiatives.

2.1 Ridley Dunphy Environmental Limited

Ridley Dunphy Environmental Limited (RDE) is a specialist environmental, planning and project management consultancy. Our company was founded in 2007 and comprises one director and numerous specialist sub-contractors based in Auckland. We are an independent company wholly New Zealand owned and provide consultancy services to corporate, government agency and local authority clients within New Zealand.

RDE previously completed the Small Sites Ambassador pilot programme in the Flat Bush area in association with the Howick Local Board and continue to develop further programmes with Auckland Council to support a refocus on small site environmental compliance issues in the Auckland region.

RDE have good experience in environmental management with extensive experience in Local Government roles, supported by more recent experience across both the Local Government and Private sectors. Further details on RDE Ltd including personnel can be found at the following link:

www.ridleydunphy.co.nz

The role of Small Sites Ambassador has principally been fulfilled by Glenn Pope (Environmental Consultant), with support from both Graeme Ridley (Director), Leanne Lawrence (Environmental Consultant) and Mike Dunphy (Principal Consultant).
3.0 SMALL CONSTRUCTION SITE ISSUES

3.1 Environmental Policy and Regulation

Small Sites - on an individual basis - should theoretically present a low environmental risk. While these activities are still covered by the general environmental protections afforded under the Resource Management Act (RMA), on an individual basis, most small sites are subject to less environmental oversight as they may not trigger the need for a resource consent. Resource consent approvals are a common trigger for increased focus on relevant rules in the Auckland Unitary Plan (AUP) and consent-related monitoring activity by Council staff.

Larger scale development sites are subject to greater direct regulation and compliance monitoring under the RMA and AUP, as on an individual basis they present a much greater environmental risk. Given that most larger developments require resource consents, it follows that those developments are scrutinised proactively to a higher degree by the Council’s compliance monitoring staff than small site developments.

<table>
<thead>
<tr>
<th>Stage</th>
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<th>Environmental Awareness</th>
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<td>Construction</td>
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Fig 3 – The overall risk to the environment from a large number of single house builds is larger than a single large-scale subdivision due to a lack of environmental awareness and reduced Council oversight of those projects.

The relevant environmental rules governing small site construction are the RMA and the AUP. Of principle importance to the issues associated with water quality degradation during construction activities are the provisions of Section 15 of the RMA. This regulates discharges of contaminants to land and water, and the permitted activity standards of the AUP relating to the manner in which earthworks are undertaken across the region.

Simply put, all small sites are required by law to have measures in place at all times to prevent the erosion of exposed soil on the site and the resultant sediment-laden runoff from reaching any surrounding land or waterway. Concrete runoff must be contained and dealt with so that it is not discharged to surrounding land or watercourses.

Breaches of those requirements can result in abatement notices and fines being issued under the RMA, and/or prosecution of the most serious offences. Further to this, lack of appropriate construction waste management has been found on a number of small construction sites and this can be addressed by warranted Council staff under the Litter Act.
L&RC have compliance policies that are followed by all staff and have recently resulted in a significant number of fines and abatement notices being issued across the region. Of note, a significant number of environmental infringement notices (fines) were issued to small site developers in the Flat Bush area as a result of a targeted enforcement initiative there in early 2018.

3.2 Construction Site Issues

There is increasing awareness and recognition of the impacts small construction sites are collectively having on the regions streams and harbours; particularly where high volumes of small site development are taking place in a catchment. Sedimentation and concrete runoff are of primary concern, however another issue becoming more prevalent is that of rubbish and plastic waste finding its way into watercourses next to building areas.

![Image](image.png)

Fig.4 – Small site environmental issues L-R; sediment, concrete, waste management

These issues were highlighted in a recent Small Sites Ambassador study completed in the Flat Bush area. A report was provided to Auckland Council and the Howick Local Board highlighting the problem and the Licensing and Regulatory Compliance (L&RC) department has had an increased focus on small site issues since that time. This includes ongoing targeted enforcement operations carried out by L&RC staff across Auckland.

