

MACKENZIE OPERATIVE DISTRICT PLAN

The planning notations relevant to the site as identified in the MDP are listed in Table 1 and Figure 1 below.

Table 1: MDP Zoning and Overlays

Planning Notation	Comment:
General Rural Zone	Applies across the entire site. The purpose of the General Rural Zone is to enable a range of primary production activities, as well as other compatible activities that rely on or support the natural resources within rural areas of the District, including tourism and conservation along with those activities that have an operational need or functional need to locate in the zone.
Noise Control Boundary Overlay (State Highways)	Applies as an 80 m wide corridor along the western boundary of the site which adjoins SH 8.
Transmission Lines - Type: 220kV National Grid	Transpower NZ transmission lines traverse the site from the Twizel Substation located on the adjoining property to the northeast.
Flight Protection Area - Pukaki (existing)	Applies across part of the site.
Outstanding Natural Landscape: Te Manahuna / Mackenzie Basin Subzone	The MDP identifies the Mackenzie Basin as an ONL which the site is located within.
Areas of Visual Vulnerability	The site contains primarily high visual vulnerability areas with a small amount of medium vulnerability areas. Within the Mackenzie Basin ONL, areas have been identified as having a greater capacity to absorb different or more intensive use and development and are labelled as low, medium or high.
Sites of Natural Significance - SONS11, Ohau River	A Site of Natural Significance is located along the southeastern boundary of the site which form part of the embankment to the Ōhau River. The site has been identified as containing significant indigenous vegetation and fauna habitat identified through a range of sources with investigations dating back to 1984.
Flood Hazard Assessment Overlay	Applies across the entire site.
Liquefaction Assessment Overlay	Applies to areas along the northern boundary of the site within the Hydro Inundation Hazard Overlay areas of the site.
Hydro Inundation Hazard Overlay	Applies to areas extending southwards from the northern boundary of the site.

drawin

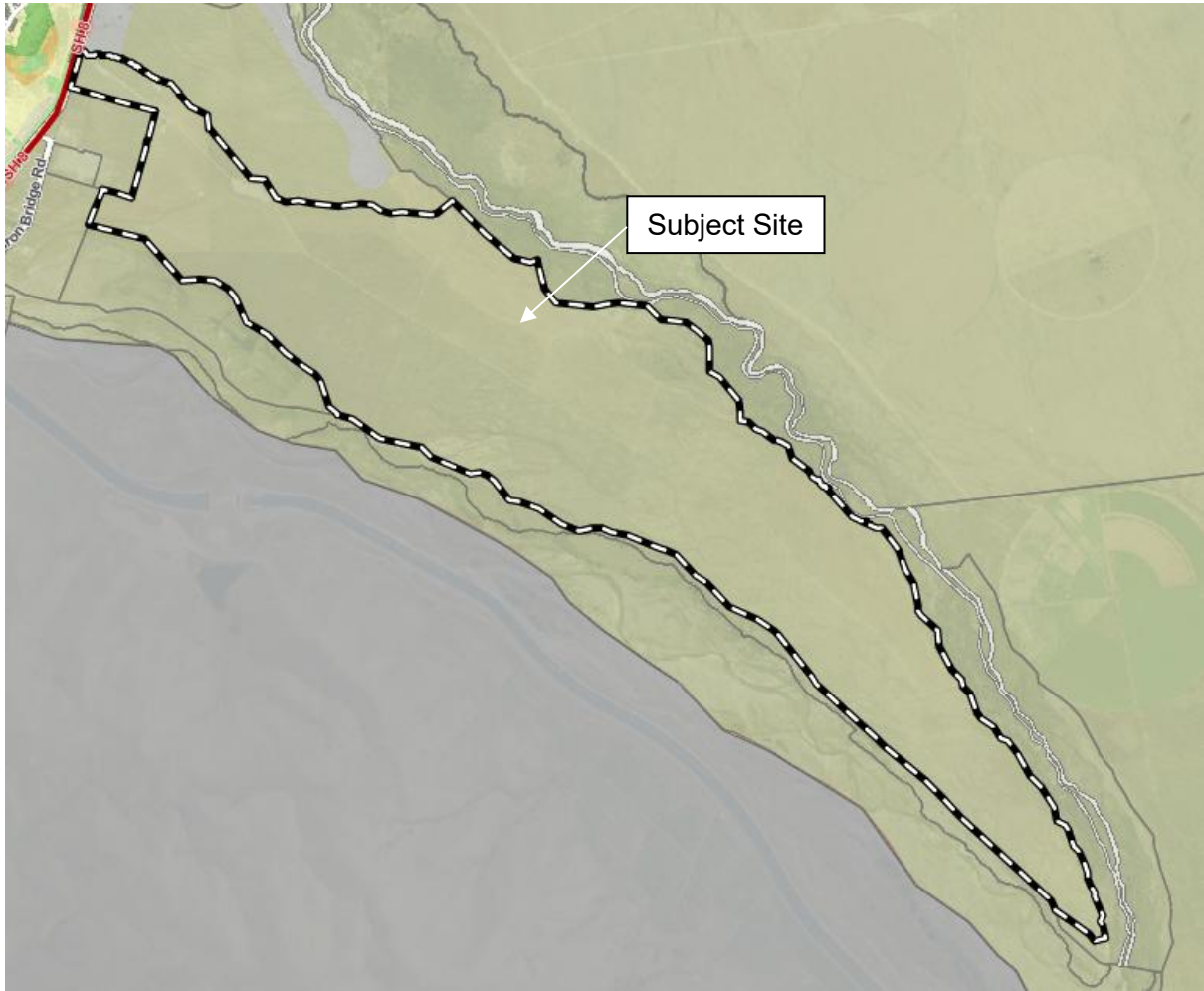


Figure 1: MDP General Rural Zone

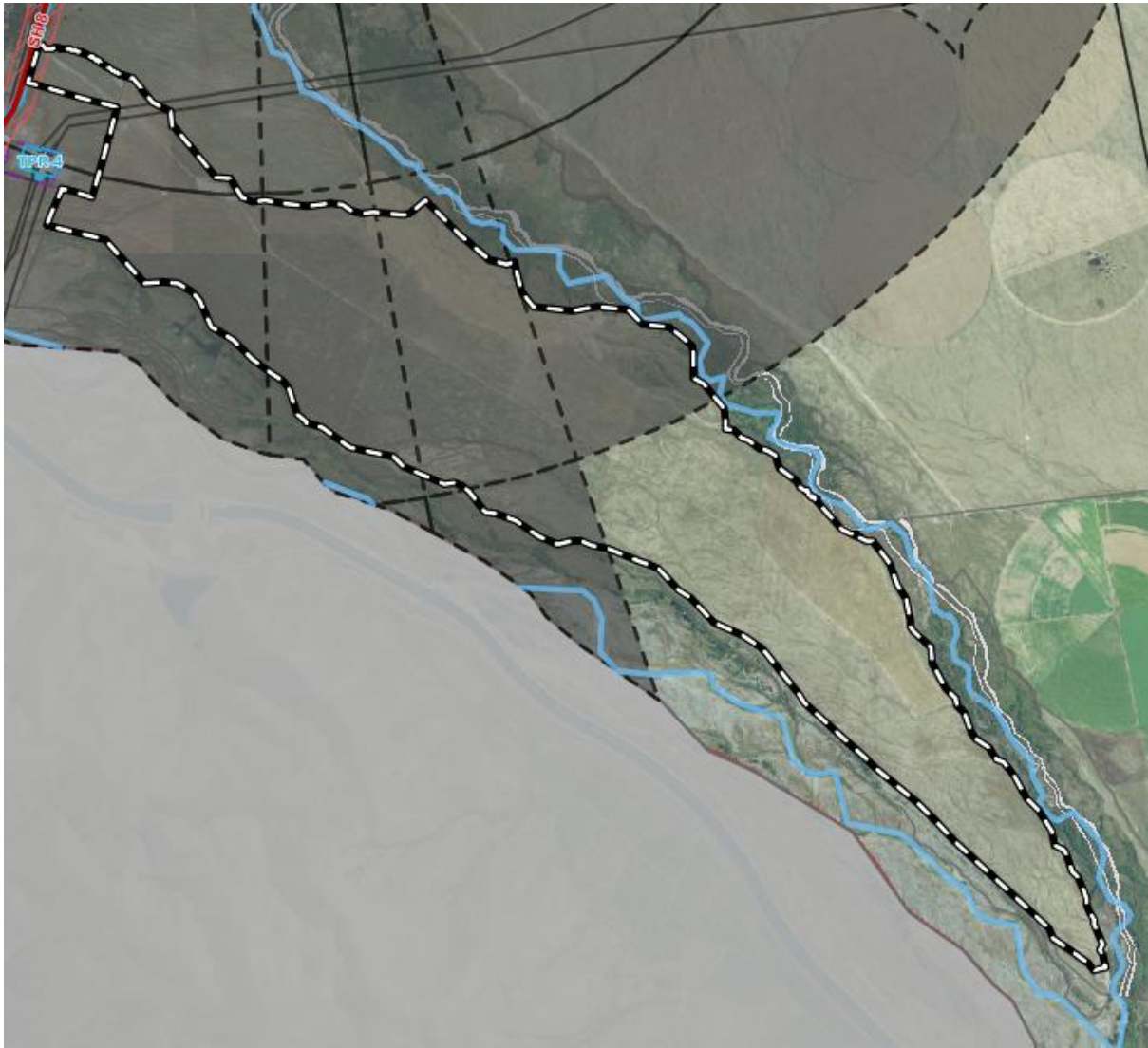


Figure 2: MDP Energy and Transport Overlays – Transmission lines, Flight Protection Area and Noise control Boundary Overlay (State Highways)

