

AUP(OP) Activities and Standards Assessment

Proposal: Milldale Substantive Application – Temporary Wastewater Treatment Plant

Address: Lot 4 DP 353309

Unitary Plan: Auckland Unitary Plan (Operative in Part)

Site Zoning	Temporary Wastewater Treatment Plant
Zone	Future Urban
Precinct	N/A
Overlays	N/A
Controls	Macroinvertebrate Community Index – Rural, Native
Designations	N/A
Non-statutory information	Floodplains Overland flow paths Streams Wetlands (located outside of the WWTP site extent)
Other limitations	None

Auckland Unitary Plan (Operative in Part) ('AUP (OP)')

Rule	Compliance	Non-Compliance
Chapter E Auckland-Wide		
E1 Water quality and integrated management, E2 Water quantity, allocation and use		
N/A. These chapters are not relevant as E1 and E2 do not contain any activity rules or standards.		
E3 Lakes, rivers, streams and wetlands		
Table E3.4.1 Activity table		
(A39) Stormwater or wastewater outfall complying with the standards in E3.6.1.14 outside overlays - P	The proposal involves a stormwater outfall complying with the standards in E3.6.1.14. This is a permitted activity under E3.4.1(A39).	
E3.6.1.14. Standards for new structures and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water		
(1) Structure length must comply with all of the following:	Complies	

Rule	Compliance	Non-Compliance
<p>(a) the total length of any extended structure must not exceed 30m measured parallel to the direction of water flow. This includes the length of any existing structure and the proposed extension but excludes erosion or scour management works;</p>	<p>Complies. The outfall structure is less than 30m in length.</p>	
<p>(b) any required erosion or scour management works must not exceed 5m in length, either side of the extended structure. Such works protruding into the bed do not require a separate consent as they are authorised under this rule; and</p>	<p>Complies. Any erosion or scour management works will not exceed 5m in length.</p>	
<p>(c) a new structure must not be erected or placed in individual lengths of 30m or less where this would progressively encase or otherwise modify the bed of a river or stream.</p>	<p>Complies. No structures are placed within a stream, the works relate to an outfall structure only and will be less than 30m in length.</p>	
<p>(2) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure.</p>	<p>Complies. Disturbance will not exceed 10m either side of the structure.</p>	
<p>(3) The structure must not prevent the passage of fish upstream and downstream in waterbodies that contain fish, except that temporary restrictions to fish passage may occur to enable construction work to be carried out.</p>	<p>Complies. No structures are placed within a stream, the works relate to an outfall structure only.</p>	

Rule	Compliance	Non-Compliance
(4) The structure must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream.	Complies. Works will not cause more than minor bed erosion, scouring or undercutting.	
(5) Construction material and ancillary structures must be removed from the bed following completion of the activity.	Complies. Any construction materials within the bed will be removed following completion of works.	
(6) Other than provided for by another rule, the activity must not increase the height or storage capacity of any existing dam.	N/A. No dams are proposed.	
(7) The 1per cent annual exceedance probability (AEP) flood shall be accommodated by the structure and/or by an overland flow path without increasing flood levels up stream or downstream of the structure, beyond the land or structures owned or controlled by the person undertaking the activity.	Complies. The outfall structure manages flows in accordance with the Wainui SMP as confirmed in the stormwater report.	
(8) Calculation of flow rates will be made using the Auckland Council Technical Publication 108: Guideline for stormwater runoff modelling in the Auckland Region, April 1999.	Complies	
E4 Other discharges of contaminants, E5 On-site and small-scale wastewater treatment and disposal,		
N/A. These chapters are not relevant as the proposal does not involve any discharges of contaminants under E4, nor does it involve any onsite wastewater treatment or disposal under E5.		
E6 Wastewater network management		
Table E6.4.1 Activity table		Consent required. The proposed wastewater treatment plant will create discharges to land, and in turn, water. This is a
(A6) Discharge of treated or untreated wastewater onto or		