3.3 Environmental Awareness of the Industry

The previous SSA Programme in FlatBush identified that some operators within the industry do not appear to be aware of (or may be ignoring) these environmental issues, legislation and how to manage small construction sites to reduce environmental effects. It was thought that the low environmental awareness of those developers and contractors, coupled with the low risk of enforcement, was resulting in high levels of environmental non-compliance. This was found to be accurate.

When paired with the type of targeted enforcement activity being undertaken by L&RC, education of the industry will have a key part to play in raising awareness of the issues associated with water quality degradation and the types of measures that can be taken to prevent degradation of waterways from small construction runoff.
4.0 PROGRAMME OUTLINE

4.1 Site Selection

Building consent data from the Manukau Harbour watershed was analysed to determine areas of concentrated building activity. This was followed up with site visits to determine the final target areas for the project.

This data confirmed that the highest concentration of small site building activity within the Manukau Harbour watershed was focussed in the greenfield subdivision areas to the south of the Auckland Isthmus near Manukau, Papakura, Takanini and Pukekohe.

It is important to note that the data also showed that small site construction is common across the entire watershed. However, for the purposes of this study, only concentrated areas of building work were focussed on as these presented the highest concentrated risk of significant non-compliance.

The project area is shown below in Figure 5 with the extent of the areas covered as part of the programme highlighted in orange.

4.2 Developer Contact

The initial approach was to telephone the owners of each building site to organise a site meeting with an offer to review controls and provide advice. It became obvious calling was not effective with little interest in the offer of free advice. This was disappointing and indicated a lack of willingness to engage proactively with Council on the issue despite the previous Flat Bush project indicating that developers and contractors spoken to were keen to have more education from Council. Language barriers were also present in some cases.

In consultation with Healthy Waters, it was decided to revert to a direct, “door-knocking” approach. In the first instance, each site visited was to be offered the opportunity for free advice and educational material. In all cases, the SSA was to identify areas of significant non-compliance and highlight these to L&RC for further action.

Further discussion on the site visit portion of the programme is contained below.
Fig 5 – Location details for all areas covered by this programme
4.3 Site Visits

An important part of the project was engaging with people on site to convey the purpose of the visit. There were approximately 380 active building sites within the project area with around 170 of these visited. Only half of those building sites had someone present at the time of the visit.

Where site personnel were encountered, contractors on site either did not want to talk or were too busy. In some cases, they were unable to communicate due to language difficulties. Council’s “Building on small sites – Doing it right” guide book was left with site staff wherever possible and advice was given on possible measures that could be implemented on the site where site personnel were able or willing to discuss this. A small number of site personnel were happy to talk about environmental issues, and it was noted that these people were largely on sites with good controls in place. They were also quick to point the finger elsewhere and ask that Council do something about it.

What was clear however, was that there was a better overall level of environmental compliance compared to the previous Flat Bush project. Generally, building sites were tidy with waste management more noticeable. There were still sites that had waste management issues, however a good proportion of sites had a skip bin present.

Fig 6 – A ‘model’ site. Note waste management, good parking areas and roof rainwater connection. The site is flat and has good natural drainage, negating the need for a silt fence in this instance (Pukekohe West, 2018)
Of note, effective erosion and sediment controls were present across a number of sites visited, a vast difference to the previous Flat Bush project. In some cases, some sites were set up to what would be considered a “model” standard with silt fences in place, compacted aggregate driveways being used and temporary downpipe connections in place to divert roof runoff to stormwater drains during rainfall (bypassing exposed soil on the site). Overall, around 50% of site visited demonstrated some form of effective environmental controls.

While a number of good examples were noted, the same lack of general care was noted in most locations with issues such as mud being tracked off building sites on to surrounding roads, lack of silt fences resulting in runoff to stormwater inlets and lack of waste management resulting in rubbish accumulating around stormwater assets and generally polluting surrounding waterways and stormwater assets such as cesspits and rain gardens. Overall, 35% of sites visited demonstrated poor controls.

