

# Appendix T

## Regional Plan Matters Requiring Consent

## Appendix T – Assessment Against Regional Plans

### 1. Regional Plan: Water for Otago

Rule or standard	Activity Status	Commentary	Approval needed	Assessment matters
<i>12.B Discharge of hazardous substances, hazardous wastes, specified contaminants, and stormwater; and discharges from industrial or trade premises and consented dams</i>				
<p>Rule 12.B.1.8</p> <p>The discharge of stormwater from a reticulated stormwater system to water, or onto or into land in circumstances where it may enter water, is a permitted activity, providing:</p> <p>(a) Where the system is lawfully installed, or extended, after 28 February 1998:</p> <p>(i) The discharge is not to any Regionally Significant Wetland; and</p> <p>(ii) Provision is made for the interception and removal of any contaminant which would give rise to the effects identified in Condition (d) of this rule; and</p> <p>(b) The discharge does not contain any human sewage; and</p> <p>(c) The discharge does not cause flooding of any other person's property, erosion, land instability, sedimentation or property damage; and</p> <p>(d) The stormwater discharged, after reasonable mixing, does not give rise to all or any of the following effects in the receiving water:</p> <p>(i) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or</p> <p>(ii) Any conspicuous change in the colour or visual clarity; or</p> <p>(iii) Any emission of objectionable odour; or</p> <p>(iv) The rendering of fresh water unsuitable for consumption by farm animals; or</p> <p>(v) Any significant adverse effects on aquatic life.</p>	Permitted	<p>Stormwater from the project will be disposed to ground that is not a Regionally Significant Wetland.</p> <p>The road network will capture and convey stormwater which will be collected in mudtanks and then pre-treated to remove sediment, floatables, oils and greases.</p> <p>The system does not convey human sewage as this is contained within the reticulated wastewater network.</p> <p>The system has been designed to avoid property flooding, erosion, land instability and property damage. The Geotechnical report (<b>Appendix XXX</b>) confirms the soils are free draining and suitable for ground discharge.</p> <p>The discharge from the stormwater system is therefore a permitted activity under both Rule 12.B.1.8 and Rule 12.B.1.9.</p>	No	Complies
<p>Rule 12.B.1.9</p> <p>The discharge of stormwater from any road not connected to a reticulated stormwater system to water, or onto or into land, is a permitted activity, providing:</p> <p>(a) The discharge does not cause flooding of any other person's property, erosion, land instability, sedimentation or property damage; and</p> <p>(b) Where the road is subject to works, provision is made for the interception of any contaminant to avoid, after reasonable mixing, the following effects in the receiving water:</p> <p>(i) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or</p> <p>(ii) Any conspicuous change in the colour or visual clarity; or</p> <p>(iii) Any emission of objectionable odour; or</p>	Permitted		No	Complies

Rule or standard	Activity Status	Commentary	Approval needed	Assessment matters
(iv) The rendering of fresh water unsuitable for consumption by farm animals; or (v) Any significant adverse effects on aquatic life.				
<p>Rule 12.B.3 12.B.3.1 Except as provided for by Rules 12.B.1.8 and 12.B.1.9, the discharge of stormwater to water, or onto or into land in circumstances where it may enter water, is a restricted discretionary activity.</p> <p>In considering any resource consent for the discharge of stormwater in terms of this rule, the Otago Regional Council will restrict the exercise of its discretion to the following:</p>	Restricted discretionary	As Rules 12.B.1.8 and 12.B.1.9 are met Rule 12.B.3 is not engaged.	No	N/A
<i>Earthworks for residential development</i>				
<p>Rule 14.5.1.1 The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water, for earthworks for residential development, is a permitted activity, providing:</p> <p>(a) The area of exposed earth is no more than 2,500 m<sup>2</sup> in any consecutive 12-month period per landholding; and</p> <p>(b) Earthworks do not occur within 10 metres of a water body, a drain, a water race, or the coastal marine area (excluding earthworks for riparian planting); and</p> <p>(c) Exposed earth is stabilised upon completion of the earthworks to minimise erosion and avoid slope failure; and</p> <p>(d) Earthworks do not occur on contaminated or potentially contaminated land; and</p> <p>(e) Soil or debris from earthworks is not placed where it can enter a water body, a drain, a race or the coastal marine area; and</p> <p>(f) Earthworks do not result in flooding, erosion, land instability, subsidence or property damage at or beyond the boundary of the property where the earthworks occur; and</p> <p>(g) The discharge of sediment does not result in any of the following effects in receiving waters, after reasonable mixing:</p> <p>(i) The production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or</p> <p>(ii) Any change in the colour or visual clarity; or</p> <p>(iii) Any emission of objectionable odour; or</p> <p>(iv) The rendering of fresh water unsuitable for consumption by farm animals; or</p> <p>(v) Any significant adverse effects on aquatic life.</p>	Permitted	The project earthworks will not meet (a) as the area of earthworks is 5.98 hectares.	Yes	See Rule 14.5.2.1 below.
Rule 14.5.2.1 Except as provided by Rule 14.5.1.1, the use of land, and the associated discharge of sediment into water or onto or into land where it may enter water, for earthworks for residential development	Restricted discretionary	The project is predominantly for residential purposes. Earthworks for the project will cover the entire site area and more than 2,500m <sup>2</sup> will be exposed in any 12-month period as part of these works.	Yes	Discretion is restricted to: (a) Any erosion, land instability, sedimentation or property damage resulting from the activities; and