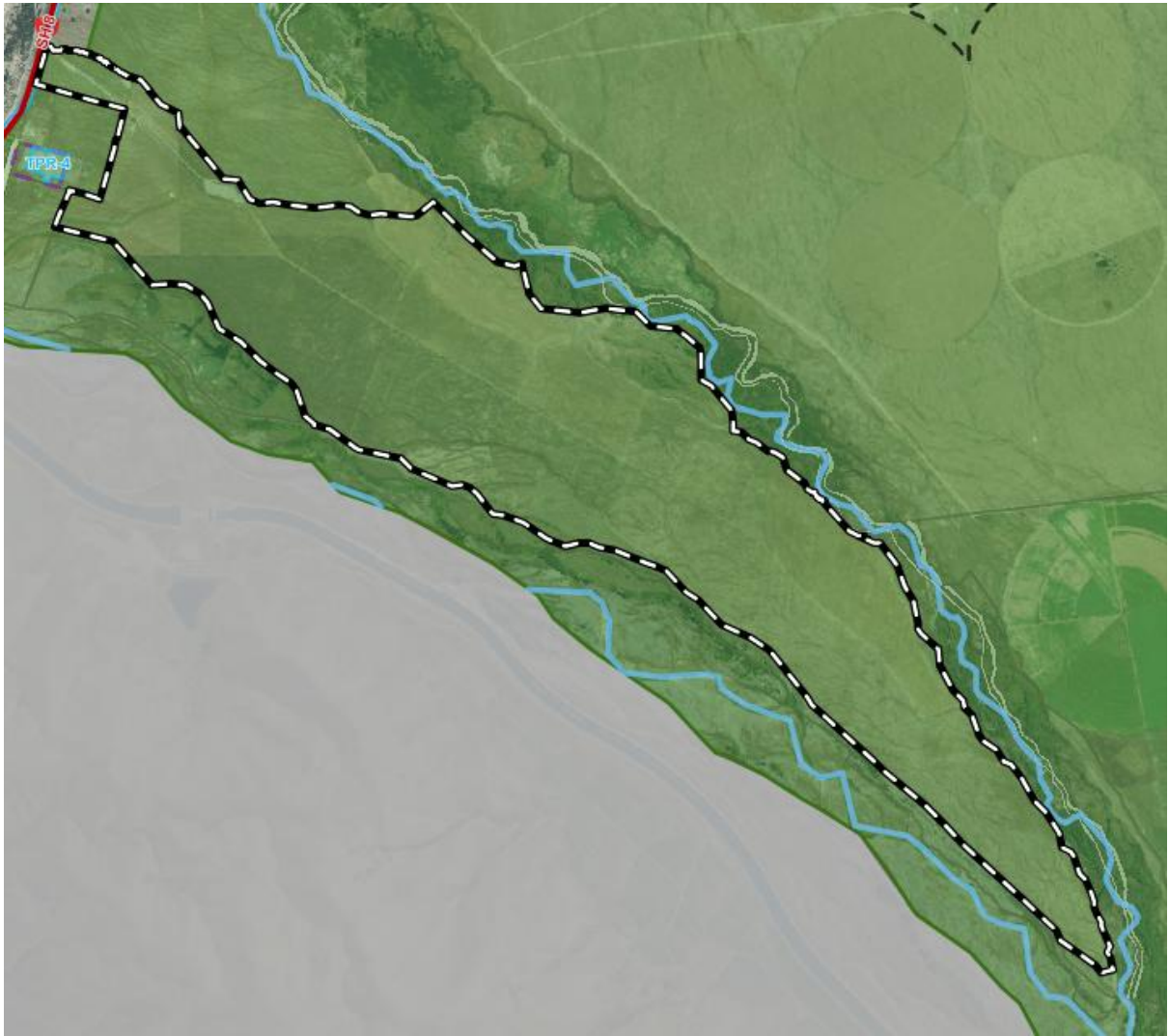


Figure 3: MDP Overlays - Outstanding Natural Landscape

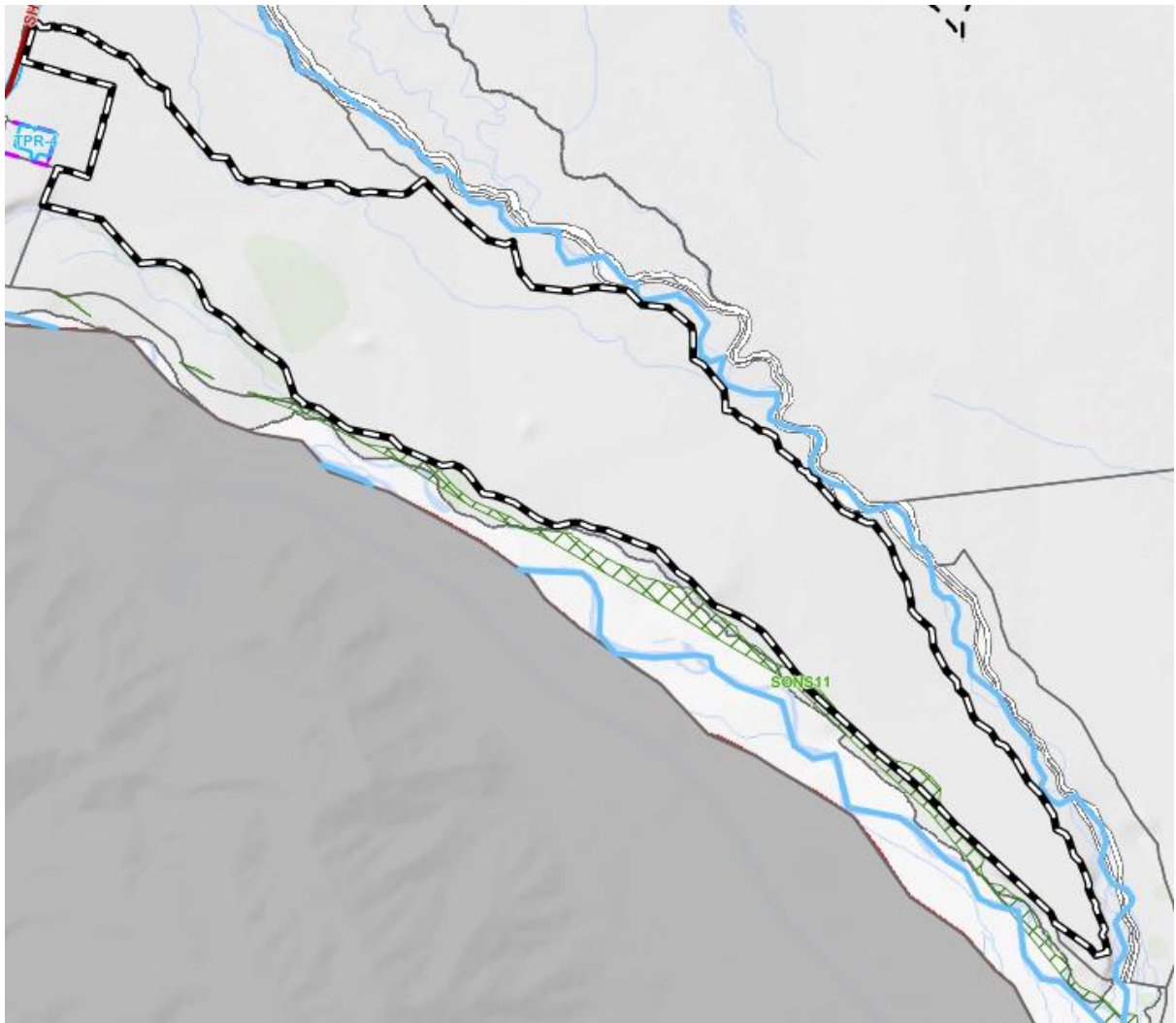


Figure 4: MDP Overlays - Sites of Natural Significance

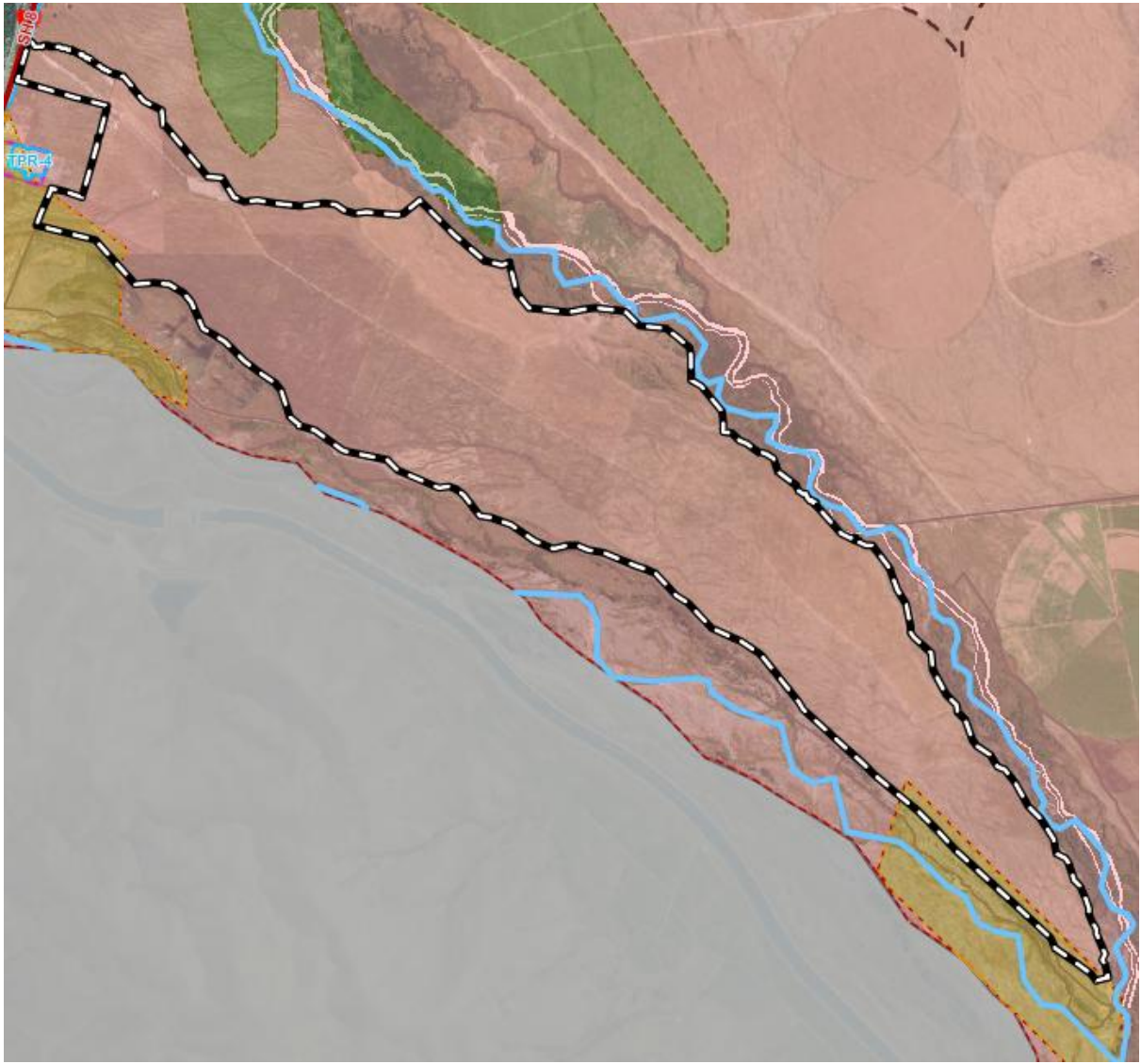


Figure 5: MDP Overlays – Areas of Visual Vulnerability

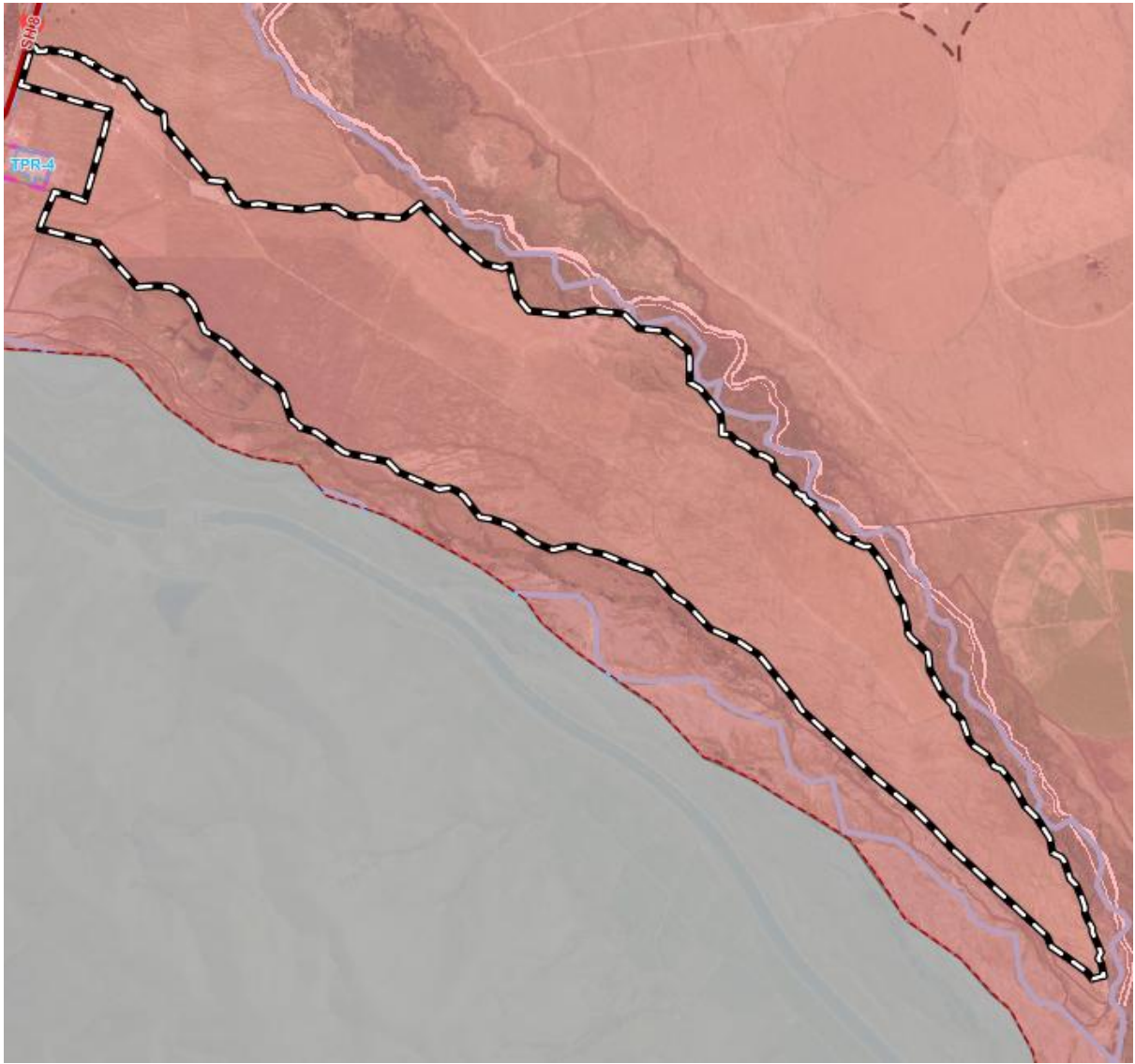


Figure 6: MDP Overlays – Flood Hazard Assessment Overlay

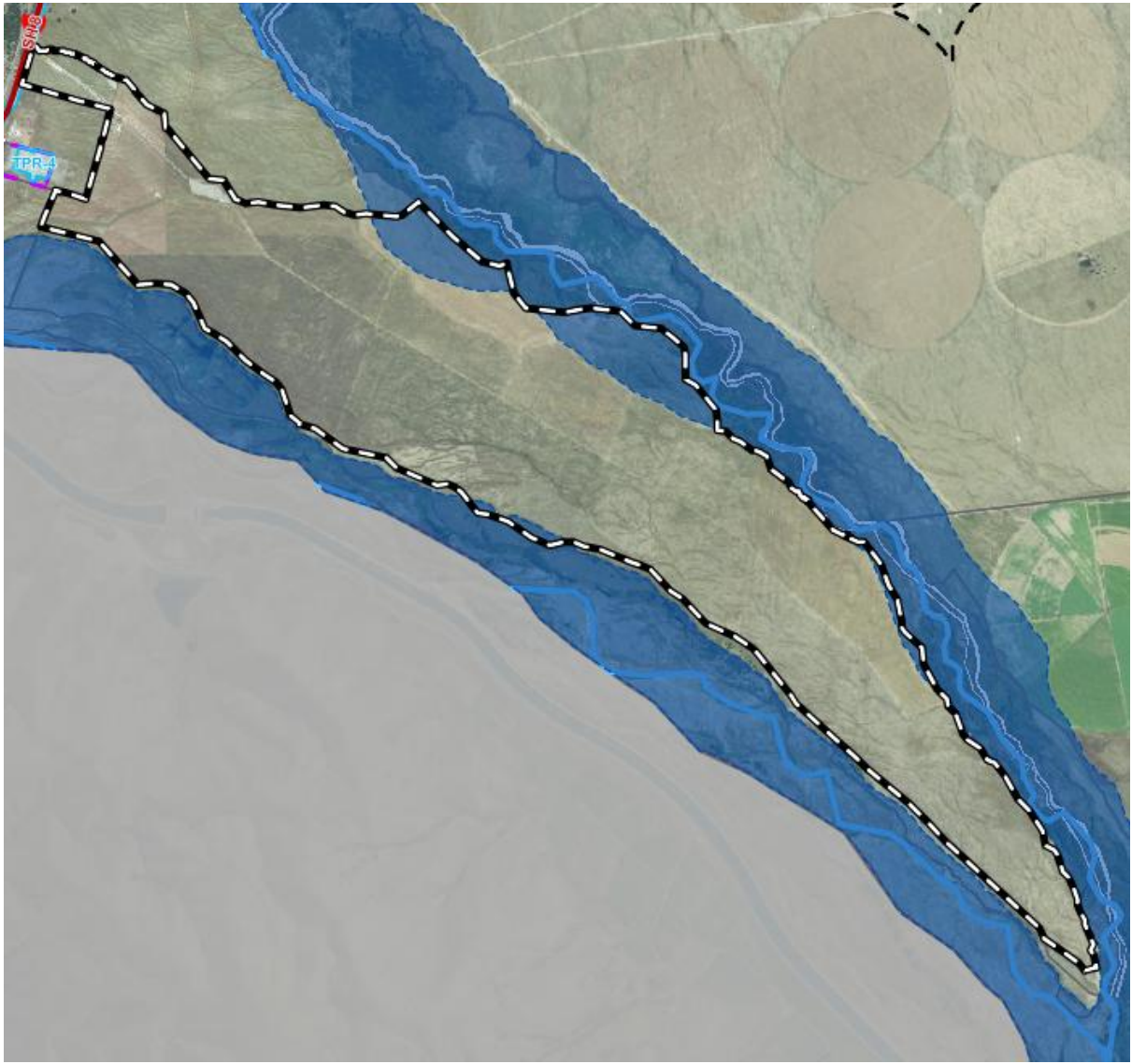


Figure 7: MDP Overlays – Liquefaction Assessment Overlay

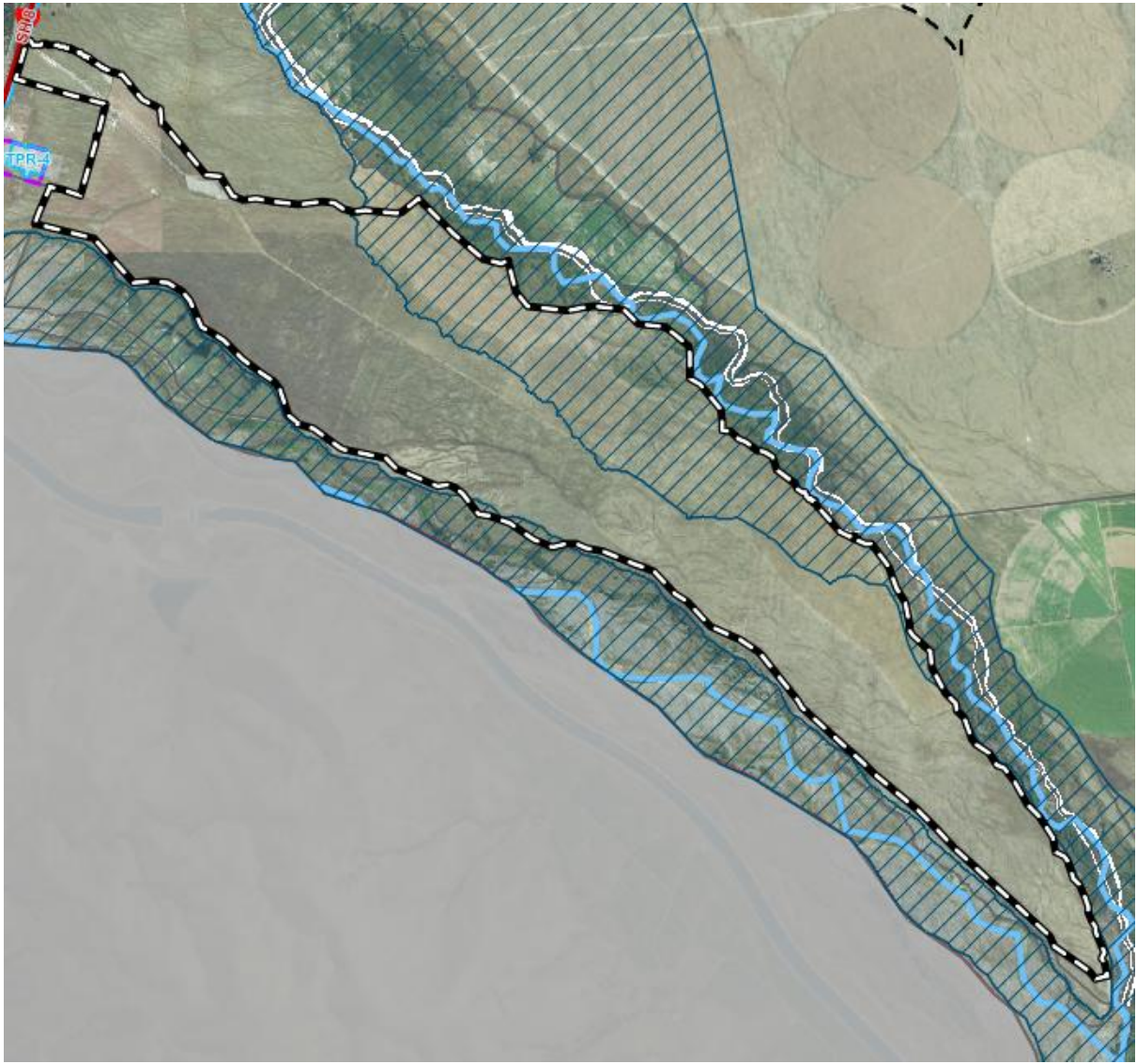










Figure 8: MDP Overlays – Hydro Inundation Hazard Overlay



Figure 9: MDP Designations

Table 2: MDP Mapping Key

MDP Mapped Feature	Identifier
General Rural Zone	
Transmission Lines	
Flight Protection Areas	
Noise Control Boundary Overlay	
Outstanding Natural Landscape	
Sites of Natural Significance	
Areas of Visual Vulnerability	
Areas of Visual Vulnerability	

Flood Hazard Assessment Overlay	
Liquefaction Assessment Overlay	
Hydro Inundation Hazard Overlay	

MDP definitions of most relevance to the proposal are provided in Table 3 below.

Table 3: MDP Definitions

Word	Definition	Assessment
Building	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> o partially or fully roofed; and o fixed or located on or in land. <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power. (National Planning Standard definition)</p>	The inverters, switchyard building, workshop building and operations and maintenance building meet the definition of buildings
critical infrastructure (in relation to Natural Hazards Chapter only)	<p>Those necessary facilities, services, installations and infrastructure which if interrupted, would have a significant effect on communities within the District, Canterbury region or wider populations and which would require immediate reinstatement. Critical infrastructure includes:</p> <ul style="list-style-type: none"> a. Strategic transport network b. Radio communications