



# Appendix

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## Powerhouse Fast-track Application

Outline of approvals sought under the RMA 1991



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### 3.1.1 Outline of approvals sought under the Resource Management Act 1991

The following Tables identify the range of consents required under National Environmental Standards, Regional Plans and the District Plan.

Each table identifies the rules, standards and consenting status where a breach of that rule or standard occurs.

The list of consents is deliberately conservative, and the project may not trigger all of the consents that are identified in these tables.

Permitted activities have not been listed or identified.

C = Controlled

RD = Restricted Discretionary

D = Discretionary

NC = Non-Complying

<b>Table 1</b>	
<b>National Environmental Standards</b>	
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011	
Resource consent pursuant to Regulations 9-11 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 for soil disturbance in HAIL land (Fernhill Closed Landfill). A Contaminated Soils Management Plan / Detailed Site Investigation will be undertaken as part of the substantive application to confirm which resource consent is required.	
Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017	
Resource consent may be required through Otago Regional Council pursuant to Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017. Harvesting is likely a permitted activity but included out of abundance of caution.	
Resource Management (National Environmental Standards for Freshwater) Regulations 2020	
Resource consent may be required through Otago Regional Council pursuant to the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 in relation to reclamation, culverts and weirs that may be required for the construction of the project.	

<b>Table 2</b>	
<b>Otago Regional Council</b>	
Otago Regional Plan: Water	
Resource consent may be required pursuant to the Otago Regional Council Regional Plan: Water for works within proximity to One Mile Creek and residential earthworks for Fernhill Heights.	
14.4	Structures other than defenses against water on the margins of lakes and rivers – the project may meet permitted activity standards in 14.4.1 for structures within 7m of One Mile Creek, provided the structure does not
	D

	obstruct access for works to mitigate any natural hazard.	
14.4.2	If access is obstructed	D
14.5.2	Earthworks for residential development where exposed earth exceeds 2,500 m <sup>2</sup> in any consecutive 12-month period per landholding	RD
It is not anticipated that there will be any alteration of the bed of a river pursuant to Rule 13.5 of the Regional Plan: Water.		
Additional resource consents may be required pursuant to the Regional Plan: Water for activities such as damming, diversion, discharges, bores, drilling for piles and/or dewatering associated with the project. These are unlikely to be required but included for completeness.		
Otago Regional Plan: Air		
No resource consent will be required pursuant to the Otago Regional Council Regional Plan: Air		
Otago Regional Plan: Waste		
Resource consent may be required pursuant to the Otago Regional Council Regional Plan: Waste for any works that disturb land containing hazardous waste – old Council rubbish dump in vicinity of One Mile Creek. In addition, consent may be required if any part of any site is used for a cleanfill, and results in discharge of any contaminant.		
5.6.1	Disturbance of contaminated land	D
7.6.4	Cleanfill	D

<b>Table 3</b>		
<b>Queenstown Lakes District Council</b>		
<b>Proposed District Plan</b>		
Chapter 21 - Rural Zone		
21.4.9	Use of land or buildings for residential	D
21.4.10	Identification of building platforms	D
21.4.11	Construction of buildings	D
21.4.17	Commercial activities (ancillary)	D
21.4.19	Visitor Accommodation	D
21.4.23	Restaurant including bar	D
21.4.27	Passenger Lift Systems	RD
21.4.27A	Terminal buildings for Passenger Lift Systems	RD
21.4.28	Ski Area Activities	NC
21.4.37	Any activity not otherwise provided for	NC
These activities are subject to Standards in Chapter 21, which may require additional consent based on non-compliance. Examples (not exhaustive list)		
21.5.1	Setback of building	RD
21.5.2	Setback of building	RD
21.5.4	Setback of building	RD
21.5.7	Lighting and glare	NC
21.7.1	Structures	RD
21.7.2	Buildings	RD
21.7.3	Building size	RD
21.7.4	Building Height	RD

21.7.5	Firefighting water and access	RD
21.9.1	Commercial recreational activities (+15 people)	D
21.9.4	Retail Sales	RD
21.9.5	Residential Visitor Accommodation	C
21.10.1	Informal airport on Public Conservation Land	D
21.10.2	Informal airport on other rural zoned land	D
<b>Chapter 38 - Open Space Zones</b>		
38.9.1	Activity not provided for	NC
38.9.6	Recreation facilities	NC
38.9.10	Arts and cultural buildings	NC
38.9.16	Restaurant and cafes	NC
38.9.17	Restaurant and cafes	NC
38.9.18	Accessory retail	D
38.9.19	Retail not otherwise provided for	NC
38.9.21	Commercial Recreation Activities Buildings	D
38.9.22	Commercial Activities and buildings associated	D
38.9.29	Construction of vehicle access and parking	C
38.9.30	Access and parking areas over 200m <sup>2</sup>	D
38.9.31	Harvesting forestry in ONL	D
These activities are subject to Standards in Chapter 38, which may require additional consent based on non-compliance. Examples (not exhaustive list):		
38.10.1	Building height	D
38.10.2	Ground Floor Area of Buildings	RD
38.10.3	Recession plane	D
38.10.4	Setback of buildings	RD
38.10.5	Setback of buildings from water bodies < 10m	RD
38.10.6	Outdoor Storage	RD
38.10.7	Fencing	RD
38.10.9	Maximum gross retail floor space	D
38.10.10	Building colours	RD
38.10.11	Firefighting water and access	RD
<b>Chapter 25 - Earthworks</b>		
25.4.1B	Earthworks related to a natural hazard event	C
25.4.2	Earthworks exceeding maximum total volume	RD
25.4.2	Earthworks for construction of a cleanfill facility	RD
25.4.5	Earthworks in vicinity of heritage feature	D
25.5.1	Open Space Zone earthworks volumes	RD
25.5.6	Rural Zone earthworks volumes	RD
25.5.7	Roads in Wahai Tupuna	RD
25.5.11	Earthworks over an area of over 2,500m <sup>2</sup>	RD
25.5.14	Accidental discovery earthworks	RD
25.5.15	Earthworks cut exceeding 2.4m depth	RD
25.5.16	Earthworks fill exceeding 2m height	RD
25.5.17	Earthworks for access ways	RD
25.5.18	Earthworks setback from boundaries	RD
25.5.19	Earthworks within 10m of water	RD
25.5.20	Earthworks that intercept or drain an aquifer	RD
25.5.21	Transportation of cleanfill	RD
<b>Chapter 26 - Historic Heritage</b>		
26.5.1	Activities not identified	D

