

## STANDARDS ASSESSMENT (WDP and proposed NRP)

Table 1: Assessment of Development Standards under part 3 – Rural Production Zone

Reference	Standard	Comment
RPROZ-R1  Any Activity Not Otherwise Listed in this Chapter	<i>Activity Status: Permitted Where: 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan.</i>	<b>Not relevant</b>
RPROZ-R2  Minor Building	<i>Activity Status: Permitted Note: 1. Minor buildings are exempt from rules RPROZ-R3 – R5.</i>	<b>Not relevant</b>
RPROZ-R3  Building and Major Structure Height	<i>Activity Status: Permitted Where: 1. The maximum building height and major structure height is 10m above ground level.  Compliance Standards: 1. Mineral Extraction Activities within the Mining Area of a Quarrying Resource Area are exempt and will be assessed by applying the Quarrying Resource Area Chapter provisions. 2. Frost protection fans are exempt from RPROZ-R4 and shall comply with RPROZ-R11. 3. Crop protection structures and artificial crop protection structures are exempt from RPROZ-R4 and shall comply with RPROZ-R12.</i>	<b>Complies</b> -all buildings and major structures have a maximum height less than than 10m above ground level.
RPROZ-R4  Building and Major Structure Coverage	<i>Activity Status: Permitted Where: 1. All buildings are set back at least:  a. 8m from all site boundaries. b. 27m from mean high water springs and the top of the bank of any river that as a width exceeding 3m (excluding bridges, culverts and fences).  Compliance Standards: 1. Mineral Extraction Activities within the Mining Area of a Quarrying Resource Area are exempt and will be assessed by applying the Quarrying Resource Area Chapter provisions. 2. Frost protection fans are exempt from RPROZ-R3 and shall comply with RPROZ-R11. 3. Crop protection</i>	<b>Complies</b> - all buildings are set back at least 8m from the site boundaries, except Building 25 which is within the 8m yard of the proposed site boundary (resulting from the proposed subdivision of the underlying lot). Given the staged subdivision there may be a number of technical infringements to internal site boundaries from the proposed buildings

	<i>structures and artificial crop protection structures are exempt from RPROZ-R3 and shall comply with RPROZ-R12.</i>	<i>Discretionary Activity consent required</i>
RPROZ-R5 Building and Major Structure Coverage	<p><i>Activity Status: Permitted Where: 1. The maximum cumulative building and major structure coverage is 20% of the net site area.</i></p> <p><i>Compliance Standards: 1. Mineral Extraction Activities within the Mining Area of a Quarrying Resource Area are exempt and will be assessed by applying the Quarrying Resource Area Chapter provisions. 2. Frost protection fans are exempt from RPROZ-R3 and shall comply with RPROZ-R11. 3. Crop protection structures and artificial crop protection structures are exempt from RPROZ-R3 and shall comply with RPROZ-R12.</i></p>	<b>Complies</b> - the building coverage on the proposed lot is site is between 7392m <sup>2</sup> (12.49%) for Option 1 and 9257m <sup>2</sup> (15.64%) for Option 2
RPROZ-R6 Indigenous Vegetation Clearance	<p><i>Activity Status: Permitted Where: 1. The clearance of indigenous vegetation: Either</i></p> <p><i>a. Does not exceed 500m<sup>2</sup> per site within each 10 year period from 12 December 2018; except where: i. The clearance is directly associated with rural production activities and that clearance is: a) Up to 2,000m<sup>2</sup> in area per site within each 10 year period from 12 December 2018 and the vegetation does not meet the significance criteria in Appendix 5 of the Regional Policy Statement for Northland 2016; or</i></p> <p><i>b) Of indigenous vegetation that has grown naturally since 12 December 2018 on land lawfully cleared of indigenous vegetation</i></p> <p><i>AND b. Is not within 20m of a water body.</i></p> <p><i>OR c. Is associated with: i. Routine maintenance within 7.5m of the eaves of existing buildings: a) Including the removal of any tree where any part of the trunk is within the 7.5m distance. B) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance; or ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established</i></p>	<b>Not relevant</b> – there is no clearance of indigenous vegetation proposed on site