Rule	Compliance	Non-Compliance
into land and/or into water from a wastewater treatment plant - D		discretionary activity under E6.4.1(A6).
E7 Taking, Damming and Diversion of Water and Drilling		
N/A. The proposal does not involve the taking, damming or diversion of water under E7.		
E8 Stormwater Discharge and Diversion		
Table E8.4.1 Activity table	The proposal involves the diversion and discharge of stormwater runoff from impervious areas up to 5,000m ² outside an urban area complying with standards E8.6.1 and E8.6.2.4. This is a permitted activity under E8.4.1(A7).	
(A7) Diversion and discharge of stormwater runoff from impervious areas up to 5,000m ² outside an urban area that complies with Standard E8.6.1 and Standard E8.6.2.4 - P		
E8.6.1 General Standards		
(1) The design of the proposed stormwater management device(s) must be consistent with any relevant precinct plan that addresses or addressed stormwater matters.	Complies Compliant with the Wainui East SMP	
(2) The diversion and discharge must not cause or increase scouring or erosion at the point of discharge or downstream.	Complies	
(3) The diversion and discharge must not result in or increase the following: (a) flooding of other properties in rainfall events up to the 10 per cent annual exceedance probability (AEP); or (b) inundation of buildings on other properties in events up to the 1 per cent annual exceedance probability (AEP).	Complies	
(4) The diversion and discharge must not cause or increase nuisance or damage to other properties.	Complies	

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Rule	Compliance	Non-Compliance
E14 Air Quality		
Table E14.4.1 Activity table		
(A163) Treatment of municipal wastewater (municipal wastewater treatment plants) - D		The proposal involves air discharge associated with the treatment of municipal wastewater (municipal wastewater treatment plant). This is a discretionary activity under E14.4.1(A163).
E15 Vegetation Management and Biodiversity, E16 Trees in Open Space Zones, E17 Trees in Roads, E18 Natural Character of The Coastal Environment, E19 Natural Features and Natural Landscapes in The Coastal Environment, E20 Māori Land, E21 Treaty Settlement Land, E22 Artworks, E23 Signs, E24 Lighting		
N/A. These chapters are not relevant as:		
<ul style="list-style-type: none"> Vegetation management is covered under E26 as works will be for a network utility, therefore E15 does not apply; No works to existing trees in roads or open spaces zones is proposed under E16 and E17 There are no activity rules or standards in chapters E18 and E19; The proposal does not involve any works on Māori Land or Treaty Settlement Land under chapters E20 and E21; and Artwork, signs and lighting are not proposed as part of the application, therefore chapters E22 and E23 are not relevant. 		
E25 Noise and Vibration		
Table E25.4.1 Activity table		
(A1) Activities that comply with all the relevant permitted activity standards - P	The acoustic assessment confirms compliances with the relevant permitted activity standards. Therefore, the proposal is a permitted activity under E25.4.1(A1).	
E26 Infrastructure		
Table E26.2.3.1 Activity table - Network utilities and electricity generation – All zones and roads		
(A49) Underground pipelines and ancillary structures for the conveyance of water, wastewater and stormwater (including above ground ancillary structures associated with underground pipelines) – P	The proposal involves underground pipeline and ancillary structures for the conveyance of water, wastewater and stormwater. This is permitted under E26.2.3.1 (A49).	
(A52)* Water, wastewater and stormwater storage tanks – P	Wastewater storage tanks are permitted under E26.2.3.1(A52).	

Rule	Compliance	Non-Compliance
(A54) Wastewater treatment plants in FUZ – RD		Consent required. The proposal involves a wastewater treatment plant in the FUZ. This is a restricted discretionary activity under E26.2.3.1(A54).
(A55) Stormwater detention/retention ponds/wetlands in FUZ - C		Consent required. The proposal involves stormwater detention/retention pond in the FUZ. This is a controlled activity under E26.2.3.1(A55).
(A56) Water, wastewater and stormwater outfalls and ancillary structures - P	The proposal involves stormwater outfalls which are permitted under E26.2.3.1(A56).	
E26.2.5.2 Activities within zones in Table E26.2.3.1 Activity table	N/A.	
(1) Temporary network utilities		
(2) Building area:		
(a) the maximum aboveground building area for structures, excluding electricity and telecommunication support structures: (i) in residential zones is 20m ² ; (ii) in all other zones is 30m ² ;	N/A. Does not apply as the WWTP is not permitted under E26.2.3.1.	
(b) Standard E26.2.5.2(2)(a)(i) and (ii) excludes: (i) structures in industrial zones; and (ii) substations or telephone exchanges incorporated within a building complying with the rules for the relevant zone which are provided for as a separate activity.		
(1) Height:		
(a) the maximum height for structures, excluding electricity and telecommunication support structures, telecommunication devices, earth peaks, lightning	N/A. Does not apply as the WWTP is not permitted under E26.2.3.1.	