networks and telecommunications networks (excluding those which are regulated by the NESTF) c. National, regional and local electricity generation activities d. The National Grid and electricity distribution networks including emergency electricity supply facilities e. Public and community wastewater collection, treatment and disposal networks f. Public and community land drainage infrastructure g. Public and community stormwater infrastructure h. Public and community potable water and fire fighting supply systems i. Public and community-scale irrigation and stockwater infrastructure j. Gas storage and distribution infrastructure k. Bulk fuel supply infrastructure including terminals, and pipelines l. Permanent New Zealand Defence Force facilities (excluding temporary buildings and structures used for temporary military training activities) m. Emergency Services facilities n. Healthcare facilities o. Airports 	The solar project infrastructure constitutes a national, regional and local electricity generation activity and is therefore critical infrastructure
functional need	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment. (National Planning Standard definition)</p>	Functional need is relevant to the policy assessment under the Renewable Electricity Generation chapter
habitable room	<p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room. (National Planning Standard definition)</p>	The proposed operation and maintenance building will contain habitable rooms in the form of offices

hazardous substances	<p>has the same meaning as in section 2 of the RMA (as set out below) includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <p>a. with 1 or more of the following intrinsic properties:</p> <ul style="list-style-type: none"> i. <i>explosiveness:</i> ii. <i>flammability:</i> iii. <i>a capacity to oxidise:</i> iv. <i>corrosiveness:</i> v. <i>toxicity (including chronic toxicity):</i> vi. <i>ecotoxicity, with or without