

Summary

The Proposal is unable to meet the permitted standards relating to indigenous vegetation clearance on the Rangitata River banks (**3.9.11**), total volume of earthworks (**3.9.13**) and disposition of clean fill for the construction of the sluice channel and fish bypass outlet (**3.9.15**) for the Rural Zone and as such is considered as a **Restricted Discretionary Activity** in accordance with **Rule 3.8.4**.

The Proposal results in the construction of structures attached to the bank of the Rangitata River (sluice channel and fish bypass outlet) and is therefore a **Discretionary Activity** in accordance with **Rule 3.8.5 e**).

The Proposal results in the deposition of more than 200m³ of clean fill associated with the construction of the armouring of the sluice channel along with construction activities and the deposition of rocks associated with the lower terrace ecological refuge and is therefore considered as a **Non Complying Activity** in accordance with **Rule 3.8.6**.

The Proposal results in a number of infringements to the transportation provisions in Section 10, being; the minimum number of cycle parking standards is unable to be met (**10.8.6**), the required number of trees are not provided within the White Water Course car park (**10.8.11**), the realigned Shepherds Bush Road is not proposed to be sealed for its entirety (**10.9.1**), the proposal will exceed the maximum number of vehicle crossings per site during construction (**10.9.5**), a vehicle crossing is unable to meet the minimum sight distance requirements (**10.9.6**) and the realigned Shepherds Bush Road will result in the separation distance between intersections not being met (**10.9.11**). As such the application shall be considered as a **Restricted Discretionary Activity** in accordance with **Rules 10.7.2a and b**.

The Proposal is a utility that is not specifically provided for as a permitted or restricted discretionary activity and as such is a **Discretionary Activity** in accordance with **Rule 14.7.4d**. In addition to this, the proposal is unable to comply with Site Standards 14.8.4 (Depots), 14.8.6 (Outdoor Storage) and 14.8.8 (Landscaping).

The proposed upgrade to the canal utility structures are unable comply with the Rural Zone earthworks standards and as such are considered a **Discretionary Activity** in accordance with **Rule 14.7.4 e**).

The construction of the sluice channel, lower terrace restoration area and fish bypass on the bed of the Rangitata River and within the 20 metre setback is considered a **Discretionary Activity** in accordance with **Rule 14.7.4 e)**.

Some temporary construction buildings will be located on the site for in excess of 12 months, resulting in a **Restricted Discretionary Activity** in accordance with **Rule 15.9.3**.

During construction of the Proposal it is expected that up to 20,000 litres of diesel and 5,000 litres of petrol will be stored on site, exceeding the permitted level and as such being considered as a **Discretionary Activity** in accordance with Rule **16.7.3**.

Note: This assessment of the Proposal has been completed against all of the applicable Ashburton District Plan provisions. It is noted that the introduction to Section 14 Utilities, Energy and Designations states:

The rules contained in this section take precedence over any other zone rules that may apply to utilities in the District Plan, unless specifically stated to the contrary.

Whilst initial discussions with Ashburton District Council have indicated that Council’s application of this guidance note for similar applications has resulted in no consideration of the Rural Zone provisions, this assessment has adopted a conservative approach to its interpretation and as such provided full consideration of all of the provisions, including the Rural Zone, for completeness.

Section 14: Utilities, Energy and Designations		
Rule	Compliance	Comment
14.7 – Rules - Utilities¹		
14.7.4 d)	Discretionary Activity	Rule 14.7.4 d) prescribes a Discretionary Activity status to any Utility Activity not otherwise listed as a permitted or restricted discretionary activity.
		Comments The Water Storage Facility and associated structures are considered as a new utility that is not specifically provided for. In addition to this, the proposal is unable to comply with Site Standards 14.8.4 (Depots), 14.8.6 (Outdoor Storage) and 14.8.8 (Landscaping).

Utility - means facilities, structures and works necessary for, incidental to, and associated with, providing the following:

- the generation and transmission of energy;
- transportation networks and navigational aids;
- the storage, treatment and conveyance of water, stormwater and sewage;
- the disposal of waste;
- radiocommunications and telecommunications;
- the protection of the community from natural hazards;
- monitoring and observation of weather;
- undertaking a project or work described as a “network utility operation” by regulations made under the Resource Management Act.

14.7.4 e)	Discretionary Activity	Rule 14.7.4 e) prescribes a Discretionary Activity status to any Utility Activity that is located on land located within the bed of any water body or within 20m of any river or stream.
		Comments The sluice channel, lower terrace habitat restoration and fish bypass return are located within both the bed of the Rangitata River and the 20m setback.
14.8 – Site Standards		
14.8.1 - All Lines, including Telecommunication Lines, and Transformers	N/A	<p>a) All new lines shall be located underground within Residential, Open Space B or Business Zones and within the Residential and Commercial Areas of the Aquatic Park Zone. Except that new lines may be located above ground within Residential, Open Space B or Business Zones, and within the Residential and Commercial Areas of the Aquatic Park Zone, provided that no additional poles or other support structures are erected.</p> <p>b) All poles and/or towers that no longer support wires/lines, and which are no longer required for any other purpose, shall be removed within 1 month of lines being replaced, removed or placed underground.</p> <p>c) In those zones where lines are to be located underground in accordance with Site Standard 14.8.1 above, all transformers shall be located at ground level. Except that: Transformers not exceeding 150kVA may be pole-mounted, where they are located on poles supporting existing above ground lines.</p>
		Comments Complies. The Proposal does not include any lines or transformers.
14.8.3 – Setbacks	Complies	<p>Sets out setback provisions as follows:</p> <p>a) Any support structure for lines within Rural Zones shall be setback a minimum distance of 15m from any intersection; measured parallel from the centreline of the carriageways, at the point where the roads intersect.</p> <p>b) All telecommunication, radiocommunication and/or meteorological facilities within a Rural or Business Zone over 10m in height shall be setback a minimum distance of 5.5m from a Residential, or Open Space Zone boundary.</p> <p>c) Utility buildings more than 10m² in ground floor area and/or over 2m in height shall be setback from the road boundary by a distance of not less than half the height of the structure, or 2m, whichever is the greater, Except that: In Business Zones and the Commercial Area of the Aquatic Park Zone utility buildings may be setback from the road boundary in accordance with the relevant</p>