Rule	Compliance	Non-Compliance
<p>rods, smart meters and GPS antennas, is 2.5m.</p> <p>Excludes:</p> <p>(i) structures in industrial zones, where the height controls of the relevant zone will apply; (ii) substations and telephone exchanges incorporated within a building complying with the rules for the relevant zone or otherwise approved; and</p> <p>(iii) telecommunication shelters and electricity storage facilities in rural zones, where a maximum height of 3m applies; the maximum height for support structures for electricity lines and telecommunication lines is 25m. The maximum height for rainwater tanks is 3m</p> <p>(4) Yards: electricity and telecommunication support structures must be set back at least 1m from any adjoining site that is zoned residential or Special Purpose – Māori Purpose Zone.</p> <p>(5) Pole mounted transformers: The maximum dimension for transformers is 2m³</p> <p>(6) Electricity transmission and distribution (Electric and magnetic fields): network utilities that emit electric and magnetic field emissions must comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818836) and recommendations from the</p>	<p>N/A.</p> <p>N/A.</p> <p>N/A.</p> <p>N/A.</p>	

Rule	Compliance	Non-Compliance
<p>World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).</p> <p>(7) Radio Frequency Fields (RF fields): network utilities should not result in radio-frequency fields produced by the network utility exceeding the maximum exposure level of the general public in the New Zealand Standard for Radiofrequency Fields Part 1: Maximum Exposure Levels 3 kHz to 300GHz (NZS 2772.1: 1999) measured at all places reasonably accessible to the general public.</p>	N/A.	
<p>E26.2.5.3. Specific activities within zones in Table E26.2.3.1</p> <p><i>Underground pipelines for the conveyance of gas, water, wastewater and stormwater</i></p> <p>(24) Any aboveground section of underground pipelines for the conveyance of gas, water, wastewater and stormwater must not exceed:</p> <p>(a) 25m continuous length of pipe that is aboveground in any one section; and</p> <p>(b) 300mm in diameter.</p>	N/A. No aboveground sections of pipelines are proposed.	
<p>Table E26.3.3.1 Activity table – Network utilities and electricity generation and vegetation management</p> <p>(A74) Pest plant removal within riparian areas – P</p>	The proposal involves pest plant removal within riparian areas for the construction of network utilities which is permitted under E26.3.3.1(A74).	

Rule	Compliance	Non-Compliance
(A77) Vegetation alteration or removal that does not comply with Standards E26.3.5.1 to E26.3.5.4 – RD		Consent required. The proposal removes trees exceeding 6m in height and/or 600mm in girth
E26.3.5.1. Vegetation alteration or removal for the operation, maintenance and repair of access tracks and fences for network utilities	N/A.	
<p>E26.3.5.2. Vegetation alteration or removal</p> <p>(1) Must not include trees over 6m in height, or 600mm in girth unless their removal is otherwise permitted by a rule in this Plan.</p> <p>(2) [deleted]</p> <p>(3) Must not result in the removal of more than 50m² of vegetation within a coastal area or riparian area not identified as a significant ecological area.</p> <p>(4) Must not result in the removal of more than 20m² of vegetation within the legal road or the formation width of the road in the Waitakere Ranges Heritage Area Overlay.</p> <p>(5) Must not result in the removal of more than 500m² of vegetation within the legal road or the formation width of the road in a rural zone.</p> <p>(6) Must not result in the removal of more than 250m² of vegetation outside the legal road or the formation width of the road in a rural zone.</p> <p>(7) Vegetation alteration or removal from a significant</p>	<p>N/A.</p> <p>N/A.</p> <p>N/A.</p> <p>N/A.</p> <p>N/A.</p>	<p>Consent required. The proposal removes trees exceeding 6m in height and/or 600mm in girth.</p>