bioaccumulation; or</i> <p>which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph a</p> <p>(National Planning Standard definition)</p>	The project will use hazardous substances being diesel fuel, engine oil and lubricants during construction and transformer oil and cleaning detergents during operation
high flood hazard area	means areas where the product of water depth (metres) multiplied by velocity (metres per second) equals or exceeds 1, or where depths are greater than 1 metre, in areas subject to inundation during a 500 year ARI flood event.	The flood assessment has identified a negligible area of the site (less than 1%) is located within a high flood hazard area.
infrastructure	<p>has the same meaning as in section 2 of the RMA (as set out below) means –</p> <ul style="list-style-type: none"> a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy; b. a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001; c. a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; d. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person— <ul style="list-style-type: none"> a. uses them in connection with the generation of electricity for the person's use; and b. does not use them to generate any electricity for supply to any other person e. a water supply distribution system, including a system for irrigation; f. a drainage or sewerage system; g. structures for transport on land by cycleways, rail, roads, walkways, or any other means; h. facilities for the loading or unloading of cargo or passengers transported on land by any means; i. an airport as defined in section 2 of the Airport Authorities Act 1966; j. a navigation installation as defined in section 2 of the Civil Aviation Act 1990; k. facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988; l. anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166 	The solar plant infrastructure including the transmission lines meet the definition of infrastructure under d.