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On a positive note, a number of sites in the area appeared to be well managed (16%). In some cases, best-practice management was noted, and this was reinforced to site personnel where possible. It appeared that the more established building companies maintained both tidier and better managed building sites. This is encouraging and something to note for further projects.

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Following the completion of the site visits during June, areas identified with a large number of non-compliant building sites were flagged to L&RC for further attention. The Small Sites Ambassador will continue to liaise with L&RC to determine what level of follow-up is completed in these areas. At the date of writing, L&RC were commencing work in Pukekohe West with a number of abatement notices issued already and are determining actions to take in other areas flagged for action.
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5.0 SUMMARY

The Manukau Harbour holds immense value to Auckland, and New Zealand as a whole. A number of challenges relating to land use practices around the harbour have been identified, with pollution of waterways being one of the major factors identified in the degradation of the harbour. Lack of compliance with environmental protection regulations on small building sites contribute to this degradation through the discharge of contaminants to land and freshwater around the harbour.

The findings from this project demonstrate that on around 35% of sites visited, compliance with environmental protection regulations is not at an acceptable level. This was most evident in areas with a high concentration of building sites in newly subdivided areas to the south of the Auckland Isthmus. The sheer number of building sites active at any one time due to the boom in building activity is challenging Council’s compliance operations across the region.

50% of sites visited across the study area demonstrated some environmental controls, which is some improvement on previously studied areas such as Flat Bush. While there were also some limited examples of very good practices (16% of sites) evident within the areas studied, there is much room for improvement. Continuation of educational programmes, coupled with ongoing targeted enforcement, will begin to make an impression on the development and building industry as a whole.

Small site environmental issues are prevalent within the Manukau Harbour watershed study area and attitudes to environmental protection were mixed. A good proportion of developments demonstrated little effective compliance with the regulations.

An educational pamphlet produced as part of this project for the Manukau Harbour Forum “Protecting our Manukau Harbour – a guide for building sites” will be a useful tool to help spread the message of the Forum in relation to protection of the harbour and the values associated with it. This pamphlet can be included in building consent packs and handed out by L&RC staff working in the Manukau watershed.

A key outcome of the project is achieved through collaboration and liaison with the Licensing and Regulatory Department. Areas where significant levels of non-compliance were noted have been identified for further investigation and compliance follow-up by L&RC. Targeted enforcement operations have since commenced in these areas to improve overall environmental compliance.

Ongoing educational and compliance-related activities that focus on small site environmental issues should be continued by the wider Council family. These activities will help to ensure that the harbour is not degraded further and that water quality targets can be met at a regional level.
6.0 RECOMMENDATIONS

The following recommendations for the Manukau Harbour Forum are made based on the findings from this report. Some of these recommendations are tied to actions already underway through the Auckland Council, while others may be directly undertaken by the Forum themselves.

1. Advocacy to the governing body to increase funding for environmental enforcement
   - Manukau Harbour Forum and Healthy Waters Department advocate strongly with the wider Auckland Council organisation for a focus on concentrated areas of single house construction with respect to environmental compliance monitoring and enforcement.

2. Education Programmes
   - Support for education programmes targeted at small construction site issues such as erosion and sediment control and waste management.
   - Provide educational presentations in newly developing subdivisions in association with developers. E.g. Kahawai Point at Glenbrook Beach have expressed an interest in having AC present to their builders about environmental compliance.

3. Promote the “Protecting our Manukau Harbour – a guide for building sites” pamphlet
   - Advocate for the inclusion of the Forums’ pamphlet to be included in every Building Consent pack issued in the Manukau Harbour catchment.
   - Advocate for L&RC staff operating in the Manukau Harbour watershed to distribute the pamphlet as part of their onsite enforcement work.