Rule	Compliance	Non-Compliance
<p>ecological area must be for the purpose of: the operation, maintenance, renewal, repair or removal of network utilities or electricity generation facilities or minor infrastructure upgrading and not result in the removal of more than 20m² of vegetation, except within the formation width of the road; or the operation, maintenance, renewal, repair or removal of network utilities or electricity generation facilities or minor infrastructure upgrading and must be undertaken in any of the following: (i) within the formation width of existing roads, except where Standard E26.3.5.2(4) applies; or (ii) within 1m of the network utility, or existing access track; or (iii) in accordance with the Electricity (Hazards from Trees) Regulations 2003; or maintaining the safety of the network utility and must be undertaken in any of the following: (i) within state highway designations as at 30 September 2013; or (ii) within railway designations as at 30 September 2013; or installing a service connection and must not result in the removal of more than 10m² of vegetation.</p> <p>(7A) Tree trimming or alteration of trees must comply with the following standards:</p> <p>the maximum branch diameter must not exceed 50mm;</p> <p>no more than 10 per cent of live growth of the tree is removed in any one calendar year;</p> <p>the trimming or alteration must retain the natural shape, form and branch habit of the tree;</p>	N/A.	

Rule	Compliance	Non-Compliance
<p>trimming or alteration must meet accepted modern arboricultural practice.</p> <p>(8) Standards E26.3.5.2(1)-(7A) do not apply to vegetation alteration or removal required to maintain the visibility of road safety signage, vehicle sightlines, carriageway clearance heights and widths as follows: clearance of 4.5m height above the road carriage way or up to 0.5m above any traffic signal, or road safety and directional signage located above the road carriageway; clearance of a 0.5m width back from the road kerb; clearance of a 0.6m width back from the un-kerbed road; or clearance for any over dimension route requirement.</p>	N/A.	
E26.3.5.3. Vegetation alteration or removal for the operation, maintenance and repair of access tracks and fences for network utilities	N/A.	
<p>E26.3.5.4. Vegetation alteration or removal</p> <p>(1) Vegetation alteration or removal must not include trees over 6m in height, or 600mm in girth unless their removal is otherwise permitted by a rule in this Plan.</p> <p>(2) Must not result in the removal of more than 50m² of vegetation within an overlay.</p> <p>(3) Must not result in the removal of more than 20m² of vegetation within the legal road or the formation width of the road in the Waitakere Ranges Heritage Area Overlay.</p>	<p>N/A.</p> <p>N/A.</p>	<p>Consent required. The proposal removes trees exceeding 6m in height and/or 600mm in girth.</p>

Rule	Compliance	Non-Compliance
<p>(4) Must not result in the removal of more than 250m² of vegetation within the legal road or the formation width of the road in an overlay</p> <p>(5) Standards E26.3.5.4(1)-(4) do not apply to vegetation alteration or removal required to maintain the visibility of road safety signage, vehicle sightlines, carriageway clearance heights and widths as follows: clearance of 4.5m height above the road carriage way or up to 0.5m above any traffic signal, or road safety and directional signage located above the road carriageway; clearance of a 0.5m width back from the road kerb; clearance of a 0.6m width back from the un-kerbed road; or clearance for any over dimension route requirement.</p>	<p>N/A.</p> <p>N/A.</p>	
<p>Table E26.5.3.1 Activity table – Earthworks all zones and roads [dp]</p> <p>(A97) Earthworks greater than 2500m² other than for maintenance, repair, renewal, minor infrastructure upgrading - RD</p> <p>(A97A) Earthworks greater than 2500m³ other than for maintenance, repair, renewal, minor infrastructure upgrading RD</p>		<p>Consent required. The proposal involves more than 2500m² of earthworks, with 7,500m² proposed, for construction of network utilities. This is a restricted discretionary activity under E26.5.3.1(A97).</p> <p>Consent required. The proposal involves more than 2500m³ of earthworks, with 4,780m³ proposed, for construction of network utilities. This is a restricted discretionary activity under E26.5.3.1(A97A).</p>