		<p><i>Site Standard applying to the Zone or Commercial Area concerned.</i></p> <p>d) <i>In Residential, Open Space B, Aquatic Park, and Rural Zones, utility buildings more than 10m² in ground floor area and/or 2m in height shall be setback from internal boundaries by a distance of not less than half the height of the structure, or 2m, whichever is the greater.</i></p> <p>e) <i>Dams, water reservoirs, and storage ponds shall be setback 1 metre from the road boundary except that at intersections, they shall be setback 3 metres.</i></p> <p>Comments</p> <p>a) N/A – the Proposal does not include support structures for lines.</p> <p>b) N/A – the Proposal does not include telecommunication, radiocommunication and/or meteorological facilities.</p> <p>c) N/A – the proposal does not include utility buildings.</p> <p>d) N/A – the proposal does not include any utility buildings.</p> <p>e) Complies. The proposed Water Storage Facility is setback a minimum of 1m from road boundaries, except that at intersections where a minimum of 3m is provided. It is proposed that the Pond is separated from the realigned Shepherds Bush Road by a minimum of 9 metres.</p>
14.8.4 – Depots ²	Does Not Comply	<p><i>No depot shall be established on a site within a Rural, Residential, Aquatic Park or Open Space Zone or on sites adjoining, or facing across a road, a Residential, Open Space, or Aquatic Park Zone.</i></p> <p>Comments</p> <p>Will not comply. The Proposal does not include the permanent establishment of depots. It is noted that three temporary depot's are proposed during construction for the storage of vehicles and a small amount of materials. These areas will be rehabilitated following completion of the project.</p>
14.8.5 – Utility Building Scale	N/A	<p><i>Utility buildings and buildings ancillary to utilities in all zones shall not exceed a gross floor area of 50m², or a height of 3.5m.</i></p> <p>Comments</p> <p>N/A. No permanent utility buildings are proposed.</p>
14.8.6 – Outdoor Storage ³	Does Not Comply	<p><i>All outdoor storage shall be screened from public view (except for lines and support structures for lines) by</i></p>

²Depot - means a place for the storage of large quantities of goods, or a place where motor vehicles are housed and maintained, or a railway or bus station.

		<i>landscaping or solid fencing at least 1.8m in height.</i> Comments Will not comply. Whilst no permanent outdoor storage is proposed, the areas identified as depot's will be used to store vehicles, equipment and machinery for the extent of the construction period. Depot's 2 and 3 will be largely screened from public view, however Depot 1 is located adjacent to Montalto Road and it is not proposed to be screened.
14.8.8 – Landscaping	Does Not Comply	<p>a) <i>Sites containing buildings more than 10m² in ground floor area and/or over 3m in height shall provide a landscaped area within the setback with a minimum width of 2m along road boundaries and along internal boundaries within or adjoining Residential, Open Space Zones and within or adjoining the Residential and Recreational Areas of the Aquatic Park Zone.</i></p> <p>b) <i>Depots containing no buildings shall provide a landscaped area in accordance with the rules of Business D zone, with a minimum depth of 3m along road boundaries.</i></p> <p>Comments</p> <p>a) Will not comply. Temporary buildings associated with construction activities will be located within the depot areas for use as offices and staff facilities. It is proposed to retain the buildings on site for the duration of construction, up to 5 years. Some buildings are likely to be in excess of 10m² in size and it is not proposed to landscape the area between the buildings and the road.</p> <p>b) Will not comply. It is not proposed to landscape the depot areas.</p>
14.8.9 – Flood Risk	N/A	The Site is not located within an area of identified flood risk.
Section 3: Rural Zones		
Rule	Compliance	Comment
3.8 – Rules – Rural Zone		

³ Outdoor Storage - means land used for the purpose of storing items, vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.

3.8.2 – Permitted Activities	Permitted Activity	The Proposal includes the operation of a White Water Course. The WWC will be run as a recreational activity and not as a commercial enterprise. Section 3.8.2 identifies recreational activities as a permitted activity provided they are not located on the surface of water bodies ⁴ .
3.8.4 – Restricted Discretionary Activities	Restricted Discretionary Activity	<p>The Proposal requires resource consent as a Restricted Discretionary Activity for non-compliance with the following Site Standards:</p> <ul style="list-style-type: none"> 3.9.2 – Site Coverage 3.9.11 – Indigenous vegetation clearance 3.9.13 – Earthworks 3.9.15 – Deposition of Clean Fill
3.8.5 e) – Activities on the Surface of Water Bodies	Discretionary Activity	The Proposal requires resource consent as a Discretionary Activity for the construction of structures (sluice channel and fish bypass outlet) that are attached to the bank of the Rangitata River.
3.8.6 Non-Complying Activities e) Deposition of demolition material or clean fill; except where listed as a Permitted Activity.	Non-Complying Activity	The Proposal requires resource consent as a Non-Complying Activity as it will result in the deposition of more than 200m ³ of clean fill during the construction of the armouring of the sluice channel and relocated rocks from the construction area associated with the lizard sanctuary.
3.9 – Site Standards		
3.9.1 – Residential Site Density	N/A	Residential density.
		N/A. The Proposal does not include residential activities.
3.9.2 – Site Coverage	Complies	<p>Maximum percentage/area of the net area of any site covered by buildings and impervious surfaces shall be:</p> <p>Rural A 10% of net site area or 2000m², whichever is the lesser</p> <p>Rural B and C 5% of net site area.</p>
		<p>Comments</p> <p>Complies. Following advice from ADC it is concluded that the standard does not apply to the construction of the Pond. The proposed ablution block associated with the White Water Course is able to comply with the standard.</p>

⁴ **Waterbody:** means any fresh water in a river, lake, stream, pond or wetland, or any part thereof (including ephemeral and modified), but excludes an artificial watercourse or waterbody.

3.9.3 – Height of Buildings	Complies	<p><i>Maximum height of any building shall be:</i></p> <ul style="list-style-type: none"> • 10m in Rural A and B for buildings used other than for the purposes of undertaking a farming activity; • 20m in Rural A and B for buildings for the purposes of undertaking a farming activity; • 15m in Rural C for all buildings, including silos. <p>Comments</p> <p>Complies. ADC have confirmed that the embankments associated with the Pond are not considered buildings. The only permanent building proposed is an ablution block associated with the White Water Course. The proposed building will not be in excess of 10 metres in height.</p>
3.9.4 – Setback from Roads	Complies	<p>a) <i>The minimum setback of buildings from road boundaries shall be 10m;</i></p> <p>b) <i>Notwithstanding the above, the following activities shall be setback 50 metres from road boundaries:</i></p> <ul style="list-style-type: none"> • feedpads; • dairy/milking sheds; • buildings (over 100m² in area) designed and/or used for the housing and/or shelter of stock; or • buildings designed and/or used for the housing and/or shelter of livestock as part of any intensive farming activity. <p>c) <i>Any residential unit or additions or alterations to the same erected between 20-80m from the nearest traffic lane of SH1 and SH77 shall be required to comply with the international noise guidelines outlined in AS/NZS2107: 2000.</i></p> <p>Comments</p> <p>a) Complies. All temporary construction buildings and the permanent White Water Course ablution block will be setback in excess of 10 metres.</p> <p>b) N/A – the Proposal does not include buildings used for farming activities.</p> <p>c) N/A – the Proposal does not include residential activities.</p>
3.9.5 – Setback from Neighbours	Complies	<p><i>Minimum setback of buildings from internal boundaries of any site held in separate ownership shall be:</i></p> <ul style="list-style-type: none"> • Residential units = 20m • Retail, commercial, home occupations and visitor accommodation = 25m • Housing or shelter of livestock as part of ‘intensive farming’, etc = 80m