4. Advocate for requiring a “Site Management Plan” with all Building Consent applications
   - To ensure every building site has considered the potential issues of the site and appropriate management, applicants would provide a site management plan as part of the Building Consent application.
   - Most issues could be included on an annotated site plan, displaying any erosion and sediment controls, waste and recycling management measures (bins etc), toilet facilities, security fencing.

5. Support an annual Auckland Council / Manukau Harbour Forum Small Site Environmental Management award
   - An annual award open to building companies that build at scale (e.g. more than 20 stand-alone houses per year).
   - Judged by a panel comprised of AC staff and Building Industry representatives.
   - The award would promote excellence in small site management in all aspects such as environmental protection, waste management and minimisation and general site management practices.
6. Support a call for industry self-certification and educational initiatives
   - Environmental accreditation or certification for building companies
   - A “Green Card” approach to site management developed and implemented in a similar way to that of “Site Safe Passports”, required for Health and Safety reasons.
   - Identification of how this accreditation or certificate could benefit developers would require scoping. One option could be those with accreditation would be able to utilise the building and/or resource consent applications fast-track processes.
   - Inclusion of this type of education in trade-related training programmes and through industry training organisations. BCITO, M.I.T, Unitec etc.
   - Advocacy for these issues with professional bodies such as Master Builders, Chinese Building Foundation etc.
   - Auckland Council could advocate for this with the industry.

7. Support further small site ambassador work to gather more data about the environmental effects throughout the watershed to identify where the targeted initiatives team could target enforcement in the future.
7.0 ACKNOWLEDGEMENTS

We acknowledge Auckland Council’s Healthy Waters Department for seeing the value in a Small Sites Ambassador role and programme. Senior Healthy Waters Specialists, Libby Caldwell and Rhianna Drury have been supportive and enthusiastic in their approach to the programme as well as a number of other Healthy Waters staff and management.

Further, we acknowledge the forward-thinking and involvement of the Manukau Harbour Forum and support from the Chair, Saffron Toms for getting behind this initiative and supporting the Small Sites focus.

Finally, we acknowledge Auckland Council’s Licensing and Regulatory Compliance Unit for their ongoing efforts to focus on improving environmental compliance on Small Sites across the region.

Glenn Pope
Environmental Consultant
Ridley Dunphy Environmental Limited

August 2018

Graeme Ridley
Director
Ridley Dunphy Environmental Limited
APPENDIX 1 – EDUCATIONAL PAMPHLET

“Protecting our Manukau Harbour – a guide for building sites”
Best practice site management

We have several resources available to help assist you with best practice on small sites.

How-To videos
Go to www.youtube.com/aclcouncil and search:
- Good building site management
- Building a silt fence and bunds
- Stabilising entrance ways
- Working with concrete
- Catchpit protection

Guides
Go to www.aucklandcouncil.govt.nz and search:
- Building on small sites - doing it right
- Builder’s enviro guide - preventing pollution from your building project

Other useful information
- Rubbish and recycling
- Best management practice - concrete and asphalt
- Manukau Harbour watershed - current state report

You should know

Any construction or development work that creates a nuisance to the public, or causes an unauthorised discharge to the environment, is enforceable with a fine under the Resource Management Act 1991 (RMA). This includes sediment, dust, noise, litter and any pollution entering the stormwater system, streams and the harbour/sea.

If you do not manage the risks of your site, then you can be fined up to $1,000 as an instant fine; and if the offence is serious you can be prosecuted, which can result in fines of up to $600,000.

Manukau Harbour Forum

‘The Manukau Harbour is recognised and valued as a significant cultural, ecological, social and economic taonga’.

The forum was created in 2010 in response to concern about the deteriorating state of the Manukau Harbour. There was an urgent need for a collaborative response to improve its condition. The forum is a collective of representatives of the nine Auckland local boards on the shores of the Manukau Harbour.