	<i>activities; or iii. Pest plant removal and biosecurity works; or iv. Vegetation removal for customary rights; or v. Conservation planting, including planting for ecological restoration purposes</i>	
RPROZ-R7 Principal Residential Unit	<i>Activity Status: Permitted Where: 1. The maximum density is 1 principal residential unit per 20ha provided that 1 principal residential unit is permitted on an allotment of any size.</i>	<b>Complies</b> – the proposed subdivision will result in 1 principal residential unit being provided on the residual lot of the 2 lot subdivision. No further residential units are proposed.
RPROZ-R8 Minor Residential Unit	<i>Activity Status: Permitted Where: 1. The maximum density is 1 minor residential unit per site. 2. The nearest distance between the minor residential unit and the principal residential unit does not exceed 15m. 3. The maximum gross floor area of the minor residential unit (including decking and garage areas) is 90m<sup>2</sup>.</i>	<b>Not relevant</b> - No minor residential units are proposed
RPROZ-R9 Sensitive Activity	<i>Activity Status: Permitted Where: 1. The sensitive activity (excluding non-habitable buildings) is set back at least: 500m from: i. The Mining Area of all Quarrying Resource Areas. ii. The Strategic Rural Industries Zone. iii. Business Zones. 30m from: i. All unsealed metal roads. ii. All existing plantation forestry on a separate site. 250m from: i. Existing intensive livestock farming on a separate site. ii. Existing activities ancillary to farming or forestry on a separate site. iii. The Fonterra Kauri Milk Processing Site Strategic Rural Industries Zone – Ancillary Irrigation Farms. Note: 1. Any application shall comply with information requirement RPROZ-REQ1.</i>	<b>Not relevant</b> – No sensitive activities are proposed
RPROZ-R10 Commercial Activities	<i>Activity Status: Permitted Where: 1. The activity generates less than 20 traffic movements per site, per day. 2. There is no car parking between the residential unit and the road. 3. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the</i>	<b>Does not comply</b> - the proposed activities on site are of a scale that goes beyond the confines of a permitted commercial activity the site.

	<p><i>use of 15% of the total gross floor area of all buildings on site. 5. The total area of signage is less than 0.25m<sup>2</sup>, per site. 6. There is no illuminated signage or moving signage. 7. The activity is an ancillary activity to the residential use of the site. 8. The principal operator of the activity is a permanent resident on the site. 9. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles.</i></p>	<p><i>Discretionary Activity consent required</i></p>
<p>RPROZ-R11 Frost Protection Fans</p>	<p><i>Activity Status: Permitted Where: 1. The maximum height of the frost protection fan is 20m above ground level. 2. The frost protection fan is set back at least 8m from all site boundaries.</i></p>	<p><b>Not relevant</b></p>
<p>RPROZ – R12 Crop Support Structures or Artificial Crop Protection Structures</p>	<p><i>Activity Status: Permitted Where: 1. The activity is a primary activity or ancillary activity. 2. The activity does not extract over 5,000m<sup>3</sup> in any 12 month period on the site. 3. The activity does not undertake blasting. 4. The activity does not establish within 500m of an existing sensitive activity on an adjacent site.</i></p>	<p><b>Not relevant</b></p>
<p>RPROZ-R14 Activities Ancillary to Farming or Forestry</p>	<p><i>Activity Status: Permitted Where: 1. The activity does not operate within 250m of an existing sensitive activity on a separate site. 2. The activity operates within any combination of buildings and major structures, and those buildings and major structures do not exceed a cumulative gross floor area of 2,000m<sup>2</sup> per site. 3. The activity does not operate from an outdoor area larger than 500m<sup>2</sup>.</i></p>	<p><b>Not relevant</b></p>
<p>RPROZ-R15 Intensive Livestock Farming</p>	<p><i>Activity Status: Permitted Where: 1. The activity is a primary activity or ancillary activity. 2. The activity operates within any combination of buildings and major structures, and those buildings and major structures do not exceed a cumulative gross floor area of 2,000m<sup>2</sup> per site. 3. The activity is set back 250m from the boundary</i></p>	<p><b>Not relevant</b></p>

