

Appendix 15: Assessment of Canterbury Land and Water Regional Plan (LWRP)

The following is an assessment of the activities and associated rules contained in the LWRP of direct relevance to the proposed Plan Change:

Stormwater

Rule 5.96 identifies “The discharge of stormwater, other than into or from a reticulated stormwater system, onto or into land where contaminants may enter groundwater is a permitted activity, provided the following conditions are met”:

Permitted Activity Condition	Compliance
1. The discharge is not from, into or onto contaminated or potentially contaminated land; and	The Preliminary Site Investigation confirmed some HAIL activities have taken place at various locations on the site, a Detailed Site Investigation and remediation will be required for any future subdivision of the site. Notwithstanding this as the site is potentially contaminated it cannot meet this requirement.
2. The discharge:	
(a) does not cause stormwater from up to and including a 24 hour duration 10% Annual Exceedance Probability rainfall event to enter any other property; and	Any future stormwater discharge from the Plan Change site can be designed to meet this requirement
(b) does not result in the ponding of stormwater on the ground for more than 48 hours, unless the pond is part of the stormwater treatment system; and	Any future stormwater discharge from the Plan Change site can be designed to meet this requirement.
(c) is located at least 1m above the seasonal high water table that can be reasonably inferred for the site at the time the discharge system is constructed; and	The Geotechnical Investigation confirms groundwater is typically greater than 1m below ground level and any future development can comply with this requirement.
(d) is only from land used for residential, educational or rural activities; and	Both residential and commercial use is sought with the proposed change of zoning and so cannot comply with this requirement.
(e) does not occur where there is an available reticulated stormwater system, except where incidental to a discharge to that system; and	There is no reticulated stormwater in Prebbleton.
(f) is not from a system that collects and discharges stormwater from more than five sites.	Any future residential use in the plan change area would likely use individual on-site stormwater treatment and disposal systems for only one dwelling and can comply with this requirement.

The application site is identified as potentially contaminated land and will include a commercial component and therefore cannot comply as a permitted activity and would require consent for the disposal of stormwater to ground. The other more detailed elements of the permitted activity status of such a discharge can be accommodated by appropriate design at the time of any future subdivision and or residential use of the plan change area. There are

considered to be no serious impediments to any future residential use of the application site being able to gain consent with respect to the discharge of stormwater to land.