Sign up to receive information and news from the Manukau Harbour Forum.

Phone 09 301 0101 or visit aucklandcouncil.govt.nz

Protecting our Manukau Harbour

a guide for building sites
Valuable Manukau Harbour

"e ai ki ngā kōrero... Ngā pōtiki toa a Taikehu", it was once said in the sea off Te Mānuka (now known as Manukau) they found many kanae (mulled), so many they could catch one in each hand.

The Manukau Harbour has many values —

- for Māori, the waterbodies of the harbour continue to hold considerable importance to Mana Whenua who regard them as taonga;
- it is highly valued for recreational activities, including fishing, boating and swimming;
- it is an important diverse ecosystem and supports a range of wildlife, including shorebirds, fish, shellfish, dolphins, whales and sharks.

Discharges of sediment, rubbish, concrete, paint and other site contaminants has a major impact on the harbour, its values and the community.

Protect our harbour for future generations

Down the drain and into the harbour

- Keep sediment and other contaminants out of stormwater drains
- Site rubbish needs to be stored and disposed of properly
- Never put concrete, paint or other waste water down the drain
- Keep roads and kerbing clean and free of sediment

What you need to do

- Contain sediment on site with a silt fence, bund or silt sock
- Utilise skip bins and fencing to keep site rubbish tidy and secure
- Use a bunded wash-down area for concrete/contaminated water
- Use a stabilised entranceway to minimise sediment tracking
Confirmation of workshop records

File No.: CP2018/19586

Te take mō te pūrongo / Purpose of the report
1. This report presents records of the workshop held by the Manukau Harbour Forum on Friday, 17 August 2018.

Whakarāpopototanga matua / Executive summary
2. At the workshop held on Friday, 17 August the Manukau Harbour Forum had briefings on:
   - Small sites ambassador project
   - Work programme update
   - Young Leaders programme

Ngā tūtohunga / Recommendation/s
That the Manukau Harbour Forum:
   a) receive the workshop records for workshop held on 17 August 2018, as presented in Attachment A to this report.

Ngā tāpirihanga / Attachments

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<tr>
<td>A</td>
<td>Manukau Harbour Forum - workshop records - 17 August 2018</td>
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Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Riya Seth - Democracy Advisor - Whau</th>
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<tr>
<td>Authoriser</td>
<td>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</td>
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Workshop Records
Manukau Harbour Forum

Date:  Friday 17 August 2018
Time:  10.05am – 12.00pm
Venue:  Mangere-Otahuhu Local board office, Shop 17, 93 Bader Drive, Mangere
Town Centre

Chairperson  Saffron Toms  Waitakere Ranges Local Board  (from 10.05am, item 1)
Deputy  David Holm  Puketapapa Local Board
Chairperson  Alan Cole  Franklin Local Board
Members  Carrol Elliott, JP  Mangere-Otahuhu Local Board  (from 10.10am, item 1)
      Joseph Allan  Manurewa Local Board
      Chris Makoare  Maungakiekie-Tamaki Local Board
      Dawn Trenberth  Otara-Papatoetoe Local Board
      Bill McEntee  Papakura Local Board
      Tracy Mulholland  Whau Local Board
Also Present  Cr Josephine  Auckland Council Councillor  (from 11.05am, item 2)
Staff  Bartley  Glenn Boyd (Relationship Manager), Rhianna Drury (Senior Healthy Waters
       Specialist), Miriana Knox (Relationship Advisor, I&ES), Riya Seth (Democracy
       Advisor)

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<td>1.0 Small sites ambassador project</td>
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Presenters: Glenn Pope (Ridley Dunphy Environmental Ltd), Rhianna Drury

Time:  10.05am – 10.50am

Members received an update on Small Sites “Ambassador” programme. Primary focus of this
programme is to educate developers, builders, tradespeople & contractors involved in housing
development, about good environmental practices; which will lead to reducing the impact of
construction activities on waterways and the Manukau Harbour. The following points were noted:

a) 13,000 dwellings were consented by council in year to May 2018, roughly 30% of those
are in the Manukau Harbour catchment.