line	<p>means a wire, cable or conductor, or bundles of wires or cables, used or intended to be used for:</p> <ol style="list-style-type: none"> carrying electric current along an electricity transmission line or electricity distribution line, including any associated hardware and insulation; or the transmission or reception of any telecommunication signal. 	The transmission distribution lines meet the definition of a line
major hazard facility	Has the same meaning as the Health and Safety at Work (Major Hazard Facilities) Regulations 2016. Means a facility that WorkSafe has designated as a lower tier major hazard facility or an upper tier major hazard facility under regulation 19 or 20.	The solar plant does not constitute a major hazard facility under the Health and Safety at Work (Major Hazard Facilities) Regulations 2016.
natural hazard sensitive building	<p>means a building which:</p> <ol style="list-style-type: none"> Contains one or more habitable room; and/or Contains one or more employee (at least one full time equivalent); and /or Is a place of assembly; and/or Is serviced with a sewerage system or connected to a potable water supply. <p>Excludes:</p> <ul style="list-style-type: none"> Any detached garage that is not a habitable room That part of an aircraft hangar that is not a habitable room A below ground swimming pool A deck An unenclosed building without a floor Any building with a dirt /gravel or similarly unconstructed floor Farm sheds used solely for storage Animal shelters with a dirt /gravel or similarly unconstructed floor Infrastructure 	The proposed workshop and operations and maintenance buildings meet the definition of a natural hazard sensitive building by virtue of containing a habitable room and one or more employees
operational need	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p> <p>(National Planning Standard definition)</p>	Operational need is relevant to the policy assessment under the Renewable Electricity Generation chapter
Significant indigenous vegetation and significant habitats of indigenous fauna	<p>means areas of indigenous vegetation or habitats of indigenous fauna which:</p> <p>meet the criteria listed in the Canterbury Regional Policy Statement's Policy 9.3.1 and Appendix 3; or</p> <p>are listed in Appendix I as a Site of Natural Significance</p>	<p>Flora and fauna across the site meet the RPS criteria because they support Threatened/At Risk flora and fauna and/or are rare ecosystems and/or provide ecological context/linkage values. Therefore, meeting the definition of significant indigenous vegetation and significant habitats of indigenous fauna.</p> <p>SONS11 Ōhau River (listed Site of Natural Significance in Appendix I) is located along the south-eastern boundary of the site.</p>
structure	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> <p>(National Planning Standard definition)</p>	The solar arrays, inverters, transmissions lines, switchyard, workshop and operations and maintenance buildings and water storage tanks are all structures

National Policy Statement for Renewable Electricity Generation and the REG Chapter of the MDP

The MDP does not include a definition for Renewable Electricity Generation (REG) activities. Therefore, the definition for REG activities within the NPS-REG has been applied which is as follows:

renewable electricity generation (REG) activities include the full range of activities required for REG, including small-scale and community-scale REG, including:

- (a) the investigation, construction, operation, monitoring, maintenance, upgrade, repowering, decommissioning and removal of REG assets;
- (b) the storage of generated electricity, whether connected to REG, the electricity network or directly to a site or community;
- (c) the conveyance of generated electricity to electricity networks or directly to end users;
- (d) all ancillary REG activities; but
- (e) does not include electricity network assets as defined by the National Policy Statement for Electricity Transmission 2008 and its amendments

The above definition includes all ancillary REG activities. The definition in the NPS-REG for ancillary REG activities is as follows:

ancillary renewable electricity generation (REG) activities mean an activity that supports and is subsidiary to a REG activity, including but not limited to:

- (a) vegetation clearance and tree trimming;
- (b) earthworks and land disturbance;
- (c) construction, maintenance, repair and upgrading of access tracks, bridges and culverts; and
- (d) construction, maintenance, repair and upgrading of power supply and telecommunication cables and devices

All of the proposed activities on the site associated with development and operation of the solar plant are considered to be REG activities including the ancillary workshop and operations and maintenance buildings which are activities that support and are subsidiary to the solar plant itself.

The MDP consent requirements are set out in Table 4 below. The relevance of the MDP provisions to the project is guided by the Introduction of the REG – Renewable Electricity Generation Chapter which states:

- *“In addition to the provisions in this chapter, the provisions in Table 1 also apply to renewable electricity generation activities. Beyond the provisions listed in Table 1, no other provisions in this plan apply to renewable electricity generation activities, except where specified within the provisions of this chapter.”*

The above statement has the effect of limiting the relevance of other chapters of the MDP to Renewable Electricity Generation activities. Table 1 of the REG Chapter is provided in the figure below.

Table 1

Topic	Plan Provisions that Apply to Activities Managed in this Chapter
Strategic Directions	All provisions in the ATC, MW, NE and UFD chapters
Contaminated Land	All provisions in the Contaminated Land Chapter
Natural hazards	All provisions in the Natural Hazards Chapter
Hazardous Substances	HAZS-O1, HAZS-O2, HAZS-P1, HAZS-P2, HAZS-R1, HAZS-R2
Historic Heritage	All provisions in the Historic Heritage Chapter
Notable Trees	All provisions in the Notable Trees Chapter
Ecosystems and Indigenous Biodiversity	Section 19 – Ecosystems and Indigenous Biodiversity - Rules 2.1.1 and 2.2.1 (relating to the Waitaki Power Scheme and Opuha Scheme) and the Objective and Policies 1, 5, 7 and 8 but only insofar as they apply to the activities managed by Rules 2.1.1 and 2.2.1
Activities on the Surface of Water	All provisions in the Activities on the Surface of Water Chapter
Lighting	All provisions in the Light Chapter
Noise	All provisions in the Noise Chapter
Signs	All provisions in the Signs Chapter

Figure 10: Table 1 of the REG Chapter

The MDP consent requirements are set out in Table 4 below.

Table 4: Summary of MDP Consent Requirements

Rule	Parameter	Summary
REG – Renewable Electricity Generation		
REG-R1	Operation and maintenance of an existing hydroelectric power station and associated structures	N/A – This activity is not proposed
REG-R2	Upgrade of an existing hydroelectric power station and structures associated with the Opuha Scheme, or within the existing footprint or core sites of the Waitaki Power Scheme	N/A – This activity is not proposed
REG-R3	Upgrade of an existing structure within an operating easement of the Waitaki Power Scheme	N/A – This activity is not proposed
REG-R4	Development of new hydroelectricity generation activities associated with an existing hydroelectric power station, within the existing footprint of, or core sites associated with, the Waitaki Power Scheme, including associated structures	N/A – This activity is not proposed
REG-R5	Investigation activities including associated clearance of indigenous vegetation and earthworks for roads and access tracks	N/A – This activity is not proposed
REG-R6	Small-scale renewable electricity generation activities including associated clearance of indigenous vegetation and earthworks for roads and access tracks	N/A – The proposed solar farm is not a small-scale renewable electricity generation activity.
REG-R7	Any Renewable Electricity Generation Activities Not Otherwise Listed including associated clearance of indigenous vegetation and earthworks for roads and access tracks	Applies – The proposed solar plant is not a small-scale renewable electricity generation activity, is not otherwise listed and will be located within an ONL – Discretionary Activity .
NH - Natural Hazards		
NH-R1	New Natural Hazard Sensitive Buildings – Flood Hazard Assessment Overlay	<p>Complies</p> <p>A workshop building and an operations and maintenance building are proposed which will meet the definition of Natural Hazard Sensitive Buildings and will be located within the Flood Hazard Assessment Overlay. Permitted activity status applies where:</p> <ol style="list-style-type: none"> 1. A Flood Hazard Assessment is issued in accordance with NH-S1 and is provided to Council; and 2. The building is located outside of a High Flood Hazard Area as stated in a Flood Hazard Assessment issued in accordance with NH-S1; and 3. The building has a finished floor level equal to or higher than the minimum floor level as stated in a Flood Hazard Assessment issued in accordance with NH-S1 <p>A Flood Hazard Assessment has been prepared in accordance with NH-S1 and has been provided to MDC as</p>

Rule	Parameter	Summary
		attachment 2.17. The assessment demonstrates that the new natural hazard sensitive buildings are located outside the High Flood Hazard Area identified on the site and have finished floor levels higher than the minimum floor level stated in the assessment.
NH-R2	Extensions to Existing Natural Hazard Sensitive Buildings – Flood Hazard Assessment Overlay	N/A – There are no existing natural hazard sensitive buildings on the site.
NH-R3	New non-critical infrastructure, or the operation, maintenance, repair, replacement, upgrading of non critical infrastructure and the operation, maintenance, repair, replacement, upgrading of critical infrastructure	N/A - The solar farm infrastructure is considered critical infrastructure (see table of definitions above), not non critical infrastructure.
NH-R4	<p>New Critical Infrastructure – Flood Hazard Assessment Overlay</p> <p>Activity Status: Permitted</p> <p>Where:</p> <p>It is located outside a High Flood Hazard Area as stated in a Flood Hazard Assessment issued in accordance with NH-S1; and</p> <p>The Flood Hazard Assessment is provided to Council.</p>	Will not comply – A small part of the solar array intersects an historic river braid where a High Flood Hazard Area has been identified. Restricted Discretionary Activity
NH-R5	<p>Natural Hazard Mitigation Works</p> <p>Activity Status: PER</p> <p>Where:</p> <p>The works are:</p> <ol style="list-style-type: none"> 1. The maintenance or operation of any existing natural hazard mitigation works, or 2. The upgrading or establishment of new natural hazard mitigation works administered by a Regional Council or Territorial Authority that maintain or reinstate the pre-existing level of protection. <p>Note: The earthworks provisions in Earthworks Chapter shall not apply to any activity permitted under NH-R5.</p>	Will not comply – the mitigation works recommended in the Flood Hazard Risk Assessment and Stormwater Management Plan are new natural hazard works which will not be administered by a Regional Council or Territorial Authority. Restricted Discretionary Activity
NH-R6	New critical infrastructure, major hazard facilities, education facilities and visitor accommodation activities or extensions to existing critical infrastructure and major hazard facilities, education facilities and visitor accommodation activities – Fault Hazard (Critical Infrastructure) Assessment Overlay	N/A – The site is not located within the Fault Hazard (Critical Infrastructure) Assessment Overlay
NH-R7	New and Relocated Residential Units, Minor Residential Units – Ostler Fault Hazard Area Overlay	N/A – The site is not located within the Ostler Fault Hazard Area Overlay
NH-R8	Buildings and Structures Not Provided for by NH-R6 or Not Otherwise Provided For – Ostler Fault Hazard Area Overlay	N/A - The site is not located within the Ostler Fault Hazard Area Overlay
NH-R9	Residential Visitor Accommodation – Ostler Fault Hazard Area Overlay	N/A – The site is not located within the Ostler Fault Hazard Area Overlay

