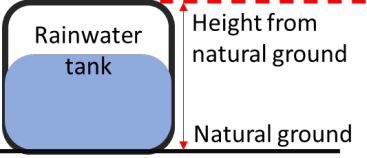

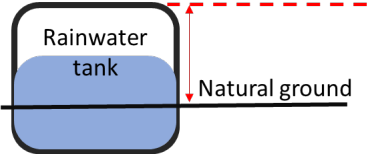


**Status quo versus proposed Plan Change**  
**Impact of resource consent requirement relative to tank placement in relation to ground level**

Tank placement relative to natural ground level	Status quo impact on resource consent requirements	Plan Change impact on resource consent requirements
<p><b>1. Above ground tank</b></p> 	<p><b>Conclusion:</b> Resource consent probable on space constrained sites.</p> <p><b>Explanation:</b> Tanks over 1m in height from ground level inclusive of the height of any supporting structure or more than 25,000 litres capacity, where any part of the tank is more than 1m above ground level are defined as a “building”.</p> <p>Where tanks are defined as a “building”, development standards will apply which may result in a resource consent. Common triggers for a resource consent include, tanks positioned within yards (close proximity to boundary), or if the tank exceeds zone specific building coverage thresholds.</p> <p>Where the reason for installing a rainwater tank relates to on-site stormwater mitigation (stormwater detention tank set-up), there are three sets of rules that could apply, including: stormwater diversion and discharge rules; stormwater management flow rules; and stormwater management quality rules. However, these could be avoided through ensuring permitted activity controls are met.</p>	<p><b>Conclusion:</b> Resource consent requirement unlikely as rainwater tanks permitted subject to meeting standards. (Relates to specified zones and overlays).</p> <p><b>Explanation:</b> Development standards will only apply if tanks exceed the thresholds in the standards set for their applicable zone or overlay. (Note, this Plan Change addresses: Residential Zones, Rural Zones, Special Character Area Overlay – Residential, and Special Purpose Maori Zone.)</p> <p>There are no capacity limits on rainwater tanks and height limits have been broadly increased across the above-mentioned zones and overlays to enable. The requirement for a resource consent is low.</p> <p>Rainwater tanks for household use (retention) generally will not trigger the requirement for a resource consent as long as there are no alterations to public or private stormwater systems. In the case of a tank being used as a stormwater management device, the related stormwater rules outlined in the status quo would still apply.</p>
<p><b>2. Underground tank</b></p> 	<p><b>Conclusion:</b> Resource consent unlikely for rainwater re-use (retention tank), however, could apply if tank is for on-site stormwater management purposes.</p> <p><b>Explanation:</b> Underground tanks are not 1m or over in height from ground level, therefore, not defined as a “building”. As long as they are 25,000 litres in capacity or less, where any part of the tank is more than 1m above ground level, development standards do not apply unless considered an activity not provided for in any zone and deemed non-complying.</p>	<p><b>Conclusion:</b> Resource consent unlikely for rainwater re-use (retention tank), however, could apply if tank is for on-site stormwater management purposes</p> <p><b>Explanation:</b> Rainwater tanks are provided for in Residential Zones, Rural Zones, Special Character Area Overlays- Residential, and the Special Purpose Maori Zone.</p> <p>If the rainwater tank is underground, the same “land</p>

Tank placement relative to natural ground level	Status quo impact on resource consent requirements	Plan Change impact on resource consent requirements
	<p>A resource consent may be triggered due to “land disturbance” rules (E12), however, as the permitted activity threshold is up to 500m<sup>2</sup> (where a large tank is around 11m<sup>2</sup>), a resource consent outcome is unlikely.</p> <p>Where the reason for installing an underground tank relates to on-site stormwater mitigation (stormwater detention tank set-up), there are three sets of rules that could apply, including: stormwater diversion and discharge rules; stormwater management flow rules; and stormwater management quality rules. However, these could be avoided through ensuring permitted activity controls are met.</p>	<p>disturbance” rules (E12), apply as in the status quo.</p> <p>If the tank was to be used for on-site stormwater mitigation purposes, the affiliated stormwater rules apply as noted in the status quo scenario.</p>
<p><b>3. Partly below ground tank</b></p> 	<p><b>Conclusion:</b> Resource consent unlikely for rainwater re-use (retention tank), however, could apply if tank is for on-site stormwater management purposes.</p> <p><b>Explanation:</b> Partly below ground tanks that are more than 1m in height from ground level; or more than 25,000 litres capacity, where any part of the tank is more than 1m above ground level, will be defined as a “building”, meaning “development standards” will apply. If “development standards are infringed a resource consent will be required. Activities not provided for in any zone will also be deemed non-complying.</p> <p>A resource consent may be triggered due to “land disturbance” rules (E12), however, as the permitted activity threshold is up to 500m<sup>2</sup> (where a large tank is around 11m<sup>2</sup>), a resource consent outcome is highly unlikely.</p> <p>Where the reason for installing an underground tank relates to on-site stormwater mitigation, there are three sets of rules that could apply, including: stormwater diversion and discharge rules; stormwater management flow rules; and stormwater management quality rules. However, these could be avoided through ensuring permitted activity controls are met.</p>	<p><b>Conclusion:</b> Resource consent unlikely for rainwater re-use (retention tank), however, could apply if tank is for on-site stormwater management purposes.</p> <p><b>Explanation:</b> Development standards will only apply if tanks exceed the thresholds in the standards set for their applicable zone or overlay. (This Plan Change addresses: Residential Zone, Rural Zone, Special Character Area Overlay – Residential, and Special Purpose Maori Zone.)</p> <p>There are no capacity limits, height limits have been broadly increased across the above mentioned zones and overlays to enable.</p> <p>Triggering “Land disturbance: rules is improbable (refer status quo).</p> <p>If the tank was to be used for on-site stormwater mitigation purposes, the affiliated stormwater rules apply as noted in the status quo scenario.</p>