b) Small lot developments have cumulative effect on the health of our harbours (with respect
to sediment run-off, concrete run-off, rubbish management issues etc).

c) Problems are due to low awareness of issues leading to poor practice and a number of
smaller builders not complying with resource consent conditions and Unitary Plan.

d) There has been a drop in Auckland Council monitoring with regards to small sites as
efforts have been more towards larger scale developments. However, License and
Regulatory Compliance team has come back to the matter which is now one of the
focuses of a small project team.
Item 13

e) As part of this project 170 sites were observed, visited and developers/builders/associated contractors were contacted in high development areas.
   - Approx. 380 active building sites in area of focus
   - 170 building sites visited during programme
   - Of those visited, 50% were unmanned at time of visit
   - 35% had poor controls
   - 50% had some controls
   - 15% had good controls
   - Contractors (plumbers, gib stoppers, electricians etc) not engaged
   - Builders – some engaged, others ignored or language a difficulty
   - Developer – often not available on site

f) ‘Doing it right' guide to residential development is a larger resource that has been developed by compliance team. These YouTube clips guides are available online but there are limited views (approximately 1000 each) to date, after about 12 months being up.

g) Detailed report on small site ambassador programme will come to the forum for direction on recommendations.

h) Opportunity is there to enhance compliance by pre-work with developers to integrate improvements early; promote ‘Building on small sites – Doing it right' guide book, advocacy on site management plans with every Building Consent application, advocate/support industry self-certification Green-Card, Small Site environmental award and how to link with Master Builders and Certified Builders industry groups.

i) Discussion around how to facilitate process and look at possible incentivising good practice.

j) Building inspectors are an internal group to educate.

2.0 Work programme update

Presenters: Glenn Boyd, Miriana Knox, Chris Baldock (via Skype)

Time: 10.50am – 11.40am

Members received an update on the forum’s 2018/2019 proposed work programme. It was noted that the member local boards allocated funding to the 2018/2019 forum’s work programme as part of their local environment work programme budgets in June 2018. The total budget received was $81,000, a $9000 increase in funding from the work programme approved in February 2018. The following points were discussed:

a) Communications plan will be managed by Auckland Council communications staff with contractor support on collateral and newsletter development.

b) Opportunity around developing a visual story-board for use at engagement events; updating MHF brochure; signage project (across the harbour) – to create interest around MHF.

c) Mana whenua input – work needs to be done to have mana whenua input into communications plan. It was noted that mana whenua are not stakeholders and input should be sought separately (not as a part of stakeholder input).

d) Symposium – options were discussed:
   - split into two events specialist evening and community morning.
   - Take community empowerment approach.
   - Look at potential link into existing events eg: Sea-week and other engagement events.
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<td>e) Healthy Waters are putting regional efforts in the small sites compliance and enforcement matters – there is a need to ensure that the staff are educated.</td>
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<td>f) “Green Card” approach to site management was supported by forum members – need to be implemented regionally in a similar way to that of “Site Safe Passports” required for Health and Safety reasons.</td>
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3.0 **Young Leaders programme**  
*Presenters: Miriana Knox, Bridget Glasgow*  
*Time: 11.40am – 12.00pm*

Members received an update on the Young Leaders programme. The following points were noted:

- a) Increase in budget was requested which will provide use of marae of choice to reduce reliability on volunteers and increase engagement with mana whenua.  
- b) Three days workshop was part of a yearlong programme of many workshops across aspects of sustainability.  
- c) A number of projects have been taken back to schools and young leaders have taken leadership role in bringing council into schools.  
- d) Focus of funding has been around developing relationships between young leaders and mana whenua and working with locals of the harbour.  
- e) Support towards co-design (forum members and young leaders) of a Manukau Community open day.