Rule	Compliance	Non-Compliance
<p>Table E26.5.3.2 Activity table all zones and roads [rp]</p> <p>(A107) Greater than 2,500m² within the Sediment Control Protection Area¹ other than for maintenance, repair, renewal, minor infrastructure upgrading - RD</p>		<p>Consent required. The proposal involves earthworks greater than 2,500m³ in the FUZ and within the SCPA. This is a restricted discretionary activity under E26.5.3.2(A107).</p>
<p>E26.5.5.2. General standards Regional [rp]</p> <p>(1) Earthworks associated with the operation, repair, renewal, upgrading and maintenance of existing roads, will be undertaken within the legal road or the formation width of existing roads if this extends beyond the legal road width.</p> <p>(2) Land disturbed for the operation, repair, renewal, upgrading or maintenance of utilities will be stabilised by re-vegetation, grassing or other suitable means as soon as practicable after completion of the works to avoid erosion and scouring.</p> <p>(3) Land disturbance must not, after reasonable mixing, result in any of the following effects in receiving waters: the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; any conspicuous change in the colour or visual clarity; any emission of objectionable odour; the rendering of fresh water unsuitable for consumption by farm animals; or any significant adverse effects on aquatic life.</p>	<p>N/A.</p> <p>N/A.</p> <p>Complies. Erosion and sediment control measures are proposed which will ensure the effects listed in (a) to (e) do not arise as a result of the proposal.</p>	

Rule	Compliance	Non-Compliance
(4) Best practice erosion and sediment control measures must be implemented for the duration of the land disturbance. Those measures must be installed prior to the commencement of land disturbance and maintained until the site is stabilised against erosion. Note 1 Best practice in Auckland is generally deemed to be compliance with Auckland Council Technical Publication 90 Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region or similar design.	Complies. Best practice erosion and sediment control measures will be installed and maintained for the duration of earthworks.	
(5) Dewatering of trenches and other excavations must be done in accordance with best practice and must not result in a discharge of untreated sediment laden water to any stormwater reticulation system or water body.	Complies. Dewatering of trenches will be undertaken in accordance with best practice.	
(6) Trenching must be progressively closed and stabilised such that no more than 120m of continuous trench is exposed to erosion at any one time.	Complies. There will be no more than 120m of trenching at any one time.	
(7) Only cleanfill material may be imported and utilised as part of the land disturbance.	Complies. Only cleanfill material will be utilised (where required).	
(8) To prevent the spread of contaminated soil and organic material with kauri dieback disease, vehicle and equipment hygiene procedures must be adopted when working within 3 times the radius of the canopy drip line of a New Zealand kauri	N/A.	

Rule	Compliance	Non-Compliance
<p>tree. Soil and organic material from land disturbance within 3 times the radius of the canopy drip line must not be transported beyond that area unless being transported to landfill for disposal.</p> <p>District [dp]</p> <p>(9) Earthworks associated with the operation, repair, renewal, upgrading and maintenance of existing roads, will be undertaken within the legal road or the formation width of existing roads if this extends beyond the legal road width.</p> <p>(10) Land disturbed for the operation, renewal, repair, upgrading or maintenance of utilities outside the formation width of existing roads or abutments, or within an overland flow path, will be reinstated to the ground level prior to the works being undertaken as soon as practicable after completion of the works.</p> <p>(11) Land disturbed for the operation, repair, renewal, upgrading or maintenance of utilities will be stabilised by re-vegetation, grassing or other suitable means as soon as practicable after completion of the works to avoid erosion and scouring.</p> <p>(12) Land disturbance within Riparian Yards and Coastal Protection Yards are limited to: operation, maintenance and repair (including network utilities); less than 5m² or 5m³;</p>	<p>N/A.</p> <p>N/A.</p> <p>N/A.</p>	<p>Does not comply. The proposal will involve greater than 10m² and 5m³ of earthworks within the riparian yards, with 175m² and 70m³ proposed for the installation of new network utilities. This is a restricted</p>