	<i>of a separate site containing a sensitive activity.</i>	
RPROZ-R16 Emergency Services RPROZ-R17 Farming RPROZ –R18 Plantation Forestry	<i>Activity Status: Permitted Where: 1. The activity is a primary activity or ancillary activity.</i>	<b>Not relevant</b>

Table 2: Assessment of Development Standards under part 2 – District Wide Matters - Transport

<b>Reference</b>	<b>Standard</b>	<b>Comment</b>
TRA-R1  Any Activity Not Otherwise Listed in this Chapter	<i>Activity Status: Permitted  Where: 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan.</i>	
TRA-R2  Parking – Required Spaces and Dimensions	<i>Activity Status: Permitted  Where: 1. All off-street car parking spaces, loading spaces, bicycle parking spaces, end-of trip facilities and associated manoeuvring areas are provided and constructed in accordance with TRA Appendix 1.  Note: 1. Lighting requirements for parking and loading spaces are contained within the LIGHT Chapter.</i>	<b>Complies</b> – All parking, loading, bicycle parking spaces, end of trip facilities and manoeuvring areas are provided and constructed in accordance with TRA Appendix 1.
TRA-R3  Parking - Location and Identification	<i>Activity Status: Permitted  Where: 1. All car parking spaces and loading spaces are: a. Not located on any footpath, access, manoeuvring or outdoor living court area. b. Not located within any Strategic Road Protection Area. c. Permanently marked or delineated, except where they are: i. Associated with a residential unit which is not part of a multi unit development. ii. Associated with the loading area for the fuel delivery vehicle or car parking spaces at a pump of a service station. iii. Located in the Rural Production</i>	<b>Complies</b> – All carparking and loading spaces are compliant with this standard

	<i>Zone, Natural Open Space Zone or Open Space Zone</i>	
TRA-R4 Parking - Gradient	<i>Activity Status: Permitted Where: 1. All car parking spaces, loading spaces and associated manoeuvring areas do not have a gradient steeper than: a. 1 in 16 for surfaces at 900 to the angle of the parking. b. 1 in 20 for surfaces parallel to the angle of the parking. structures are exempt from RPROZ-R3 and shall comply with RPROZ-R12.</i>	<b>Complies</b> - All carparking, loading spaces and associated manoeuvring areas have been designed to comply with this standard.
TRA – R5 Vehicle Crossing	<i>Activity Status: Permitted Where: 1. The vehicle crossing and access are provided and constructed in accordance with TRA Appendix 2. 2. The vehicle crossing is not fronting a state highway. 3. Any unused vehicle crossings are reinstated to match the existing footpath and kerbing. 4. The vehicle or pedestrian crossing is not over a railway corridor. Note: 1. A vehicle crossing permit may be required.</i>	<b>Does not comply</b> – a vehicle crossing is proposed onto SH1
TRA – R6 Setbacks	<i>Where: 1. The new vehicle crossing is located at least: a. 30m from a railway level crossing. b. 8m from a dedicated pedestrian crossing facility (including pedestrian crossing, midblock pedestrian signals, refuge islands and traffic signalled intersections). c. 2m from a separate vehicle crossing</i>	<b>Complies</b> – the vehicle crossings proposed complies with this standard.
TRA – R7 Manoeuvring	<i>Activity Status: Permitted Where: 1. All car parking, loading spaces and associated manoeuvring areas provide sufficient on-site manoeuvring space: a. To ensure that no vehicle is required to reverse either onto or off the site, except for front sites where: i. Access is gained from an Access or Low Volume Road; and ii. Less than 3 car parking spaces are required under TRA Appendix 1 on-site. b. That enables vehicles occupying a car parking space or loading space to have ready access to the road at all times, without needing to move any other vehicles occupying other car parking spaces or loading spaces, except for: i. Parking associated with an individual</i>	<b>Complies</b> – the vehicle parking, loading spaces and associated manoeuvring proposed complies with this standard.