Rule or standard	Activity Status	Commentary	Approval needed	Assessment matters
				<p>(b) Effectiveness of the proposed erosion and sediment control measures in reducing discharges of sediment to water or to land where it may enter water; and</p> <p>(c) The extent to which the activity complies with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005); and</p> <p>(d) Any adverse effect on water quality, including cumulative effects, and consideration of trends in the quality of the receiving water body; and</p> <p>(e) Any adverse effect on:</p> <ul style="list-style-type: none"> <li>(i) Kāi Tahu cultural and spiritual beliefs, values and uses;</li> <li>(ii) Any natural or human use value;</li> <li>(iii) Use of water bodies or the coastal marine area for contact recreation and food gathering;</li> </ul> <p>and measures to avoid, remedy or mitigate these adverse effects.</p>

## 2. Regional Plan: Waste for Otago

Rule or standard	Activity Status	Commentary	Approval needed	Assessment matters
<p>Rule 5.6.1 Hazardous wastes at contaminated sites</p> <ol style="list-style-type: none"> <li>1. The disturbance of land; or</li> <li>2. The discharge of hazardous waste into water; or</li> <li>3. The discharge of hazardous waste onto or into land in circumstances that may result in that hazardous waste (or any other hazardous waste emanating as a result of natural processes from that hazardous waste) entering water; or</li> <li>4. The deposit of any hazardous waste, in, on or under land; or</li> <li>5. The discharge of hazardous waste into air at or from a contaminated site;</li> </ol>	Discretionary	A search of the ORC Listed Land Use Register confirms there is no record of HAIL activities occurring on the site. There are no known past land uses on the site that would have had the potential to contaminate the site. Recent operations on the site as a construction laydown facility was undertaken in accordance with NZTA's site management practices which require documentation of any spills or incidents that would result in ground contamination. As far as the applicant is aware, no spills or incidents were recorded on the site or documented by the contractor. As such, the ground disturbance proposed does not engage the Regional Plan: Waste for Otago.	No	Complies

## 3. Regional Plan: Air for Otago

Rule or standard	Activity Status	Commentary	Approval needed	Assessment matters
<p>Rule 16.3.1.3 Discharges from domestic heating appliances in Air Zone 2.</p>	Permitted	Freestanding fires are not precluded in residential units should these be installed, or residents choose to install in the future, as Wanaka is within Air Zone 2.	No	Complies

		Zone 2. Modern freestanding fires are designed to meet the specified standards.		
<p>Rule 16.3.13.1 Discharges from miscellaneous activities The discharge of contaminants into air from:</p> <p>(2) Building and construction activities, including road construction and maintenance, but excluding the remediation of asphalt surfaces (seal burning); or [...]</p>	Permitted	Any discharges from building and construction activities, are not expected these will be noxious, dangerous, offensive or objectionable and therefore permitted.	No	Complies