Rule	Parameter	Summary
NH-R10	Planting within Te Manahuna/Mackenzie Basin ONL	N/A - No planting is proposed
HAZS – Hazardous Substances (NB: Only rules HAZS-R1 and HAZS-R2 are relevant by way of their inclusion in Table 1 of the REG Chapter)		
HAZS-R1	Use and/or Storage of Hazardous Substances, Excluding a Major Hazard Facility	Complies - The solar project does not meet the definition of a Major Hazard Facility. Permitted activity status applies where use and storage are located outside a High Flood Hazard Area. Each inverter assembly includes a transformer, and each transformer holds approximately 2,200 litres of transformer oil. Transformer oil is classified as a Hazardous substance. None of the transformers, or hazardous substance storage areas will be located within a High Flood Hazard Area.
HAZS-R2	New Major Hazard Facilities and Additions or Alterations to Existing Major Hazard Facilities – General Rural Zone	N/A – The proposed activities do not constitute a Major Hazard Facility.
HH – Historic Heritage		
HH-R1	Maintenance and Repair of Items included in HH-SCHED2	N/A – The site does not contain Items included in HH-SCHED2
HH-R2	Customer Connections to Items included in HH-SCHED2	
HH-R3	Earthquake Strengthening of Items Included in HH-SCHED2 Except Where the Works are Provided for by HH-R1	
HH-R4	Additions and Alterations to the Exterior of Items included in HH-SCHED2	
HH-R5	Relocation of an Item included in HH-SCHED2	
HH-R7	Partial or total demolition of any item included in HH-SCHED2	
HH-R8	Works within the Church of the Good Shepherd Heritage Overlay	N/A – The site is not within the Church of the Good Shepherd Heritage Overlay
HH-R9	Relocation of an item included in HH-SCHED2 to a site outside of the heritage overlay area	N/A – These activities are not proposed
HH-R10	New Buildings – Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay	N/A – The site is not located within Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay.
HH-R10A	Extensions to Existing Buildings - Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay	
HH-R11	Fencing - Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay	

Rule	Parameter	Summary
TREE – Notable Trees		
Tree-R1 – Tree R8		N/A – No notable trees listed in TREE-SCHED1 are located on the site.
Activities on the Surface of Water		
ASW-R1-R5		N/A – No activities on the surface of water are proposed
Lighting		
LIGHT-R1	Outdoor Lighting Not Specified in LIGHT-R2, LIGHT-R3 or LIGHT-R4	Complies – During construction and operation, activities will be undertaken during daylight hours negating the need for lighting.
LIGHT-R2	Security Lights	<p>Complies – Security lighting during construction and subsequent operation will only be used as and when necessary. Security lighting will comply with standards Light-S1 – Light-S5.</p> <ul style="list-style-type: none"> - Light-S1: Any fixed exterior lighting shall be directed away from any adjacent roads, residential properties and lakes. - Light-S2: Any outdoor lighting shall be shielded from above in such a manner that all the light shines below the horizontal. - Light-S3: The correlated colour temperature of any security lighting will not exceed 3000 K. - Light-S4: Only light-emitting diode (LED), low pressure sodium and high pressure sodium light sources shall be used. - Light-S5: The maximum level of light spill from security lighting will not exceed the horizontal or vertical illuminance levels on any adjoining site in the receiving zone set out in LIGHT - TABLE 1, excluding roads.
LIGHT-R3	Skylights	N/A – This activity is not proposed
LIGHT-R4	Temporary Outdoor Lighting During Periods of Emergency or Public Risk Likely to Cause Loss of Life, Injury, or Serious Damage to Property Permitted in all zones	N/A – This activity is not proposed
Noise		
NOISE-R1	Noise Generating Activity Not Otherwise Listed	Complies - Noise from a solar plant is not specifically listed in the noise chapter rules so NOISE-R1 is relevant. The noise assessment states that noise will comply with the limits in NOISE-TABLE 1 measured at the location set out in NOISE-TABLE 1

Rule	Parameter	Summary
NOISE-R2	Permitted Noise	N/A -None of the permitted noise activities under this rule are proposed
NOISE-R3	Noise Associated with Recreational Activities	N/A – No recreational activities are proposed.
NOISE-R4	Temporary Activities managed under TEMP-R2, TEMP-R4 or TEMP-R5	N/A – None of these activities are proposed.
NOISE-R5	Noise associated with the Operation and Maintenance of Aircraft Engines	N/A – This activity is not proposed.
NOISE-R6	Construction Noise	Complies - The noise assessment identifies that during construction (the highest noise emitting activity), will comply with the daytime limit of 75 dB LAeq at all receivers outside of the site, with the highest predicted noise level less than 50 dB LAeq at the closest dwelling.
NOISE-R7	Blasting Noise	N/A – Blasting is not proposed
NOISE-R8	Frost Fan Noise	N/A – Frost fans are not proposed
NOISE-R9	Audible Bird Scaring Device Noise	N/A – Audible Bird Scaring Devices are not proposed
NOISE-R10	Noise Generated by Aircraft and Helicopter Movements	N/A – Aircraft and Helicopter Movements are not proposed
NOISE-R11	Noise Associated with the use of Airfields and Helicopter Landing Areas	N/A – Airfields and Helicopter Landing Areas are not proposed
NOISE-R12	Noise Associated with Airport Activities and Airport Support Activities	N/A – Airport Activities and Airport Support Activities are not proposed
NOISE-R13	Noise Associated with Motorised Craft	N/A – Motorised Craft Activities are not proposed
NOISE-R14	Temporary Military Training Activities – Weapons Firing and or/ use of Explosives	N/A – Temporary Military Training Activities are not proposed
NOISE-R15	Temporary Military Training Activities – All Other Noise Sources not Listed in NOISE-R14	N/A – Temporary Military Training Activities are not proposed
NOISE-R16 – Noise Control Boundary Overlay (State Highways)	Any New Building Containing a Noise Sensitive Activity, or the Alteration of an Existing Building which Creates a New Habitable Room, or the Use of an Existing Building for a New Noise Sensitive Activity	N/A – No new buildings are proposed within the Noise Control Boundary Overlay which only applies to an 80 m wide corridor along the western part of the property that adjoins SH 8.
NOISE-R17	Any New Building Containing a Noise Sensitive Activity, or the Alteration of an Existing Building which Creates a New Habitable Room, or the Use of an Existing Building for a New Noise Sensitive Activity, within 500m of any Special Purpose Airport Zone.	N/A – No new buildings are proposed within 500 m of any Special Purpose Airport Zone

Rule	Parameter	Summary
NOISE-R18 – Town Centre Zone	Any New Building Containing a Noise Sensitive Activity, or the Alteration of an Existing Building which Creates a new Habitable Room, or the Use of an Existing Building for a New Noise Sensitive Activity.	N/A – No new buildings are proposed within the Town Centre Zone
Signs		
SIGN-R1	Any Sign Not Otherwise Listed	Complies – Any signage that may be used will comply with the Rural Zone permitted activity rules and standards
SIGN-R2	Signs Located Within the Footpath	N/A – No signs will be located within the footpath
SIGN-R3	Official Signs and Community Information Signs	N/A – This activity is not proposed.
SIGN-R4	Temporary Signs	Complies – Any temporary signage will meet the permitted activity standards of this rule and the standards listed in SIGN-S1-SIGN-S4.
SIGN-R5	Off-site Signs Not Otherwise Specified in SIGN-R1.9, SIGN-R2, SIGN-R3 and SIGN-R4	N/A – This activity is not proposed.

Overall, applying a bundling approach, resource consent is required as a **Discretionary Activity**.