	<p>residential unit. ii. Staff parking areas associated with an individual activity; or</p> <p><i>iii. Parking for vehicles being serviced at a Repair and Maintenance Service or Rural Centre Service Activity. c. To ensure that vehicles using or waiting to use fuel dispensers, ticket vending machines, remote ordering facilities and devices, entrance control mechanisms, or other drive-through facilities do not queue into the adjoining road or obstruct entry to or exit from the site. d. For every car parking space, to accommodate the 90th percentile car tracking curves in Figure TRA 1 so that only one reverse manoeuvre is required to manoeuvre in or out of any car parking space. e. For every loading space, to comply with the tracking curves set out in the NZTA guidelines: RTS 18: NZ on-road tracking curves for heavy vehicles (2007) so that only one reverse manoeuvre is required to manoeuvre in or out of any loading space. Note: 1. Acceptable means of compliance with access, parking and manoeuvring design can be found in the Whangārei District Council Engineering Standards.</i></p>	
<p>TRA- R8</p> <p>Crossings, Access and Parking Areas</p>	<p>Activity Status: Permitted Where: 1. Vehicle crossings accessing a sealed road are sealed to a standard not less than that of the adjoining road surface. 2. On-site access and parking areas (including loading and manoeuvring areas) are formed, drained and sealed with a permanent al weather surface in the following instances:</p> <p>a. Urban Zone sites. b. Rural (Urban Expansion) Zone sites with an area less than 2,000m<sup>2</sup> . c. Rural Village Zone sites. d. Strategic Rural Industries Zone sites. e. Any accessway serving more than 5 principal residential units. f. Where the gradient exceeds 12.5%.</p>	<p><b>Complies</b> – the vehicle parking, loading spaces and associated manoeuvring proposed complies with this standard.</p>
<p>TRA – R9</p> <p>Setbacks</p>	<p>Activity Status: Permitted Where: 1. All buildings and major structures (excluding minor buildings) are set back at least 0.5m from a strategic road protection area as detailed in TRA Appendix 4. 2. Sensitive activities at ground floor are set back at least 2m from a strategic road protection</p>	<p><b>Not applicable</b> – the site is not located adjacent a strategic road protection area. Notwithstanding the proposed buildings and structures are setback at</p>

	<p>area as detailed in TRA Appendix 4. 3. No buildings or major structures (excluding minor buildings) are located within 10m of an indicative road as shown on the Planning Maps.</p>	<p>least 0.5m from all site boundaries</p>
<p>TRA – R12 Electric Vehicle Charging Station Parking Spaces</p>	<p><i>Activity Status: Permitted Where: 1. All parking areas, except those associated with a residential activity, where 50 or more car parking spaces are required by TRA Appendix 1 sets aside space for at least 1 parking space for an electric vehicle charging station per every 50 required car parking spaces. Compliance Standard: 1. Any electric vehicle parking space associated with the charging stations counts towards the total number of required parking spaces in TRA Appendix 1. Note: 1. This rule does not require installation of electric vehicle charging infrastructure, rather, it requires the provision of sufficient space to accommodate electric vehicle charging infrastructure</i></p>	<p><b>Complies</b> – the provision of infrastructure associated with the electric charge of vehicles is made on site (including installation of 3 charging stations at the proposed service station).</p>
<p>TRA-R14 Subdivision</p>	<p><i>Activity Status: Controlled Where: 1. The site does not contain an indicative road or a strategic road protection area. 2. Subdivision results in all sites having access and crossings which comply with TRA-R5 – R6. 4. Subdivision results in a shared access which serves no more than 8 allotments or 8 principal residential units.</i></p> <p><i>Matters of control: 1. Effects on the road network in the vicinity due to increased traffic from the subdivision. 2. The need for footpaths, kerb and channel on roads in the vicinity, including for stormwater management. 3. The adequacy of the access for the anticipated use. 4. The ability of the access to contain required services. 5. Traffic safety and visibility. 6. Type, frequency and timing of traffic. 7. Access design, and number and location of vehicle crossings. 8. Design and construction of any bridges or culverts. 9. The construction and maintenance of new vehicle crossings or alterations to existing vehicle crossings where proposed as part of the subdivision.</i></p>	<p><b>Not applicable</b> – The subdivision will result in more than 8 allotments with a shared access from SH1.</p>