		<ul style="list-style-type: none"> <i>Housing of any other animals = 30m</i> <i>All other buildings with a gross floor area exceeding 5m² = 3m</i> <i>All other buildings with a gross floor area less than 5m² = no setback</i>
		Comments Complies. All temporary construction buildings and the permanent White Water Course ablution block will be setback in excess of the required standard.
3.9.6 – Setback from Gravel Pits and Quarries	N/A	<i>Minimum setback of residential units from the boundary of sites containing gravel pits and quarries shall be 100m.</i>
		N/A. No residential units are proposed.
3.9.8 – Setback from Stopbanks	N/A	<i>a) All buildings shall be set back a minimum distance of 100m from the centre line of any stopbank erected by the Canterbury Regional Council. (Refer Appendix 3-1.)</i>
		Comments N/A. There are no stopbanks in the vicinity of the Site that have been established by the Canterbury Regional Council.
3.9.9 – Flood Risk	N/A	<i>a) All new structures, buildings or extensions to existing buildings that are to be constructed on a site identified as being at risk from flooding, shall have a minimum floor height of 150mm above the level of the 1 in 200 year flood event</i>
		Comments N/A. The Site is not identified as being at risk from flooding.
3.9.10 – Retail Sales and Commercial Activities	N/A	<i>a) Retail display and sales are limited to single retail outlets, not exceeding a gross floor area of 40m² and located within buildings.</i> <i>b) Group visits to sites used for farming or residential activities shall not result in the maximum number of vehicles visiting the site exceeding 3 buses per week and 25 cars per week.</i> <i>c) There shall be no lighting from external light sources at night (between one hour after sunset and one hour before sunrise) of any retail sales or commercial activity.</i> <i>d) Within the Mt Hutt ski-field Policy Area as shown on the Planning Maps, there shall be no lighting from external light sources at night (between sunset and sunrise) for recreational activities, other than lighting for snow grooming and ski field maintenance.</i>
		Comments

		N/A. There are no retail sales or commercial activities proposed.
3.9.11 – Indigenous Vegetation Clearance	Does Not Comply	<p>a) <i>No clearance of indigenous vegetation in the Rural C Zone, Group 2 Areas of Significant Nature Conservation, or Hakatere, River Valley, and Front Range Outstanding Natural Landscapes as defined on the Planning Maps shall exceed:</i></p> <ul style="list-style-type: none"> • <i>1,000m² in area on any site in any continuous period of 5 years; or</i> • <i>100m² in area in any continuous period of 2 years, where the indigenous vegetation has a closed canopy over that area and the average maximum height of that canopy is greater than or equal to 3m; or in the case of shrublands 1.5m; or</i> • <i>100m² in area of matagouri or beech (in one continuous block), in any continuous period of 2 years, where the average maximum height of the canopy of the matagouri is greater than or equal to 1.5m; or</i> • <i>500m² of Chionochloa spp (tall tussock) in any continuous period of 5 years, except where this occurs as a secondary component within an area of improved pasture.</i> <p><i>Except that within each area separately identified on the Planning Maps as being of significant nature conservation value (Group 2 areas only), no clearance of Chionochloa spp (tall tussock) shall exceed 100m² in any continuous period of 5 years.</i></p> <p><i>This rule shall not apply to the Mt Hutt ski-field area.</i></p> <p>b) <i>In the Inland Mountain Outstanding Natural Landscapes or any Group 1 Area of Significant Nature Conservation as defined on the Planning Maps there shall be no clearance of indigenous vegetation. Except that this rule shall not apply to the maintenance of existing tracks up to 6 metres in width within Areas of Significant Nature Conservation numbers 17, 25 and 36 in the locations identified in Appendix 3-2 (Maps 1, 2 and 5), including but not limited to earthworks and the clearance of vegetation. Except that within Areas of Significant Nature Conservation numbers 25 and 26 in the location identified in Appendix 3-2 (Map 3), matagouri may be cleared as part of ongoing scrub management for farming purposes as follows:</i></p> <ul style="list-style-type: none"> • <i>20,000m² (2 ha) in area where the average maximum height of the canopy is less than 1.5m, in any continuous 10 year period; and</i> • <i>1,000m² where the average maximum height of the canopy is equal to or greater than 1.5m, in any continuous 10 year period.</i> <p><i>Note: The canopy height is to be determined over each area of 1 hectare where the vegetation is</i></p>

		<p>greater than 1 hectare in area, or over the lesser area where the area of vegetation is less than 1 hectare.</p> <p>Except that within Areas of Significant Nature Conservation numbers 25 and 26 in the location identified in Appendix 3-2 (Map 4), matagouri may be cleared as part of ongoing scrub management for farming purposes as follows:</p> <ul style="list-style-type: none"> • 70,000m² (7 ha) in area where the average maximum height of the canopy is less than 1.5m, in any continuous 10 year period; and • 1,000m² where the average maximum height of the canopy is equal to or greater than 1.5m, in any continuous 10 year period. <p>Note: The canopy height is to be determined over each area of 1 hectare where the vegetation is greater than 1 hectare in area, or over the lesser area where the area of vegetation is less than 1 hectare.</p> <p>c) In, or within 100m of any lake, or 20m of any naturally occurring wetland, river or stream, there shall be no clearance of indigenous vegetation exceeding 100m² in area in any one hectare in any one calendar year, other than the clearance of exotic pest plants.</p> <p>d) There shall be no clearance of indigenous vegetation on any sites in the Rural A and B Zones, except where it is planted in a domestic garden or used for shelter purposes.</p> <p>Comments</p> <p>a) N/A. The Site and proposed works area is not identified on the Planning Maps as being located within the Rural C Zone, a Group 2 Area of Significant Nature Conservation Value, the Hakatere River Valley or the Front Range Outstanding Natural Landscapes.</p> <p>b) Will not comply. The proposed works to establish the sluice channel, lower river terrace restoration area and fish bypass outlet involve construction activities within Significant Nature Conservation Value site number A49 – <i>Lower Rangitata River</i>, which is listed as a Group 1 Area within Table 3-1. The proposed works may involve the removal of limited indigenous vegetation along the margins of the Rangitata River. It is noted however that the establishment of the wetland will result in a substantial increase in indigenous vegetation along the river margin.</p> <p>c) Will not comply. The proposed works to establish the sluice channel, lower river terrace restoration area and fish bypass outlet are located within the Rangitata River. Some indigenous vegetation removal may be required to facilitate these construction activities.</p> <p>d) Complies. As identified in the Terrestrial Ecology report (section 4.1), there is limited indigenous</p>
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		vegetation located within the Site. The isolated areas of vegetation are currently used for shelter purposes.
3.9.12 – Tree Planting	Complies	<p>b) <i>Tree planting in the Rural A and B Zones:</i></p> <ul style="list-style-type: none"> <i>any new tree shall be planted a minimum of 2.5 metres from any internal boundary adjacent to an existing residential unit on a neighbouring property.</i>
		<p>Comments</p> <p>Complies. All future tree planting associated with the Proposal will comply with the required standard.</p>
3.9.13 – Earthworks	Does Not Comply	<p>a) <i>Earthworks in the Rural C zone shall not exceed 2000m³ (volume) or 2000m² (area) in any one hectare in any continuous period of 5 years other than the repair and maintenance of operational tracks. This clause shall not apply to the Mt Hutt ski-field area.</i></p> <p>b) <i>Earthworks in the Rural A and B zones (excluding dig and fill for drainage works), shall not exceed a maximum volume of 5000m³ over an area no greater than 2000m² on any one site per annum.</i></p> <p><i>Except that:</i></p> <ul style="list-style-type: none"> <i>Earthworks shall not be located on slopes with an angle greater than 20o (measured as an average slope angle over any 100m length slope), other than the repair and maintenance of operational tracks. This clause shall not apply to the Mt Hutt ski-field area.</i> <i>Earthworks identified as a geoconservation site shall not exceed 50m³ (volume) or 50m² (area) in any one hectare in any continuous period of 5 years, other than the repair and maintenance of operational tracks</i> <i>No earthworks shall occur in the areas identified on the Planning Maps as being of significant nature conservation value, except that this shall not apply to the maintenance of existing tracks up to 6 metres in width in Areas 17 and 36 in the locations identified in Appendix 3-2, including but not limited to earthworks and the clearance of vegetation, and shall not apply to any existing, permitted or consented Rangitata Diversion Race infrastructure within riverbeds.</i> <i>No earthworks shall occur in, or within 20m of any naturally-occurring wetland; (Except as provided for under Zone Standard 3.10.7)</i> <i>No earthworks shall occur within 100m of any lake, or 20m of any river or stream.</i>
		<p>Comments</p> <p>a) N/A – the Site is not located within the Rural C Zone.</p>