Rule	Compliance	Non-Compliance
<p>for general earthworks; less than 10m² or 5m³ for the installation of new network utilities; installation of fences and walking tracks; burial of marine mammals.</p> <p>(13) Works must not result in any instability of land or structures at or beyond the boundary of the property where the land disturbance occurs.</p> <p>(14) The land disturbance must not cause malfunction or result in damage to network utilities, or change the cover over network utilities so as to create the potential for damage or malfunction.</p> <p>(15) Access to public footpaths, berms, private properties, network utilities, or public reserves must not be obstructed unless that is necessary to undertake the works or prevent harm to the public.</p> <p>(16) Only cleanfill material may be imported and utilised as part of the land disturbance.</p> <p>(17) Measures must be implemented to ensure that any discharge of dust beyond the boundary of the site is avoided or limited such that it does not cause nuisance.</p> <p>(18) Earthworks (including filling) within a 1% AEP flood plain (excluding road network activities): must not raise ground levels more than 300mm, to a total fill volume up</p>	<p>Complies. The recommendations of the Geotechnical Investigation Report will be adhered to, ensuring the instability of land or structures beyond site boundaries will not occur.</p> <p>Complies. The proposal will not damage any network utilities.</p> <p>Complies. Public access will be maintained.</p> <p>Complies. Only cleanfill material (where required) will be utilised.</p> <p>Complies. Erosion and sediment control measures, along with standard construction conditions of consent, will ensure discharge of dust beyond site boundaries is minimised.</p>	<p>discretionary activity under C1.9(2).</p>

Rule	Compliance	Non-Compliance
to 10m ³ which must not be exceeded through multiple filling operations; and must not result in any adverse changes in flood hazard beyond the site.	N/A – no earthworks proposed within the 1% AEP flood plain.	
(19) Earthworks (including filling) within overland flow paths (excluding road network activities) must maintain the same entry and exit point at the boundaries of a site and not result in any adverse changes in flood hazards beyond the site, unless such a change is authorised by an existing resource consent.	Complies – earthworks	
(20) Temporary land disturbance and stockpiling of soil and other materials within 1% AEP flood plain and/or overland flow path for up to a maximum of 28 days in any calendar year may occur as part of construction or maintenance activities.	N/A.	
(21) Burial of marine mammals must be undertaken by the Department of Conservation or the agents of the Department of Conservation.		
(22) Land disturbance around Transpower NZ Ltd electricity transmission line poles must: be no deeper than 300mm within 2.2m of a transmission pole support structure or stay wire; and be no deeper than 750mm within 2.2 to 5m of a transmission pole support structure or stay wire; except that: vertical holes not exceeding 500mm diameter beyond 1.5m from the outer edge of a pole support structure	N/A. N/A.	

Rule	Compliance	Non-Compliance
<p>or stay wire are exempt from Standards E26.5.5.2(22)(a) and (b) above.</p> <p>(23) Land disturbance around Transpower NZ Ltd electricity transmission lines towers must: be no deeper than 300mm within 6m of the outer visible edge of a transmission tower support structure; and be no deeper than 3m between 6 to 12m from the outer visible edge of a transmission tower support structure.</p> <p>(24) Land disturbance within 12m of a Transpower NZ Ltd electricity transmission line pole or tower must not: create an unstable batter that will affect a transmission support structure; or result in a reduction in the ground to conductor clearance distances as required by NZECP34:2001.</p>	<p>N/A.</p> <p>N/A.</p>	
E27 Transport		
E27.4.1 Activity Table		
(A1) Parking, loading and access which is an accessory activity and complies with the standards for parking, loading and access - P	The proposal involves accessory parking and access which complies with the standards and is permitted under E27.4.1(A1).	
PC79 Decisions Version	There are no reasons for consent under PC79 as the provisions do not relate to infrastructure.	
E28 Mineral extraction from land, E29 Emergency management area – Hazardous facilities and infrastructure, E30 Contaminated Land,		
<p>N/A. These chapters are not relevant as the proposal does not involve mineral extraction under chapter E28, or any hazardous facilities or infrastructure which would require an emergency management area under chapter E29. The proposal does not involve works on contaminated land under E30.</p> <ul style="list-style-type: none"> The proposal also does not involve agrichemical, vertebrate toxic agents under chapter E34 or rural production discharges under chapter E35. As set out in the AEE, flood hazards do not apply to the site therefore E36 is not relevant The proposal does not involve any genetically modified organisms (E37) or rural subdivision (E39). 		