	<p>10. Where relevant, the provision, location, design, capacity, connection, upgrading, staging and integration of transport infrastructure. 11. Pedestrian and cycle connections to public roads from existing reserves and/or pedestrian accessways, especially where the connection will provide a significantly shorter distance. 12. Design of pedestrian and cycle connections to ensure ease of use, accessibility and safety. 13. In the Rural (Urban Expansion) Zone, the protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future transport infrastructure. Notes: 1. Refer to Rules TRA-R14 – R15 for any Integrated Transport Assessment Requirements as part of a subdivision. 2. Acceptable means of compliance can be found in the Whangārei District Council Engineering Standards.</p>	
<p>TRA – R15 Restricted Discretionary Integrated Traffic Assessments</p>	<p><i>Activity Status: Restricted Discretionary An integrated transport assessment is required where:</i> 1. The activity (or activities) requires an increase of more than 50 car parking spaces in accordance with TRA Appendix 1. 2. The subdivision is of an allotment that existed at [Operative Date] and the area of the parent allotment is equal to or larger than: a. 1,000m<sup>2</sup> within the Rural (Urban Expansion) Zone where any allotment will be connected to Council reticulated water, wastewater and stormwater services. b. 5,000m<sup>2</sup> within the Medium Density Residential Zone. c. 1ha within the General Residential Zone or Rural Village Residential Zone. d. 4ha within the Low Density Residential Zone. e. 6ha within the Large Lot Residential Zone. Matters of discretion: 1. Effects on the sustainability, safety, efficiency, effectiveness and accessibility of the immediately adjacent transport network. 2. Required improvements, alterations or extensions to the immediately adjacent transport network to mitigate adverse effects (including at level crossings). 3. The need for pedestrian and cyclist connections to adjacent destinations.</p>	<p>The activity requires an increase of more than 50 carparking spaces and an Integrated Traffic Assessment has been provided (refer to <b>Appendix 6-6B</b>).</p> <p><i>Restricted Discretionary Activity consent required</i></p>