26.5.3	Demolition or relocation	NC
26.5.4	Partial demolition	NC
26.5.5	Relocation within a site	NC
26.5.7	External alterations and additions	RD
26.5.8	Internal alterations	RD
26.5.9	Development within the setting	RD
<b>Chapter 27 - Subdivision</b>		
27.5.3	Boundary adjustment	C
27.5.5	Unit title or leasehold subdivision	C
27.5.6	Subdivision that does not fall within rule	D
27.5.11	Subdivision within Wāhi Tūpuna	RD
27.5.12	Subdivision within the Rural Zone	D
27.5.13	Subdivision of land containing a heritage item	D
27.5.17	Unit Titles Act subdivision	D
27.5.23	Unit Titles Act subdivision	NC
27.5.28	Subdivision - servicing and infrastructure	NC
27.7.34	Building platforms	NC
27.7.36	Subdivision (dimensions and building platforms)	NC
27.7.39.5	Telecommunication services	NC
27.7.39.6	Telecommunication services	NC
<b>Chapter 28 – Natural Hazards</b>		
<b>Chapter 29 - Transport</b>		
29.4.9	Public transport facilities	RD
29.4.11	High Traffic Generating Activities	RD
29.4.12	Parking	D
29.4.16	Any veranda, balcony, or floor area of a building overhanging a road	C
29.4.17	Any veranda, balcony, or floor area of a building overhanging a road	RD
29.4.18	Construction of unformed road	RD
There are a number of transport standards in Chapter 29, including 29.5.1 to 29.5.21 for activities outside roads, which may require resource consent for details such as car parking spaces, gradients and access layouts.		
<b>Chapter 30 - Energy and Utilities</b>		
30.4.1.2	Small and Community scaled distributed wind electricity generation	C
30.4.1.3	Renewable electricity generation activities	RD
30.4.1.4	Small and Community scaled distributed wind electricity generation within a Wahi Tupuna	D
30.4.2.1	Small and Community scaled distributed wind electricity generation does not meet certain standards	D
30.4.2.2	Mini and Micro Hydro Generation	D
30.4.2.3	Wind electricity generation	D
30.4.2.4	Biomass electricity generation	D
30.4.2.5	Buildings for renewable energy activities	D
30.4.3.2	Nonrenewable energy activities not specified	NC
30.4.1.5	Renewable electricity generation activities	D
30.5.1.10	Stormwater detention ponds	C
30.5.1.11	Buildings greater than 10m <sup>2</sup> or 3m in height	C
30.5.1.12	Above ground pipes	RD

30.5.1.13	Water and irrigation races	RD
30.5.1.14	Structures, plant and equipment to protect community from natural hazards	D
30.5.1.16	Flood protection works	D
30.5.1.17	Waste management facilities	D
30.5.1.18	Water and wastewater treatment facilities	D
30.5.1.19	Utilities and buildings	D
30.5.2.1	Setbacks form boundaries	D
30.5.2.2	Buildings associated with a utility in ONL	D
30.5.2.3	Buildings exceeding zone height	D
<b>Chapter 31 - Signs</b>		
31.4.17	Off-site signs	D
31.4.18	Sign on a Category 3 heritage building	D
31.5.1	Flags	D
31.5.2	Temporary event signs	D
31.5.3	Temporary land development signs	D
31.5.6	Temporary construction signs	D
31.10.3	Any sign not complying with standards – Rural	D
31.11.1	Signage in excess of 2m <sup>2</sup> – Rural	D
31.12.4	Signs for commercial and community activities	D
31.13.1	Statis signage platforms	D
<b>Chapter 32 - Protected Trees</b>		
<b>Chapter 33 - Indigenous Vegetation Biodiversity</b>		
33.4.3	Indigenous vegetation clearance	C
33.4.7	Vegetation clearance within 20m of water body	D
33.5.1	Indigenous vegetation clearance	RD
33.5.2	Indigenous vegetation clearance	RD
33.5.3	Indigenous vegetation clearance	RD
33.5.4	Indigenous vegetation clearance	RD
33.5.9	Vegetation clearance above 1070masl	D
<b>Chapter 34 – Wilding Exotic Trees</b>		
<b>Chapter 35 - Temporary Activities and Relocated Buildings</b>		
35.4.16	Any temporary activity not identified in the Table	D
<b>Chapter 36 - Noise</b>		
36.5.2	Noise received in adjoining residential zone	NC
36.5.10	Vibration	NC
36.5.13	Construction noise	D
<b>Chapter 37 - Designations</b>		
<b>Chapter 39 - Wāhi Tūpuna</b>		
39.5.2	Structures associated with energy and utilities	RD
39.5.3	Buildings within wāhi tūpuna areas	RD