Rule	Compliance	Non-Compliance
E31 Hazardous Substances		
<p>Table E31.4.1 Activity table - Hazardous facilities and the storage, use and disposal of hazardous substances in all zones</p> <p>(A7) Hazardous facilities that store or use hazardous substances above the specified thresholds for controlled activity and restricted discretionary activity status in the activity tables or are not otherwise provided for - D</p>		<p>Consent required. The proposal will involve the storage of hazardous substances above the thresholds for controlled and restricted discretionary activities in the activity table or are not otherwise provided for. This is a discretionary activity under E31.4.1(A7).</p>
E32 Biosolids		
N/A. The proposal does not involve any biosolids under chapter E32.		
E33 Industrial and Trade Activities		
<p>Table E33.4.1 Activity Table – Use of land for an industrial or trade activity [rcp/dp]</p> <p>(A5) Use of land for an Existing or new industrial or trade activity listed as moderate in Table E33.4.3 P</p>	<p>The proposal involves the use of land for an existing or new industrial or trade activity listed as moderate in Table E33.4.3 which is permitted under E33.4.1(A5).</p>	
<p>Table E33.4.2 Activity table – Discharge of contaminants from an industrial or trade activity area [rcp/dp]</p> <p>(A17) Discharge of contaminants from an existing or new industrial or trade activity area listed as moderate risk in Table E33.4.3 P</p>	<p>The proposal involves the discharge of contaminants for an existing or new industrial or trade activity listed as moderate in Table E33.4.3 which is permitted under E33.4.2(A17).</p>	
E34 Agrichemicals and Vertebrate Toxic Agents, E35 Rural Production Discharges, E36 Natural Hazards and Flooding, E37 Genetically Modified Organisms, E38 Subdivision – Urban, E39 Subdivision – Rural		
N/A. These chapters are not relevant as the proposal does not involve agrichemicals or rural production discharges under E34 or E35. The proposal does not involve any works within natural hazard areas under E36, nor does it involve subdivision under E38 or E39.		
H18 Future Urban Zone		

Rule	Compliance	Non-Compliance
<p>Table H18.4.1 Activity Table</p> <p>(A2) New buildings, building additions and accessory buildings The same activity status and standards as applies to the land use activity that the new building, building addition or accessory building is designed to accommodate</p>	As buildings have the same activity status as the land use activity, the proposed storage tanks are a permitted activity under H18.4.1(A2).	Consent required. As buildings have the same activity status as the land use activity (which in this case is a restricted discretionary wastewater treatment plant), the proposed buildings are a restricted discretionary activity under H18.4.1(A2).
H18.6.1 Disposal of non-residential waste or compost	N/A.	
<p>H18.6.2 Maximum building height</p> <p>Other accessory buildings must not exceed 15m in height.</p>	Complies. Buildings will be less than 15m.	
<p>H18.6.3 Yards</p> <p>Front yard all other sites 10m</p> <p>Side or rear yard for buildings other than dwellings and their accessory buildings (unless otherwise specified) 12m</p> <p>Riparian yard 20m from the edge of permanent and intermittent streams</p>	Complies. Buildings will comply with all yard set backs.	
H18.6.4 Buildings housing animals – minimum separation distance	N/A.	
H18.6.5 Maximum size of buildings for animal breeding or boarding, produce sales, and on-site primary produce manufacturing	N/A.	
H18.6.6 Free-range poultry farming	N/A.	
H18.6.7 Produce sales	N/A.	
H18.6.8 Dwellings	N/A.	
H18.6.9 Home occupations	N/A.	
H18.6.10 Forestry	N/A.	

Rule	Compliance	Non-Compliance
H18.6.11 Animal breeding or boarding	N/A.	
H18.6.12 Markets	N/A.	
H18.6.13 Quarries – farm or forestry	N/A.	
H18.6.14 Mineral prospecting and mineral exploration	N/A.	
H18.6.15 Minor dwellings	N/A.	
H18.6.16 Workers Accommodation	N/A.	