	<p>4. Adverse effects on streetscape and amenity. 5. Recommendations and proposed mitigation measures of the Integrated Transport Assessment and any further information provided through the consent process. Compliance Standard: 1. TRA-R14.2 does not apply for any allotment where consent has previously been granted for the allotment under Rule TRA-R14.2.</p>	
<p>TRA-R16 Any activity</p>	<p><i>Activity Status: Restricted Discretionary</i> Where, with respect to Table TRA 16: 1. A new activity specified in Column A exceeds the Threshold Limit in Column B; or 2. A change to an existing activity specified in Column A exceeds the Threshold Limit in Column C; or 3. Any subdivision proposes more than 50 vacant allotments; or 4. Subdivision is proposed of an allotment that existed at 15 April 2021 and the area of the parent allotment is equal to or larger than: a. 1.5ha within the Medium Density Residential Zone. b. 2ha within the General Residential Zone or Settlement Zone Residential. c. 8ha within the Low Density Residential Zone.</p>	<p>A number of the activities proposed exceed the threshold table as referred to in the Integrated Traffic Assessment that has been provided (refer to <b>Appendix 6-6B</b> to this AEE).</p> <p><i>Restricted Discretionary Activity consent required</i></p>
<p>TRA-R17 Construction of any new public road or service lane  TRA – R18 Any Major Roading Alteration to an Existing Public Road</p>	<p><i>Activity Status: Restricted Discretionary</i> <i>Matters of discretion:</i> 1. The provision, design and construction of the road or service lane. 2. Effects on the sustainability, safety, efficiency, effectiveness and accessibility of the transport network. 3. Streetscape, urban design and amenity effects of the transport infrastructure. 4. Provision and encouragement of active and public modes of transport. 5. Integration with surrounding land uses and transport infrastructure. 6. Recommendations and proposed mitigation measures of the Integrated Transport Assessment and any further information provided through the consent process. Notes: 1. Any application shall comply with information requirement TRA-REQ3. 2. Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Whangārei District Council Engineering Standards</p>	<p>The activity proposed changes to SH1 as referred to in the Integrated Traffic Assessment that has been provided (refer to <b>Appendix 6-6B</b> to this AEE).</p> <p><i>Restricted Discretionary Activity consent required</i></p>

Table 3: Assessment of Development Standards under part 2 – District Wide Matters - Subdivision

Reference	Any Subdivision	Comment
SUB-R2 All zones	<p><i>Activity Status: Controlled</i></p> <p><i>Where: 1. The land contains a Site of Significance to Māori, or an area of historic heritage and the proposed boundaries are located to ensure that the whole Site of Significance to Māori or area of historic heritage is entirely within one of the allotments produced by the subdivision.</i></p> <p><i>2. The land contains existing buildings or major structures and the boundaries of the proposed allotments result in compliance with the relevant zone permitted activity building and major structure setback, building coverage, impervious areas, outdoor living court, and height in relation to boundary rules.</i></p>	<p>The proposed two lot subdivision of the parent lot requires resource consent for a controlled activity. The proposed two lot subdivision will ensure the continued compliance with the permitted activity development standards of the Rural Production Zone.</p> <p><i>Controlled Activity consent required</i></p> <p>The subsequent subdivision around a consented development will result in technical infringements to permitted activity standards.</p> <p><i>Restricted Discretionary Activity consent is required</i></p>
SUB-R2 Rural Production Zone	<p><i>5. Every allotment is provided with:</i></p> <p><i>a. The ability to connect, or easements to secure the ability to connect, to an electrical supply system at the boundary of the allotment.</i></p> <p><i>b. A connection, or the ability to connect to a wireless, above ground, or underground telecommunications system.</i></p>	<p>The proposed two lot subdivision of the parent lot and subsequent subdivision around an approved development meets this standard.</p> <p><i>Controlled Activity consent required</i></p>
SUB-R2 All Zones	<p><i>7. An underground electrical supply system is provided where the subdivision is within an Outstanding Landscape Area or Outstanding Natural Character Area. All Zones 8. The most efficient route for electrical supply to any allotments is across other allotments or other land owned by the subdivider, and easements are provided to secure the route.</i></p>	<p>The proposed two lot subdivision of the parent lot and subsequent subdivision around an approved development meets this standard.</p> <p><i>Controlled Activity consent required</i></p>
SUB-R15	<p><i>Activity Status: Controlled Where: 1. Every allotment has a minimum net site area of 20ha. 2. Every allotment can accommodate</i></p>	<p>The proposed two lot subdivision of the parent lot and subsequent subdivision</p>

Rural Production Zone	<i>an identified building area of at least 100m<sup>2</sup> on which a residential unit can be built so that there is compliance as a permitted activity with the relevant rules in the District Plan</i>	around an approved development meets this standard.  <i>Non-complying activity consent required</i>
-----------------------	---	---

Table 4: Assessment of Development Standards under part 2 – District Wide Matters - Subdivision

