


 WAITAKI  
DISTRICT  
PLAN  
REVIEW

## Stormwater (STORM)

### What are the key issues we need to think about?

Stormwater run-off generated from subdivision and development can have adverse effects on property, communities and their environments. These effects can include nuisance effects on neighbouring properties, waterway flooding and contaminants entering rivers and the coastal environment. Ōamaru and other urban areas of the district experience flooding due to the number of waterbodies within the district, the capacity of existing infrastructure and the climate, which is changing.

Since the current District Plan was first proposed in the mid 1990's there has been an evolution in stormwater management. Where once the focus was on end-of-pipe treatment, the focus is now on reduction at source and on-site management, including re-use of stormwater to help adapt to possible changes in rainfall patterns due to climate change. Hydraulic neutrality measures are now commonplace and important means used by councils to manage peak stormwater runoff from subdivision and development.

The key issue this draft chapter addresses is ensuring that any subdivision or development does not increase the rate or extent of stormwater runoff onto adjacent properties or the stormwater network.

### What are we suggesting in the Draft District Plan?

The key objective of the draft chapter is to achieve stormwater quantity neutrality from subdivisions and development in urban zones – that is, there is no increased flooding risk or increase in peak demand on stormwater management systems from subdivision and development.



### What does it mean for me?

*Any lawfully established existing activities would have what is referred to as 'existing use rights' and could continue to operate unchanged.*

**For a new subdivision to proceed without the need for a resource consent, certain standards must be met. These include the need to provide a connection to the Council's stormwater network where it is available, and in urban areas a requirement for hydraulic neutrality.**

**To achieve hydraulic neutrality, sites may need some means of on-site disposal or storage of stormwater.**

The relevant standards require new allotments to have a connection to Council's stormwater system where that is available, and in urban zones there is a requirement for all subdivisions to achieve hydraulic neutrality for a critical duration, using an accepted solution.

As part of reduction at source, the Draft District Plan is introducing minimum permeable surface standards for some urban zones in order to limit impervious surfaces. Where development in urban zones causes a breach of the minimum permeable surface area set by the zone standards, hydraulic neutrality is required.

A new appendix to the draft District Plan provides guidance for landowners and developers developing up to 10 residential lots and includes an accepted solution for an onsite detention tank to manage stormwater discharge changes from a typical residential development. Where either the size of the subdivision, or building size exceeds the 'typical' detailed in the appendix, specific design for an accepted solution is likely to be required.

## Key changes from the current rules

Stormwater objectives, policies, rules and standards are shifting from the Subdivision chapter in the Operative District Plan, to this new stormwater specific chapter, in line with the requirements of the National Planning Standards.

- Hydraulic neutrality is a new concept being included in the Plan for the first time. This is designed to ensure that development does not increase the amount of stormwater leaving a site.
- Minimum permeable surface standards are also being included in the Plan for the first time.

## Summary of the new rules being considered

### **Permitted Activities that would not require a resource consent:**

- Subdivision in all zones where standards are complied with.
- Increases in impervious surface area causing non-compliance with the zone standard for the minimum permeable surface that has an appropriate hydraulic neutrality device.

### **Activities that would require a resource consent:**

- Subdivision that does not comply with the relevant stormwater standards.
- Impervious surface area additions breaching the zone standard for minimum permeable surface without the appropriately sized hydraulic neutrality device.

## Find out more

You can view the full draft chapter on our website

visit [www.waitaki.govt.nz/district-plan-review](http://www.waitaki.govt.nz/district-plan-review)

or scan for more info



## More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz) or call the District Plan Review hotline on 03 433 1661 and leave a message.