		<p>b) Will not comply. The Proposal includes earthworks of up to 11,000,000m³ in volume over an area of 500 hectares, which exceeds the limits prescribed for the Rural B Zone.</p> <p>Additionally, the Proposal includes earthworks within Area of Significant Nature Conservation Value site number A49 – <i>Lower Rangitata River</i> and within the Rangitata River associated with construction of the sluice channel, lower river terrace restoration area and fish bypass outlet.</p>
3.9.14 - Buildings	N/A	<p>b) <i>Notwithstanding clause a) above no buildings shall be erected:</i></p> <ul style="list-style-type: none"> <i>in any Area of Significant Nature Conservation Value as identified on the Planning Maps;</i> <i>in or within 20m of any naturally-occurring wetland; and/or within 100m of any lake, or 20m of any river or stream;</i> <i>above the Altitudinal Land Use Line shown on the Planning Maps (except within the Mt Hutt ski-field area); in the Inland Mountain Outstanding Natural Landscape.</i> <p>Comments</p> <p>N/A. There are no buildings proposed within the Area of Significant Nature Conservation Value of the Rangitata River.</p>
3.9.15 – Deposition of Clean Fill ⁵	Does Not Comply	<p><i>Clean fill shall not be deposited:</i></p> <ul style="list-style-type: none"> <i>in the areas identified on the Planning Maps or Appendix 3-3 as being a geoconservation site;</i> <i>in the areas identified on the Planning Maps as being of significant nature conservation value;</i> <i>within any naturally-occurring wetland;</i> <i>within 100m of any lake, 20m of any wetland, or 20m of any river or stream.</i> <p>Comments</p> <p>Will not comply. The Sluice Channel is proposed to be lined with rock in order to protect the floor from erosion. As such ‘clean fill’ will be deposited within an Area of Significant Nature Conservation Value and the Rangitata River.</p>
3.9.16 – Frost Fans	N/A	N/A. The Proposal does not include the establishment or operation of frost fans.

⁵ Clean Fill - includes any natural material which is free of: combustible, putrescible, degradable or leachable components or materials likely to create leachate by means of biological breakdown; hazardous substances or any products or materials derived from hazardous waste treatment, stabilisation or disposal practices; contaminated soil or other contaminated materials; medical or veterinary waste; asbestos or radioactive substances. It includes (but is not limited to) clay, rock, concrete and bricks

3.10 – Zone Standards		
3.10.1 – Residential Density	N/A	The Proposal does not include the establishment of residential activity.
3.10.2 – Setback of Residential Units from Intensive Farming Activities and Similar Activities	N/A	The Proposal does not include the establishment of new residential units.
3.10.3 – Setback of Buildings from Residential Units	N/A	The Proposal does not include the establishment of new buildings for farming or related activities.
3.10.4 – High Flood Hazard Areas Rural A and B Only	N/A	The Site is not identified as being at risk from flooding.
3.10.5 – Retail Sales	N/A	The Proposal does not include retail sales.
3.10.6 – General Indigenous Vegetation and Tree Planting	Complies	<p>a) <i>In the Rural C zone, above the Altitudinal Land Use Line as shown on the Planning Maps, there shall be no removal/clearance of indigenous vegetation except for the clearance of amenity plantings. Except that this rule shall not apply to the Mt Hutt ski-field area.</i></p> <p>b) <i>There shall be no tree planting (other than the planting of indigenous vegetation) on any land above the Altitudinal Land Use Line (other than in the Mt Hutt ski-field) or within an Area of Significant Nature Conservation as identified on the Planning Maps.</i></p>
		<p>Comments</p> <p>a) N/A – the Site and proposed works area are not located within the Rural C Zone.</p> <p>b) Complies. The Site is not located above the Altitudinal Land Use Line. There will only be planting of indigenous vegetation within the Area of Significant Conservation Value.</p>
3.10.7 – Intensive Farming and Disposal or Storage of Effluent	N/A	The Proposal does not include intensive farming or the disposal or storage of farm-related effluent.
3.10.8 – Setback from High-Voltage Transmission Lines	N/A	The Planning Maps do not identify a high-voltage transmission line within the Site or proposed work area.
3.10.9 – Lighting	Complies	<p>a) <i>All fixed exterior lighting shall be directed away from adjacent properties, roads, and railways and angled below the horizontal.</i></p> <p>b) <i>No lighting from any activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property within a Residential Zone, measured at any point more than 2m inside the boundary of the adjoining property.</i></p>