Reference	Any Subdivision	Comment
EARTH-R1 All zones	<p><i>Where: The earthworks associated with subdivision do not occur within:</i></p> <p><i>a. A Site of Significance to Māori.</i></p> <p><i>b. 10m of any archaeological site.</i></p> <p><i>c. Three times the maximum radius of the canopy dripline of a New Zealand Kauri tree (Agathis Australis).</i></p> <p><i>A site suitability report prepared by a suitably qualified and experienced professional (e.g. Chartered Professional Engineer) is provided which certifies that: a. A 100m<sup>2</sup> building area within each allotment is suitable to construct a building either: i. In accordance with NZS 3604/2011; or ii. With specific engineering design of foundations. b. Access to the certified building area within each allotment is suitable to construct.</i></p>	<p>The proposed earthworks are likely to be within 10m of the previously recorded archaeological site Q08/652. Refer to the Archaeological Assessment in <b>Appendix 11</b> and the Geotechnical Report in <b>Appendix 4</b>, attached to this AEE.</p> <p><i>Restricted Discretionary Activity consent required</i></p>

Table 5: Proposed Regional Plan

Reference	Any Subdivision	Comment
Rule C6.4.2 Other Stormwater Discharges	<p><i>The diversion and discharge of stormwater into water or onto or into land where it may enter water from an impervious area or by way of a stormwater collection system, is a permitted activity, provided:</i></p> <p><i>1) the discharge or diversion is not from:</i></p> <p><i>a) a public stormwater network, or</i></p> <p><i>b) a high-risk industrial or trade premises, and</i></p> <p><i>2) the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and</i></p>	<p>The proposed stormwater discharge will comply with these standards.</p>

	<p><i>including a 10 percent annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a one percent annual exceedance probability, and</i></p> <p><i>3) where the diversion or discharge is from a hazardous substance storage or handling area:</i></p> <ul style="list-style-type: none"><li><i>a) the stormwater collection system is designed and operated to prevent hazardous substances stored or used on the site from entering the stormwater system, or</i></li><li><i>b) there is a secondary containment system in place to intercept any spillage of hazardous substances and either discharges that spillage to a trade waste system or stores it for removal and treatment, or</i></li><li><i>c) if the stormwater contains oil contaminants, the stormwater is passed through a stormwater treatment system designed in accordance with the Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand (Ministry for the Environment, 1998) prior to discharge, and</i></li></ul> <p><i>4) where the diversion or discharge is from an industrial or trade premises:</i></p> <ul style="list-style-type: none"><li><i>a) the stormwater collection system is designed and operated to prevent any contaminants stored or used on the site, other than those already controlled by condition 3) above, from entering stormwater unless the stormwater is discharged through a stormwater treatment system, and</i></li><li><i>b) any process water or liquid waste stream on the site is bunded, or otherwise contained, within an area of sufficient capacity to provide secondary containment equivalent to 100 percent of the quantity of any process water or liquid waste that has the potential to spill into a stormwater collection system, in order to prevent trade waste entering the stormwater collection system, and</i></li></ul> <p><i>5) the diversion or discharge is not into potentially contaminated land, or onto potentially</i></p>	
--	---	--

	<p><i>contaminated land that is not covered by an impervious area, and</i></p> <p><i>6) the diversion and discharge does not cause permanent scouring or erosion of the bed of a water body at the point of discharge, and</i></p> <p><i>7) the discharge does not contain more than 15 milligrams per litre of total petroleum hydrocarbons,</i></p> <p><i>and</i></p> <p><i>8) the discharge does not cause any of the following effects in the receiving waters beyond the zone of reasonable mixing:</i></p> <ul style="list-style-type: none"><li><i>a) the production of conspicuous oil or grease films, scums or foams, of floatable or suspended materials, or</i></li><li><i>b) a conspicuous change in the colour or visual clarity, or</i></li><li><i>c) an emission of objectionable odour, or</i></li><li><i>d) the rendering of fresh water unsuitable for consumption by farm animals, or</i></li></ul>	
--	---	--