CANTERBURY LAND AND WATER REGIONAL PLAN

The property is subject to the following features in the CLWRP:

- Upper Waitaki Freshwater Management Unit (FMU) – Haldon Zone; and
- The river mapped along the north of the site is a Spring Fed Upland River
- Aquifer Systems and Sediments – Semi-confined or unconfined aquifers;

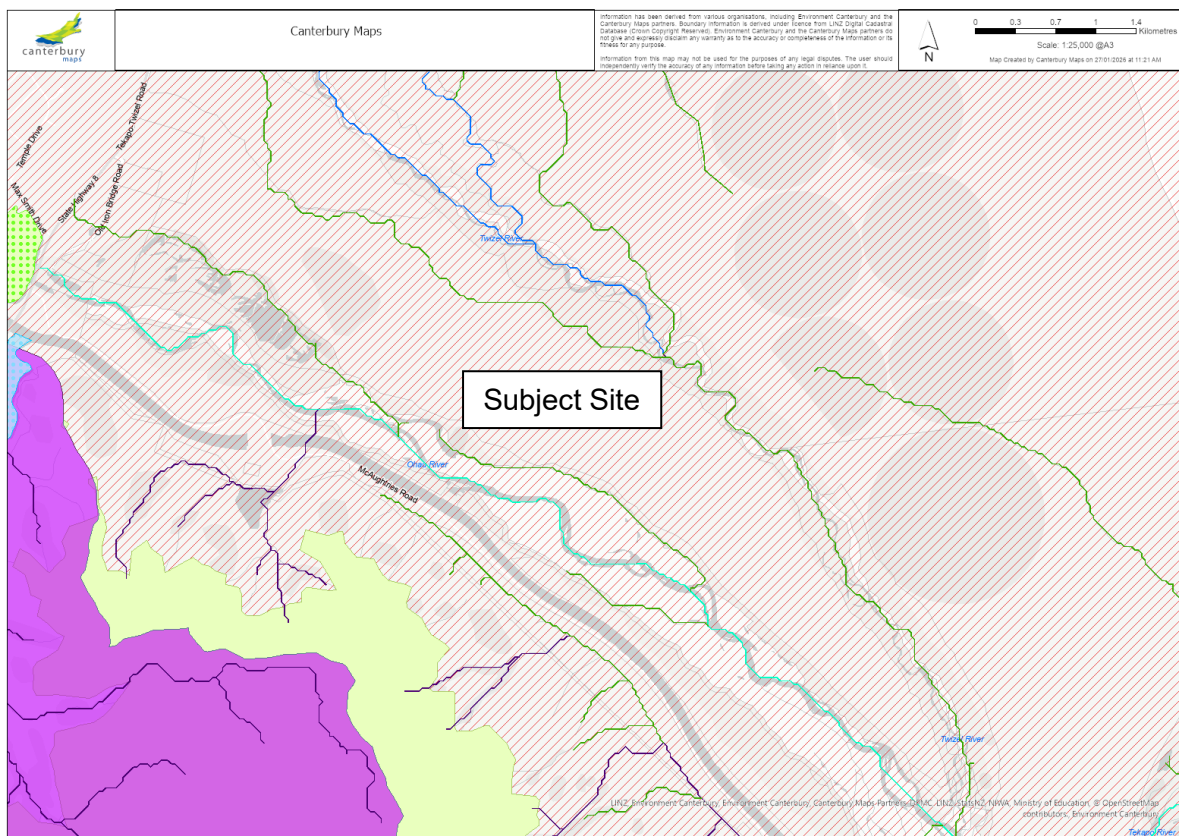


Figure 11: CLWRP Mapped Features - Upper Waitaki FMU and Water Quality Management Units and Classes – Spring Fed Upland (Source: <https://mapviewer.canterburymaps.govt.nz/?webmap=92920447c35d4493bff4852760340a84>)

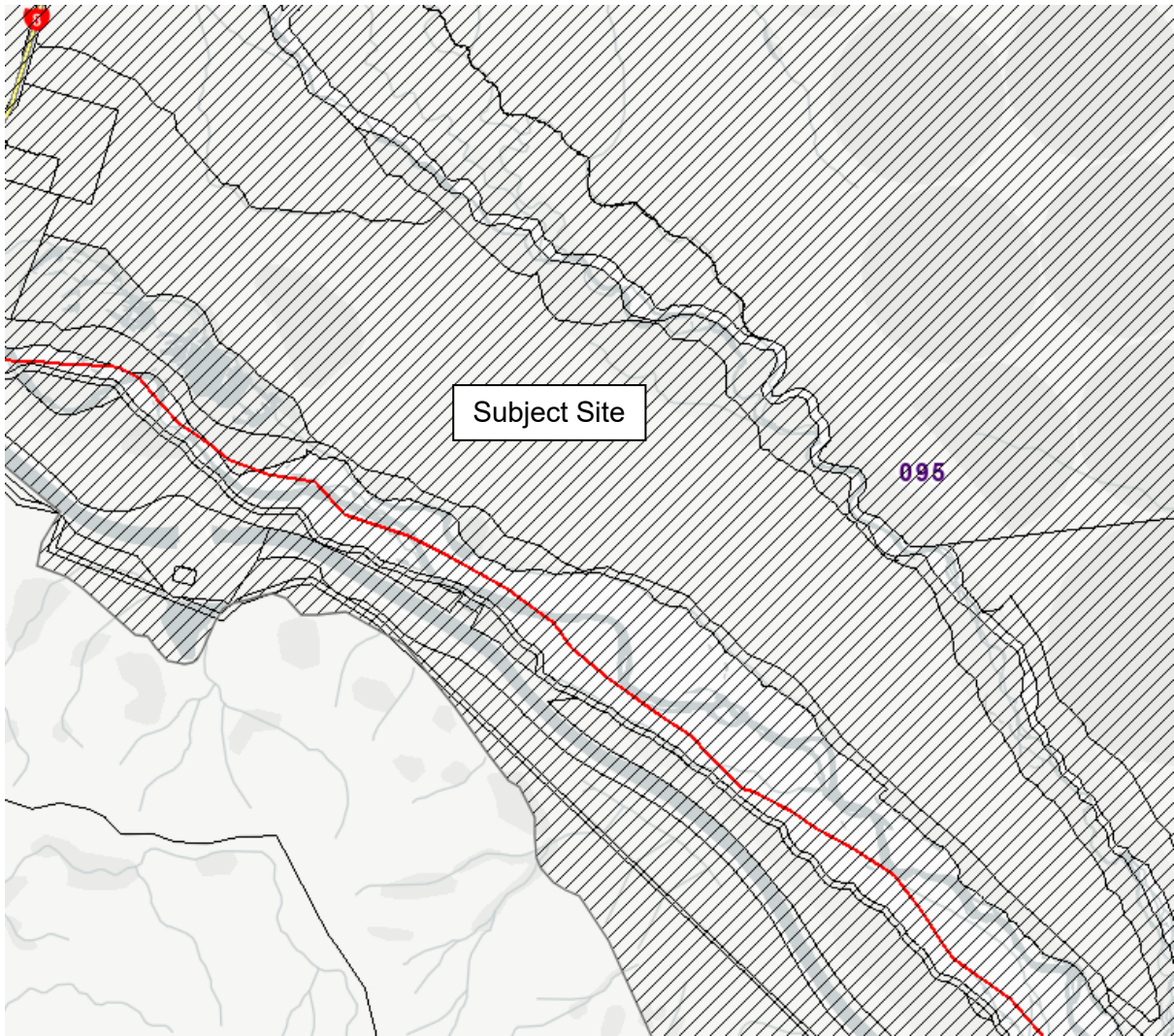


Figure 12: CLWRP Mapped Features – Aquifer Systems and Sediments – Semi-confined or unconfined aquifers
 (Source: <https://mapviewer.canterburymaps.govt.nz/?webmap=92920447c35d4493bff4852760340a84>)




ECAN Mapped Feature	Identifier
Upper Waitaki FMU	
Water Quality Management Units and Classes – Spring Fed Upland	
Aquifer Systems and Sediments – Semi-confined or unconfined aquifers	

Table 5: Summary of CLWRP Consent Requirements

Rule	Parameter	Summary
Rules 5.8	<p>Discharge of Wastewater from Operations and Maintenance Building:</p> <p>The discharge of wastewater from a new, modified or upgraded on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water</p>	<p>Complies:</p> <ul style="list-style-type: none"> - The discharge volume will not exceed 2 m³ per day with an estimated wastewater discharge per day being up to 0.4 m³ per day based on four permanent site staff; and - The discharge will be onto or into a site that is equal to or greater than 4 hectares in area; - The discharge will not be located within an area where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons; - The discharge will not be onto or into land: (a) where there is an available sewerage network; or (b) that is contaminated or potentially contaminated; or (c) that is listed as an archaeological site; or (d) in circumstances where the discharge would enter any surface waterbody; or (e) within 20 m of any surface waterbody or the Coastal Marine Area; or (f) within 50 m of a bore used for water abstraction; or (g) within a Community Drinking-water Protection Zone as set out in Schedule 1; or (h) where there is, at any time, less than 1 m of vertical separation between the discharge point and groundwater; (please see Concept Design Drawings Attachment 1) - The treatment and disposal system will be designed and installed in accordance with Sections 5 and 6 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management (see drawing 210982-02 Sheet GD12 in Attachment 1). - The treatment and disposal system will be operated and maintained in accordance with the system’s design specification for maintenance or, if there is no design specification for maintenance, Section 6.3 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; (see drawing 210982-02 Sheet GD12 in Attachment 1). - The discharge will not result in wastewater being visible on the ground surface as wastewater will be piped to an underground wastewater treatment tank with discharge from the tank occurring subsurface. - The discharge will not contain any hazardous substance.
Rule 5.94A	<p>Construction Phase Stormwater Discharge:</p> <p>The discharge of construction-phase stormwater from a reticulated stormwater system to a surface waterbody, or onto or into land in circumstances where a contaminant may enter groundwater or surface water.</p>	<p>Will not comply:</p> <ul style="list-style-type: none"> - The proposed area of disturbed land is not within a High Soil Erosion Risk area <u>but will exceed two hectares</u>. - All construction-phase stormwater will soak to ground and will not be discharged to a river or lake. - The proposed discharge will not result in an increase in flow in any receiving waterbody. - The discharge is not from, into or onto contaminated or potentially contaminated land. - The discharge does not contain any hazardous substances. - The proposed discharge will not occur within a Community Drinking-water Protection zone. <p>Non-compliance with the conditions of this rule is subject to the activity status set out Rule 5.94B.</p>
Rule 5.94B	<p>The discharge of construction-phase stormwater, other than into or from a reticulated stormwater system, into a surface waterbody, or onto or into land in circumstances where a contaminant may enter groundwater or surface water, that does not meet one or more of the</p>	<ul style="list-style-type: none"> - The proposal does not meet one of the conditions of Rule 5.94A – Restricted Discretionary