		Comments Complies. All temporary construction buildings and the permanent White Water Course ablution block will contain limited security lighting that will comply with the required standards.
3.10.10 – Surface of Water Bodies	Complies	a) No craft on the surface of any water body shall be used for accommodation.
		Comments Complies. The Proposal does not include the use of craft on the surface of water for accommodation.
3.10.14 – Mineral Extraction and Quarrying	N/A	a) No mineral extraction or quarrying shall be undertaken in: <ul style="list-style-type: none">• Areas of Significant Nature Conservation Value• Geoconservation sites
		Comments N/A. The Proposal does not include mineral extraction or quarrying.
Section 10: Transport		
Rules for Transport		
Rule	Compliance	Comment
10.7.2 Restricted Discretionary Activities	Restricted Discretionary Activity	a) Any activity, which does not comply with any one or more of the following site standards, shall be a restricted discretionary activity, with the exercise of the Council’s discretion being restricted to the matters(s) specified in the applicable assessment matters in 10.10. Resource consent is required as the proposal does not comply with the following site standards: 10.8.6 cycle parking standards 10.8.11 tree planting within car parking areas b) Any Activity which complies with all of the relevant Site and Zone Standards, shall where the Site Standards specify, be a Restricted Discretionary Activity with the exercise of the Council’s discretion being restricted to the matter(s) specified in the applicable assessment matters in 10.10.

		<p>Resource consent is required as the proposal does not comply with the following zone standards:</p> <p>10.9.1 the proposed Shepherds Road realignment will not be sealed</p> <p>10.9.5 exceeding the maximum number of vehicle crossings</p> <p>10.9.6 not complying with the minimum sight distances from vehicle crossings</p> <p>10.9.11 not complying with the required spacing between intersections with the realigned Shepherds Bush Road</p>
10.8 - Site Standards – Parking and Loading		
10.8.1 - Minimum Parking Space Requirements	Complies	<p><i>Table 10-1 prescribes the minimum on-site car parking requirements.</i></p> <p>Comments</p> <p>Complies. The table does not contain any car parking requirements for the Water Storage Facility, any other activity that is similar in nature or for ‘utilities’ generally. As such, there is no minimum on-site car parking requirements for the water storage facility⁶.</p> <p>The White Water Course is most similar in nature to ‘<i>Recreational activities on the artificial lake within the Aquatic Park Zone</i>’, which, within Table 10-1, has an on-site car parking requirement of 10 spaces per hectare of lake. Given the White Water Course has an area of approximately 1,900m², the on-site car parking requirement is 2 spaces. It is proposed to construct up to 40 parking spaces associated with the White Water Course.</p>
10.8.3 Car Spaces for People with Disabilities	Complies	<p><i>a) Where car parking is provided for a non-residential activity, the minimum number of parking spaces for people with a disability shall be as follows:</i></p> <ul style="list-style-type: none"> <i>• no spaces required for the first 9 car parking spaces provided on site;</i> <i>• 1 space where between 10 and 20 car parking spaces are provided on site;</i> <i>• 2 spaces where between 21 and 50 car parking spaces are provided on site;</i> <i>• plus 1 space for every additional 50 car parking spaces provided on site, or part thereof</i>

⁶ Confirmed by way of telephone conversation with Bert Hofmans of Ashburton District Council on the 19th of August 2015.

		<p><i>b) Car parking for people with disabilities shall be located as close as practicable to the building entrance. The spaces should be on a level surface and be clearly marked and designed & constructed in accordance with NZS 4121: 2001 Design for access and mobility: Buildings and associated facilities.</i></p> <p>Comments</p> <p>Complies. Approximately 40 parking spaces are proposed adjacent to the White Water Course, of which at least two will be provided as spaces for people with disabilities.</p>
10.8.4 – Size of Parking Spaces	Complies	<p><i>All required parking spaces, other than for residential units, shall be designed to accommodate a 90 percentile design motor car (refer Appendix 10-2) and shall be laid out in accordance with the minimum dimensions specified within Table 10-2 below and as illustrated within Appendix 10-2:</i></p> <p><i>10.8.4 and Table 10-2 set out the dimensions for parking spaces provided.</i></p> <p>Comments</p> <p>Complies. The dimensions of the parking area will comply with the standards</p>
10.8.5 – Residential Parking Spaces	N/A	The Proposal does not include residential activity.
10.8.6 – Cycle Parking	Does Not Comply	<p><i>All developments, other than residential and farming, are to provide cycle parking at a rate of 1 cycle space for every 20 car parking spaces provided.</i></p> <p>Comments</p> <p>Will not comply. Given the remote location of the site, no cycle parking spaces are provided. It is noted that there is considerable room within the site to accommodate cycle parking.</p>
10.8.7 – On-Site Manoeuvring	Complies	<p>a) <i>The manoeuvring area from the road transport network boundary to any parking space shall be designed to accommodate a 90 percentile car (refer Appendix 10-4).</i></p> <p>b) <i>Onsite manoeuvring for a 90 percentile car (refer Appendix 10-4) shall be provided to ensure that no vehicle is required to reverse either onto or off a site where:</i></p> <ul style="list-style-type: none"> <i>any activity has vehicle access and/or vehicle crossings to an arterial road;</i> <i>any activity provides 4 or more parking spaces having vehicle access and/or vehicle crossings onto a principal or collector road;</i> <i>any activity provides 10 or more parking spaces;</i> <i>three or more residential units share a common access.</i> <p>Comments</p>

		<p>a) Complies. The Proposal incorporates manoeuvring for a 90 percentile car to be carried out within the Site both in relation to the permanent parking area adjacent to the White Water Course and to the temporary activities associated with construction.</p> <p>b) Complies. Vehicle access to the Site is via Shepherds Bush Road, which is a Local Road. All vehicle site activities will be undertaken so as to ensure that manoeuvring is undertaken completely within the bounds of the site.</p>
10.8.10 – Surface of Parking and Loading Areas	N/A	<p>a) <i>The surface of all required parking, loading and trade vehicle storage areas in the Residential Zone, Business A, B, and C Zones, and the Aquatic Park Zone (except parking areas within the Recreational Area of the Aquatic Park Zone), shall be formed to provide an all weather surface.</i></p> <p>b) <i>The first 3m of all such required areas (as measured from the road boundary) shall be formed and sealed for the full width of the vehicle crossing, to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road transport network or service lane.</i></p> <p>c) <i>Parking and loading areas in the Recreational Area of the Aquatic Park Zone shall be formed and oversown with grass so as to maintain the character and appearance of the surrounding recreational area.</i></p> <p>Comments N/A. It is noted that the provisions do not apply to the site. However all parking and manoeuvring areas will be formed to an all weather surface so as to minimise the deposition of material onto the transport network.</p>
10.8.11 - Tree Planting within Car Parking Areas	Does Not Comply	<p><i>Where a car parking area has central parking rows, which do not abut a site boundary or building, trees shall be planted at least 7.5m apart adjacent to the central car parking spaces. The trees shall be protected from damage by vehicles.</i></p> <p>Comments Will not comply. The final design of the car parking area is yet to be determined. However resource consent is sought for a potential breach of this standard should it be determined that planting of central rows is not provided.</p>
10.8.12 – Queuing Length	Complies	<p>a) <i>Where car parking is provided within a site, a minimum queuing length shall be provided in accordance with Table 10-4 for vehicles entering the site (21-50 spaces = 12m queuing length).</i></p> <p>b) <i>The required queuing length shall be measured from the road boundary at the car park entrance to the nearest vehicle control point or the point where entering cars could conflict with vehicles already</i></p>

