

Variation to Plan Change 1 - Proposed draft changes to provisions (in red)

Rule WH.R5: Stormwater from new and redeveloped impervious surfaces – permitted activity

COASTAL The use of land for the creation of new, or **redevelopment** of existing **impervious surfaces** (including greenfield development and **redevelopment** activities of existing urbanised property) and the associated discharge of **stormwater** into water, or onto or into land where it may enter a **surface water body** or coastal water, including through an existing or new local authority **stormwater network**, that is not a **high risk industrial or trade premise** or **unplanned greenfield development**, is a permitted activity, provided the following conditions are met:

- (a) the proposal involves the creation of new, or **redevelopment** of existing impervious areas of less than 1,000m² (baseline property existing impervious area as at 30 October 2023) and
- (b) all new building materials associated with the development shall not include exposed zinc (including galvanised steel) or copper roof, cladding and spouting materials, and
- (c) from the date the decisions on submissions to Proposed Plan change 1 for the Natural Resources Plan for the Wellington Region (2023) is publicly notified, the proposal provides **hydrological control** measures (for example rain tanks) onsite or offsite, where discharges will enter a **surface water body** (including via an existing local authority **stormwater network**):
 - (i) for all impervious areas associated with a greenfield development, or
 - (ii) for all redeveloped and new impervious areas involving greater than 30m² of impervious area of a **redevelopment** (of an existing urbanised property), and
- (d) the discharge is not from, onto or into **SLUR Category III land**, unless the **stormwater** does not come into contact with **SLUR Category III land**, and
- (e) the discharge does not contain **wastewater**, and

(f)

(g) the concentration of total suspended solids in the discharge shall not exceed:

(i) 50g/m³ where the discharge enters a site or habitat identified in Schedule A (outstanding water bodies), Schedule C (mana whenua), Schedule F1 (rivers/lakes), Schedule F3 (identified natural wetlands), Schedule F4 (coastal sites), or Schedule H1 (contact recreation), or

100g/m³ where the discharge enters any other water, and where the discharge is not via an existing or new local authority stormwater network:

(h) the discharge shall not cause any erosion of the channel or banks of the receiving water body or the coastal marine area, and

(i) the discharge shall not give rise to the following effects beyond the zone of reasonable mixing:

(i) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials, or

(ii) any conspicuous change in the colour, or

(iii) a decrease in water clarity of more than

1. 20% in a River class 1 and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes), or


2. 30% in any other river, or

(iv) any emission of objectionable odour, or

(v) the freshwater is unsuitable for consumption by farm animals, or

(vi) any significant adverse effects on aquatic life.

Rule P.R5: Stormwater from new and redeveloped impervious surfaces – permitted activity

 The use of land for the creation of new, or **redevelopment** of existing **impervious surfaces** (including greenfield development and **redevelopment** activities of existing urbanised property) and the associated discharge of **stormwater** into water, or onto or into land where it may enter a **surface water body** or coastal water, including through an existing or new local authority **stormwater network**, that is not a **high risk industrial or trade premise** or **unplanned greenfield development**, is a permitted activity, provided the following conditions are met:

- (a) the proposal involves the creation of new, or **redevelopment** of existing impervious areas of less than 1,000m² (baseline property existing impervious area as at 30th October 2023)
and
- (b) all new building materials associated with the development shall not include exposed zinc (including galvanised steel) or copper roof, cladding and spouting materials and
- (c) from the date the decisions on submissions to Proposed Plan change 1 for the Natural Resources Plan for the Wellington Region (2023) is publicly notified, the proposal provides **hydrological control** measures (for example rain tanks) onsite or offsite, where discharges will enter a **surface water body** (including via an existing local authority **stormwater network**):
 - (i) for all impervious areas associated with a greenfield development, or
 - (ii) for all redeveloped and new impervious areas involving greater than 30m² of impervious area of a **redevelopment** (of an existing urbanised property), and
- (d) the discharge is not from, onto or into **SLUR Category III land**, unless the **stormwater** does not come into contact with **SLUR Category III land**, and
- (e) the discharge does not contain **wastewater**, and

- (f) the concentration of total suspended solids in the discharge shall not exceed:
- (i) 50g/m³ where the discharge enters a site or habitat identified in Schedule A (outstanding water bodies), Schedule C (mana whenua), Schedule F1 (rivers/lakes), Schedule F3 (identified natural wetlands), Schedule F4 (coastal sites), or Schedule H1 (contact recreation), or
 - (ii) 100g/m³ where the discharge enters any other water, and where the discharge is not via an existing or new local authority stormwater network:
- (g) the discharge shall not cause any erosion of the channel or banks of the receiving water body or the coastal marine area, and
- (h) the discharge shall not give rise to the following effects beyond the zone of reasonable mixing:
- (i) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials, or
 - (ii) any conspicuous change in the colour, or
 - (iii) a decrease in water clarity of more than
 - 1. 20% in a River class 1 and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes), or
 - 2. 30% in any other river, or
 - (iv) any emission of objectionable odour, or
 - (v) the freshwater is unsuitable for consumption by farm animals, or
 - (ii) any significant adverse effects on aquatic life.