Rule	Parameter	Summary
	conditions of Rule 5.94A is a restricted discretionary activity.	
Rule 5.95	<p>Operational Phase Stormwater Discharge not discharged from a Reticulated Stormwater System</p> <p>Into a river, lake, wetland or artificial watercourse or onto or into land in circumstances where a contaminant may enter a river, lake, wetland, or artificial watercourse</p>	<p>Complies:</p> <ul style="list-style-type: none"> - The proposed area of disturbed land is not within a High Soil Erosion Risk area and will not exceed two hectares. - All construction-phase stormwater will soak to ground. - The proposed discharge will not result in an increase in flow in any receiving waterbody. - The discharge is not from or into or onto contaminated land. - The discharge does not contain any hazardous substances. - The proposed discharge will not occur within a Community Drinking-water Protection zone.
Rule 5.96	<p>Operational Phase Stormwater Discharge not discharged from a Reticulated Stormwater System</p> <p>Onto or into land where contaminants may enter groundwater</p>	<p>Will not comply:</p> <ul style="list-style-type: none"> - The stormwater discharge may enter groundwater and will be from land not used for residential, educational or rural activities <p>Non-compliance with the conditions of this rule is subject to the activity status set out Rule 5.97</p>
Rule 5.97	Operational Phase Stormwater Discharge that does not meet one or more of the conditions of Rule 5.95 or Rule 5.96	<ul style="list-style-type: none"> - The proposal does not meet one of the conditions in Rule 5.96 – Discretionary.
Rule 5.114	<p>Groundwater Take</p> <p>The taking and using of less than 5 L/s and more than 10 m³ but less than 100 m³ per property per day of groundwater on a property more than 20ha in area is a permitted activity, provided the following conditions are complied with:</p> <p>1. The bore is located more than 20 m from the property boundary or any surface waterbody.</p>	<p>N/A:</p> <ul style="list-style-type: none"> - Due to the existing groundwater bores being located within the Waitaki Catchment, the relevant rule that applies to groundwater take is Rule 1 under the Waitaki Catchment Water Allocation Regional Plan (WCWARP).
Rule 5.167	Use of land for vegetation clearance	<p>N/A:</p> <ul style="list-style-type: none"> - Vegetation clearance is not proposed to be undertaken within High Soil Erosion Risk area, within 10m of the bed of a lake or river or a wetland boundary in Hill and High-Country land, or within 5m of the bed of a lake or river or a wetland boundary in all other land not shown as High Soil Erosion Risk on the Planning Maps or defined as Hill and High Country on the Planning Maps.
Rule 5.168	Use of land for earthworks outside the bed of a river or lake or adjacent to a wetland boundary.	<p>N/A:</p> <ul style="list-style-type: none"> - Use of land for earthworks is not proposed to be undertaken within High Soil Erosion Risk area, within 10m of the bed of a lake or river or a wetland boundary in Hill and High-Country land, or within 5m of the bed of a lake or river or a wetland boundary in all other land not shown as High Soil Erosion Risk on the Planning Maps or defined as Hill and High Country on the Planning Maps.
Rule 5.175	<p>Earthworks:</p> <p>Over an unconfined or semi-confined aquifer:</p> <ul style="list-style-type: none"> - The volume of material excavated is less than 100 m³; or 	<p>Will not comply:</p> <ul style="list-style-type: none"> - Earthworks will exceed 100 m³, however data on the groundwater environment indicates there will be at least 1 m of undisturbed material between the deepest part of the excavation and the seasonal high-water table. However, groundwater depths can be variable and seasonally influenced so

Rule	Parameter	Summary
	<ul style="list-style-type: none"> - The volume of material excavated is more than 100 m³ and; - There is more than 1 m of undisturbed material between the deepest part of the excavation and the seasonal high water table level; and - The excavation does not occur within 50 m of any surface waterbody. 	<p>Nova acknowledge a potential non-compliance and conservatively see consent under rule 5.176</p> <ul style="list-style-type: none"> - No earthworks will take place within 50 m of any surface waterbody.
Rule 5.176	<p>The use of land to excavate material that does not comply with one or more of the conditions of Rule 5.175 is a restricted discretionary activity.</p> <p>The exercise of discretion is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The actual and potential adverse environmental effects on the quality of water in aquifers, rivers, lakes, wetlands; and 2. Any need for remediation or long-term treatment of the excavation; and 3. The protection of the confining layer and maintaining levels and groundwater pressures in any confined aquifer, including any alternative methods or locations for the excavation; and 4. The management of any exposed groundwater; and 5. Any adverse effects on Ngāi Tahu values or on sites of significance to Ngāi Tahu, including wāhi tapu and wāhi taonga. 	<p>The proposal may not meet one of the conditions in Rule 5.175, as explained above, therefore consent is applied for as a precautionary measure – Restricted Discretionary.</p>
Rule 5.181	<p>Hazardous Substances:</p> <p>The use of land for the storage, other than in a portable container, and use of a hazardous substance listed in Part A of Schedule 4 is a permitted activity, provided the following conditions are met:</p> <ol style="list-style-type: none"> 1. The substance is approved under the Hazardous Substances and New Organisms Act 1996 and the storage and use of the substance is in accordance with all conditions of the approval; and 2. A current inventory of all hazardous substances on the site is maintained, and a copy of the inventory shall be made available to the CRC or emergency services on request; and 3. For hazardous substances stored or held on or over land, all areas or installations used to store or hold hazardous substances are inspected at 	<p>Complies:</p> <ul style="list-style-type: none"> - All hazardous substances used and stored on the project will comply with the permitted conditions. - All substances proposed to be used and stored are approved substances under HSNO and will be used and stored in all conditions of the respective HSNO approvals. - A current inventory of all hazardous substances on the site will be maintained by Nova and a copy of the inventory will be made available to ECan or emergency services on request. - Nova will ensure inspections are regularly undertaken in accordance with the conditions of Rule 5.181 and will repair or maintain any defects that may compromise the containment of the hazardous substance. - Nova will ensure notifications are made to ECan if there is any physical loss of product and will maintain records of stock reconciliations and make these available, along with certifications, to ECan on request in accordance with Rule 5.181. - The hazardous substances associated with the Project will not be stored within a Community Drinking-water Protection Zone.

Rule	Parameter	Summary
	<p>least once per month or annually if the site is outside of any area or zone identified in a proposed or operative district plan for residential, commercial or industrial purposes and is unstaffed, and repaired or maintained if any defects are found that may compromise the containment of the hazardous substance; and</p> <p>4. For hazardous substances stored or held in a container located in or under land: (a) if there has been any physical loss of product, then the Canterbury Regional Council shall be notified within 24 hours of confirmation of the loss; and (b) records of stock reconciliations over the past 12 months shall be made available to the CRC upon request. If requested, a copy of the stock reconciliation and the most recent certification of the container shall be provided to the CRC within five working days; and</p> <p>5. For substances stored within a Community Drinking-water Protection Zone as set out in Schedule 1: (a) (b) all hazardous substances on a site are stored under cover in a facility which is designed, constructed and managed to contain a leak or spill and allow the leaked or spilled substance to either be collected or lawfully disposed of; and spill kits to contain or absorb a spilled substance are located with the storage facility and use areas at all times and</p> <p>6. Except where the storage was lawfully established before 4 July 2004 and the maximum quantity stored has not increased since that date, or the storage relates to transformers and other equipment associated with electricity infrastructure, the substances shall not be stored within: (a) 20 m of a surface waterbody or a bore used for water abstraction; or (b) 250 m of a known active fault that has a recurrence period of less than 10,000 years, and the land is: (i) over an unconfined or semi-confined aquifer; (ii) or within 50 m of a permanently or intermittently flowing river or a lake</p>	<ul style="list-style-type: none"> - Hazardous substances will not be used or stored within 20 m of a surface waterbody or a bore used for water abstraction or within 250 m of a known active fault that has a recurrence period of less than 10,000 years.

WAITAKI CATCHMENT WATER ALLOCATION REGIONAL PLAN

The Plan provides for the allocation of water in the Waitaki catchment on a basis that is consistent with the purpose and principles of the Resource Management Act 1991. Advice received from ECan is that this Plan applies to water take on the application site rather than the CLWRP.

Rule	Parameter	Summary
Rule 1	Cross-ref: Policy 10 Subject to Rules 9 and 10, no person shall take, use or divert more than 10 cubic metres per day per property at a rate not exceeding 5 litres per second	Complies: <ul style="list-style-type: none">- Water take from the on-site bores will not exceed more than 10 cubic metres per day at a rate not exceeding 5 litres per second.
Rule 9	Any activity that is undertaken outside the High Natural-Character Water Bodies defined in Policy 2 and outside water bodies to which the National Water Conservation (Ahuriri River) Order 1990 applies, and that does not contravene Rule 1 is a permitted activity.	Complies: <ul style="list-style-type: none">- The water take from the on-site bores is located outside the High Natural-Character Water Bodies defined in Policy 2 and outside water bodies to which the National Water Conservation (Ahuriri River) Order 1990 applies and will not contravene Rule 1.