		<p>on the site.</p> <p>c) Where more than one vehicle crossing is provided to a site, the required queuing length may be assessed for each access point individually, with each parking space allocated to the nearest entry vehicle crossing for the purpose of the assessment.</p>
		<p>Comments</p> <p>Complies. The Proposal incorporates up to 40 car parking spaces. The queuing design requirements are able to be achieved.</p>
10.9 - Zone Standards – Parking and Loading		
10.9.1 – Roading, Access and Vehicle Crossings	Does Not Comply	<p>All new roads shall be laid out and vested in the Council, in accordance with Standard NZS4404:2010.</p> <p>a) Where a new road transport network is proposed that is located in a manner that makes it capable of being extended in the future to service additional land, the future potential daily traffic volume for the extended road shall be used to determine the minimum and maximum widths required in Table 10-5 above. This determination shall be based on the greater of the actual number of allotments served or the potential number of allotments that could be served as a permitted or controlled activity.</p> <p>b) The carriageway of all new road transport networks laid out and vested in accordance with a) above shall be formed and sealed.</p> <p>c) Footpaths shall be constructed as a sealed strip of 1.5m width within the berm.</p> <p>d) All areas of berms not sealed in footpath are to be formed in grass.</p> <p>e) Cul-de-sac shall be constructed with turning heads of the following radii, measured from the centre of the turning head to the kerb face:</p> <ul style="list-style-type: none"> Residential zones and the Residential and Rural-Residential Areas of the Aquatic Park Zone – 9.5m All other zones – 15m <p>f) If the corner lot is included in any subdivision, the corner at the road intersection shall be splayed with a diagonal line reducing each boundary by at least 4 metres from the corner, except that in a Business or Rural Zone or if the highest speed limit on either frontage road is greater than 50km/h, then the diagonal line reducing each boundary shall be at least 6 metres from the corner. The corner rounding or splay shall be vested in the Council.</p> <p>g) Within any new subdivision, provision shall be made for pedestrian and cycle access links, to a level</p>

		<p><i>appropriate to the scale and location of the development.</i></p> <p>h) <i>Where a subdivision adjoins land not yet subdivided, provision shall be made for pedestrian, cyclist and vehicle access linkages between the areas, including vesting of land for future road transport network reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land, or planned road links that may need to pass through the subdivision.</i></p>																
		<p>Comments</p> <p>Will not comply. The realigned Shepherds Bush Road is not proposed to be sealed for its entirety. Its construction meets all other relevant performance standards.</p>																
10.9.2 – Vehicular Access	Complies	<p>a) <i>All vehicular access to fee simple title allotments, cross leases, unit titles or leased premises shall be in accordance with the standards set out in Table 10-6 below. This rule shall not apply to vehicle crossings directly on to individual sites, which do not involve an access (refer to the definition of “access”).</i></p> <table><tr><th>ZONE</th><th>POTENTIAL NO OF SITES</th><th>LENGTH (M)</th><th>LEGAL WIDTH (M)</th><th>CARRIAGE- WAY WIDTH (M)</th><th>TURNING AREA</th><th>PASSING BAY</th><th>FOOT- PATHS</th></tr><tr><td>RURAL</td><td>ANY</td><td>ALL</td><td>10.0</td><td>4.0</td><td>OPTIONAL</td><td>OPTIONAL</td><td>OPTIONAL</td></tr></table> <p>b) <i>The minimum height clearance for all vehicular accesses shall be 4.5m.</i></p> <p>c) <i>Access to allotments with the potential to accommodate more than 6 residential units shall be provided by way of a road and not by a private way or access lot.</i></p> <p>d) <i>All vehicle crossings from sealed roads to vehicular accesses shall be sealed for the full berm width of the adjoining road. In the case of the Rural A, B and C Zones, if the access slopes up from the road, the crossing shall be sealed to a minimum distance of 10m from the edge of the carriageway.</i></p> <p>e) <i>Where an allotment being created by subdivision or a new land use activity establishes on an existing site that has frontage to a state highway as well as to another road, vehicle access and vehicle crossings to the allotment shall be from the other road transport network, rather than the State Highway.</i></p> <p>f) <i>No activity in the lower density area of the Residential C Zone as shown on the Lochhead Outline</i></p>	ZONE	POTENTIAL NO OF SITES	LENGTH (M)	LEGAL WIDTH (M)	CARRIAGE- WAY WIDTH (M)	TURNING AREA	PASSING BAY	FOOT- PATHS	RURAL	ANY	ALL	10.0	4.0	OPTIONAL	OPTIONAL	OPTIONAL
ZONE	POTENTIAL NO OF SITES	LENGTH (M)	LEGAL WIDTH (M)	CARRIAGE- WAY WIDTH (M)	TURNING AREA	PASSING BAY	FOOT- PATHS											
RURAL	ANY	ALL	10.0	4.0	OPTIONAL	OPTIONAL	OPTIONAL											

		<p><i>Development Plan shall have a vehicle access or vehicle crossing to State Highway 77.</i></p> <p>Comments</p> <p>a) Complies. Proposed vehicle access to the Site is able to meet the identified standards.</p> <p>b) Complies . There are no height constraints on vehicular access to the Site.</p> <p>c) N/A. No residential development is proposed.</p> <p>d) Complies. Proposed vehicle crossings shall be constructed in accordance with the required standard.</p> <p>e) N/A. The Site does not have frontage to a State Highway.</p> <p>f) N/A. The Site is located within the Rural B Zone.</p>
10.9.3 – Distances of Vehicle Crossings from Intersections	Complies	<p>a) <i>No part of any vehicle crossing shall be located closer to the intersection of any roads than the minimum distances specified in Table 10-7 below:</i></p> <p>b) <i>Distances shall be measured from the point at which the legal boundary lines of the two road frontages intersect.</i></p> <p>c) <i>Where the boundaries of the site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances, a single vehicle crossing may be constructed provided it is located in the position which most nearly complies with the provisions of these rules.</i></p> <p>Comments</p> <p>a) Complies. The provision requires vehicle crossings to be located at least 50 metres from another intersecting Local Road.</p> <p>b) Complies.</p> <p>c) Complies</p>
10.9.4 – Spacing Between Vehicle Crossings	Complies	<p>a) <i>On Principal and Arterial Roads where the legal speed limit is 100km/hr, the minimum spacing between successive vehicle crossings (regardless of the side of the road on which they are located) shall not be less than 200m. This rule shall not apply to vehicle crossings to farming activities, which do not provide access or a driveway to buildings (other than haysheds).</i></p> <p>b) <i>On Principal and Arterial Roads where the legal speed limit is less than 100km/hr, the minimum spacing between successive vehicle crossings (either single or combined) on the same side of the road, shall not be less than 15m. This rule shall not apply to vehicle crossings which serve residential activities only.</i></p> <p>c) <i>The separation distances shall be measured from the centre of one vehicle crossing to the centre of</i></p>