Note

Where a **property** connects to a local authority **stormwater network**, additional connection requirements and authorisations may be required

by the network utility operator.

For the creation of new or **redevelopment** of existing **impervious surfaces** for **high risk industrial and trade premises** and the associated discharge of **stormwater**, refer to Rule P.R10.

DRAFT

Schedule 30: Financial Contributions

This schedule relates to Rules WH.R6, WH.R10, WH.R11, P.R6, P.R9, and P.R10.

A Context

Under section 108(2)(a) and (10) of the Resource Management Act 1991, a consent authority may impose a condition on a resource consent requiring a financial contribution to be made for the purpose of offsetting an environmental adverse effect.

The creation of **impervious surfaces** through new greenfield development, new roads (not directly associated with a greenfield development) and state highways will result in an increase of **stormwater** contaminants entering freshwater receiving environments. **Stormwater** contaminant treatment will be required of new development proposals, however, treatment of contaminants is only practicable for a portion of the contaminant load received from the site. This results in a residual contaminant load still entering freshwater and coastal water receiving environments.

The National Policy Statement for Freshwater Management 2020 requires freshwater quality to be maintained or improved. A financial contribution is required to offset the adverse environmental effects of the residual **stormwater** contaminants entering freshwater receiving environments where policy WH.P15 and P.P13 anticipates a deterioration of water quality could arise.

B Purpose

A financial contribution is required for all greenfield development, new roads and state highways requiring a resource consent to offset residual contaminant load from **stormwater** discharges entering freshwater and coastal water receiving environments to ensure the maintenance or improvement of water quality within the affected **whaitua**. Financial contributions collected will be utilised to fund and construct new, or **upgrade** existing, catchment scale **stormwater treatment systems** serving existing urban development, within the same **whaitua** and if practicable, the same **part Freshwater Management Unit**.

C Definition of an Equivalent Household Unit

An Equivalent Household Unit (EHU) is the basis for assessing the residual environmental impact (measured for copper and zinc contaminants in this instance) of the development of an average-sized residential unit for the purposes of calculating a financial contribution. Each average-sized new residential unit is deemed to

create one unit of impact (one EHU).

Because non-residential developments and new roads/state highways (not in direct support of a greenfield development) also impact contaminant levels, but can vary dramatically in size, every 100m² of roofing or roading/hardstand area is deemed to create one unit of impact, rather than using the EHU unit of measure used for residential development.

Financial contributions are calculated based on the number of EHUs expected to be delivered in greenfield areas in the two **whaitua**. Non-residential and new road/state highway financial contributions are calculated based on the amount of roofing and roading/hardstand expected.

D **Calculation of level of contribution**

Financial contributions shall be calculated per EHU for residential greenfield development (Table D1), or per 100m² for non-residential greenfield development and new roads/state highways (not in direct support of a greenfield development) (Table D2).

Table D1. Financial contribution calculations for residential greenfield development

<u>Whaitua</u>	<u>Residential Financial Contribution per EHU*</u>
<u>Whaitua Te Whanganui-a-Tara</u>	<u>\$4, 240</u>
<u>Te Awarua-o-Porirua Whaitua</u>	<u>\$4, 599</u>

*dwellings with <55m² of roof site coverage shall be charged at 0.6 of the financial contribution rate

Table D2. Financial contribution calculations for non-residential greenfield development and new roads/state highways

<u>Whaitua</u>	<u>Non-residential (i.e new commercial, industrial, town centre areas) Financial Contributions per 100m²</u>	<u>New roads and state highways (not in direct support of a new greenfield development) Financial Contribution per 100m²</u>
<u>Whaitua Te Whanganui-a-Tara</u>	<u>\$858</u>	<u>\$360</u>
<u>Te Awarua-o-Porirua Whaitua</u>	<u>\$858</u>	<u>\$360</u>

Financial contributions shall be imposed as a condition of consent.
Financial contributions imposed via conditions of consent during the period of 23 October 2023 and 1 June 2027 shall be paid no earlier than 1 June 2027, and no later than 31 December 2027. Financial Contributions imposed via a condition of consent from 02 June 2027 must be paid in accordance with the timeframes detailed within the

consent condition. and will be collected prior to the consent being given effect to.

E **Use**

Financial contributions collected by Wellington Regional Council for a particular greenfield development shall only be invested in catchment scale **stormwater treatment system** projects within the same **whaitua** and if practicable, the same **part Freshwater Management Unit** as that from where the financial contribution was collected. Wellington Regional Council will distribute collected funds to a relevant **stormwater** network utility operator to undertake capital expenditure projects that allow improvements in **stormwater** quality towards meeting the relevant target attribute states in Objectives WH.O3, WH.O8, P.O3 and P.O5.