		<p><i>the succeeding vehicle crossing, parallel to the centreline of the transport network.</i></p> <p><i>d) Where the boundaries of the site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances a single vehicle crossing may be constructed in the position which most nearly complies with the provisions of this rule.</i></p>
		<p>Comments</p> <p>Complies. All proposed vehicle crossings will comply with the identified standards.</p>
10.9.5 – Maximum Number of Vehicle Crossings	Does Not Comply	<p><i>a) The maximum number of vehicle crossings to a site per road frontage shall be in accordance with Table 10-8:</i></p> <p><i>- 3 crossings.</i></p>
		<p>Comments</p> <p>Will not comply. The Plan enables a maximum of 3 vehicle crossings onto Montalto Road along the frontage of the property. It is proposed to establish up to four temporary vehicle crossings to the site, adjoining Compound 1 and at either side of the canal.</p>
10.9.6 – Sight Distances from Vehicle Crossings	Does Not Comply	<p><i>a) Unobstructed sight distances shall be available from all vehicle crossings, in accordance with the minimum sight distances specified in Table 10-9 below:</i></p> <p><i>160m</i></p>
		<p>Comments</p> <p>Will not comply. The provisions require a sight distance of 160m. The existing access adjacent to the RDR on Montalto Road does not satisfy this requirement given the location of the existing bridge. It is noted that the operational speed environment at this point is not at the level of the legal posted speed limit.</p>
10.9.7 - Design and Construction of Vehicle Crossings onto Arterial Roads	Complies	<p><i>a) The length of any vehicle crossing shall be in accordance with dimensions set out in Table 10-10 below: Minimum 4m, Maximum 9m</i></p> <p><i>b) The vehicle crossing length shall be measured along the property boundary.</i></p> <p><i>c) All vehicle crossings on to arterial and principal roads where the speed limit exceeds 50km/hr shall be designed and constructed in accordance with the diagrams included in Appendices 10-7 – 10-8, except for vehicle crossings to farming activities in Rural Zones; this standard shall only apply where a vehicle crossing provides access or a driveway to building(s).</i></p>
		<p>Comments</p> <p>Complies. The proposed vehicle crossings will comply with the standard.</p>

10.9.10 - Minimum Sight Distances from Intersections	Complies	a) <i>Unobstructed sight distances shall be available from all intersections, in accordance with the minimum sight distances specified in Table 10-12: 280 metres</i>
		Comments Complies. The Proposal will result in sight distances exceeding the minimum standard.
10.9.11 – Spacing Between Intersections	Does Not Comply	<i>All intersections shall be designed and located such that the minimum spacing between successive intersections is not less than the minimum distance specified in Table 10-13 below: 800 metres.</i>
		Comments Will not comply. The realigned Shepherds Bush Road/Ealing Montalto Road will be 500 metres to the intersection of Moorhouse/Montalto Road, being less than the 800m requirement.
10.9.12 – Tree Planting – Shading and Intersection Visibility	Complies	a) <i>No tree shall be allowed to grow such that it shades the carriageway of a road throughout the hours of 10am and 2pm on the shortest day of the year.</i> b) <i>No tree shall be planted within 30m of a road intersection, measured to the point at which the legal boundary lines of the two road frontages intersect.</i>
		Comments a) Complies. No trees are proposed within the vicinity of road carriageways. It is noted however that given the height of the proposed embankments shading of the roads will occur. b) Complies. No tree planting is proposed within the vicinity of intersections.
Section 11: Noise		
Rule	Compliance	Comment
11.6 - Rules – Noise		
11.6.1 – Permitted Activities	Permitted Activity	Rule 11.6.1 prescribes a Permitted Activity status for activities that comply with the General and Noise Standards within Section 11 and all the relevant Zone and District Wide rules.
		Comments Once completed, there will be no permanent noise source and as such the Proposal will comply with the identified standards. The construction activities associated with the storage facility are able to comply with the construction noise standards.

11.7 – General Standards		
11.7.1 – Noise Measurement		Noise levels shall be measured and assessed in accordance with NZS6801:2008 Acoustics - Measurement of Environmental Sound, and NZS6802:2008 Acoustics -Environmental Noise.
11.8 – Noise Standards		
11.8.1 – Noise Standards for Zones	Complies	<p>The noise level from activities within any other site shall not exceed the limits set out in Table 11-1 below:</p> <ul style="list-style-type: none"> When measured at or within the boundary of any site zoned Rural B: <ul style="list-style-type: none"> Daytime (07:00hrs to 22:00hrs) = 65dB $L_{Aeq(1\ hr)}$ and 85dB $L_{AF, Max}$ Night-time (any other time) = 45dB $L_{Aeq(1\ hr)}$ and 70dB $L_{AF, Max}$ When measured at the notional boundary⁷ of any residential unit on an adjoining site zoned Rural B: <ul style="list-style-type: none"> Daytime (07:00hrs to 22:00hrs) = 50dB $L_{Aeq(1\ hr)}$ and 75dB $L_{AF, Max}$ Night-time (any other time) = 40dB $L_{Aeq(1\ hr)}$ and 65dB $L_{AF, Max}$ <p>The following activities are exempt from complying with the above noise levels:</p> <p>b) Construction activities (see below).</p> <p>d) Sports events not involving the use of motor vehicles, powered machinery, amplified music, gunfire, or explosives; and non-commercial private social gatherings (see below).</p> <p>Comments</p> <p>Complies. As identified in the Acoustic report, the ongoing operations will not result in any noise generating activities and as such the proposal is able to comply with the noise provisions.</p>
11.8.3 – Construction Noise	Complies	<p>Construction noise shall comply with NZS 6803:1999 Acoustics – Construction Noise.</p> <p>Comments</p> <p>Complies. As identified in the Acoustic report, the proposed construction activities are able to comply with the construction noise provisions of the Plan.</p>
Section 12: Historic Heritage Values and Protected Trees		

⁷ Note 'c)' to Rule 11.8.1:
“When applying the notional boundary provision, the notional boundary is a line 20 metres from any residential unit on any neighbouring site, as defined in NZS6802:2008 Acoustics-Environmental Noise.”

Rule	Compliance	Comment
12.7 - Rules – Heritage and Protected Trees		
	N/A	The Site does not contain any identified Heritage Items or Protected Trees.
Section 13: Signs		
	N/A	No signs are proposed as part of this application.
Section 15: Relocated Buildings and Temporary Activities		
Rule	Compliance	Comment
15.9 – Rules – Temporary Activities		
15.9.3 – Restricted Discretionary Activities	Restricted Discretionary Activity	<i>The following activities shall be Restricted Discretionary Activities, except where listed as a Permitted or Controlled Activity, with the exercise of the Council’s discretion being restricted to the assessment matters in 15.10:</i> <i>a) Any Activity which is listed as a Permitted or Controlled Activity and which does not comply with any one or more of the relevant Site Standards.</i>
15.10 – Site Standards –Temporary Activities		
15.10.1 - Temporary Buildings Ancillary to a Building or Other Construction Project	Does Not Comply	a) <i>Temporary buildings ancillary to a building or other construction project are limited to:</i> <ul style="list-style-type: none"><i>50m² in area;</i><i>remaining on the site for no longer than the duration of the project, or twelve months, whichever is the lesser.</i>
		Comments: Will not comply. There are a number of small temporary construction buildings proposed to be retained on the site. All of the proposed buildings will be less than 50m ² , however a number will remain on site for in excess of 12 months.
Section 16: Hazardous Substances		
Rule	Compliance	Comment
16.7 – Rules – Hazardous Substances		
16.7.3 - Discretionary Activities	Discretionary Activity	Rule 16.7.3 a) prescribes a Discretionary Activity status for the storage of hazardous substances identified in Appendix 16-1, Table 16-1, in quantities exceeding those specified in Column A, but not exceeding those

		<p><i>specified in Column B (where specified), of Table 16-2 for the relevant zone.</i></p> <p><i>Column 'A' of Table 16-2 prescribes the following quantities for the Rural Zones:</i></p> <ul style="list-style-type: none"> <i>• Petrol = up to (and including) 3,000 litres in above ground tanks;</i> <i>• Diesel = up to (and including) 5,000 litres in above ground tanks;</i> <i>• LPG = up to 7.5 tonnes single-vessel in above ground storage tanks, or up to 12 tonnes single-vessel in underground storage tanks.</i>
		<p>Comments</p> <p>Will not comply. The Proposal is for up to 20,000 litres of diesel and 5,000 litres of petrol to be stored on site during construction activities.</p>
16.7.6 – Site Standards		
16.7.7 – Storage and Loading / Unloading Areas	Complies	<p>a) <i>All areas or parts of sites where solid and/or liquid hazardous substances (including waste) are stored shall be sealed, and contained.</i></p> <p>b) <i>Any area used to store any hazardous substance have a surface which:</i></p> <ul style="list-style-type: none"> <i>• Is separated from the bare ground;</i> <i>• Is designed to contain any runoff of the substance or water contaminated with the substance;</i> <i>• Has a minimum area able to be used to contain the hazardous substance amounting to no less than 110% of the total volume of any stored hazardous substance where the area is roofed;</i> <i>• Has a minimum area able to be used to contain the hazardous substance amounting to no less than 120% of the total volume of any stored hazardous substance where the area is unroofed;</i> <i>• Has a containment system designed in such a way as to ensure containment of any hazardous substance that spills due to the collapse of any container (e.g. tank), and the containment from the direct leakage from any container;</i> <i>• Has a containment system sealed with impervious materials that are resistant to breakdown from the particular hazardous substances which they are designed to contain;</i> <i>• Has a containment system that is maintained as and when necessary.</i> <p>c) <i>The hazardous substance is stored in a sealed container which:</i></p> <ul style="list-style-type: none"> <i>• Is made of a sound material that will not be weakened or corroded by the hazardous substance being stored in it;</i> <i>• Is permanently labelled with the name of the contents; and</i>

		<ul style="list-style-type: none"> • <i>Contains only one type of hazardous substance.</i> <p>d) <i>The hazardous substance is not stored:</i></p> <ul style="list-style-type: none"> • <i>On a site identified as being at high risk of flooding;</i> • <i>Within 20m of any waterbody (excluding aquifers);</i> • <i>Within any area of Significant Conservation Value (as shown on the planning maps);</i> • <i>Within any area identified in Section 2 Takata Whenua as a Statutory Acknowledgement area, Silent File area, Wāhi Taonga site, Wāhi Taonga Management Area, or Mahinga Kai site.</i> <p>e) <i>The hazardous substance is not stored within 20 metres of any boundary with a site containing a Sensitive Activity (except where the sensitive activity occurs on the same site as the storage of the substance), or the boundary of any Residential Zone.</i></p> <p>f) <i>The storage of petrol or diesel in above ground tanks in Rural Zones shall be exempt from Site Standards 16.7.7 a), 16.7.7 b) and 16.7.7 c) providing the tank is at least 20m away from any waterbody or artificial watercourse.</i></p> <p>g) <i>The storage of diesel in above ground tanks in association with residential activities shall be exempt from Site Standards 16.7.7 a), 16.7.7 b) and 16.7.7 c).</i></p> <p>h) <i>The storage, loading and unloading of agrichemicals containers with volumes of 20 litres or less shall be exempt from Site Standards 16.7.7 a), 16.7.7 b) and 16.7.7 c).</i></p> <p>i) <i>The storage of transformer oil in transformers, up to a maximum volume of 1000 litres in any one transformer, shall be exempt from Site Standards 16.7.7 a), 16.7.7 b) and 16.7.7 c).</i></p> <p>j) <i>The storage, loading and unloading of hazardous substances in service stations shall be exempt from Site Standards 16.7.7 a) and 16.7.7 b), provided that the service station complies with, as relevant, the Code of Practice for the Design, Installation and Operation of Underground Petroleum Storage Systems published by Occupational Safety and Health Service, 1992, AS/NZS 1596:2008 LP Gas Storage and Handling and the Hazardous Substances and New Organisms Act 1996 (HSNO Act), including HSNOCOP 44 and HSNOCOP 45.</i></p> <p>k) <i>Any storage tanks designed and/or used for the storage of LPG in quantities exceeding 250 litres shall be located at least 30 m from any boundary with either a Residential Zone or the Residential Area of the Aquatic Park Zone.</i></p> <p>l) <i>Any storage of radioactive material, including radiation machines, shall comply with conditions set by the National Radiation laboratory.</i></p>
		<p>Comments</p> <p>Complies. Refer the Construction Methodology Report. Hazardous substances will be stored in Depots 1 or 2 and the area will be constructed to appropriately contain the material in accordance with the</p>

		permitted activity standards.
16.7.8 – Disposal	Complies	<i>a) Collection of hazardous substances for disposal purposes, or for subsequent reuse, shall be in containers that seal and contain the hazardous substances collected and that have contents clearly identified.</i>
		Comments Complies. Should any hazardous substances on site be collected for disposal, it will be done in accordance with the permitted activity standards.