25.13 Three Waters

25.13.1 Purpose

a. This section contains objectives and policies that focus on the impact of subdivision, use and development on water resources, and on the need for an integrated provision of sustainable Three Waters infrastructure in conjunction with development. Land-use planning is critical in minimising conflicts and sustaining water quality and quantity for future generations.

b. Pressure on water resources in the region is increasing due to a growing population and the associated concentration of activities. This affects demand for water resources and Three Waters infrastructure (drinking water, wastewater and stormwater) which is managed by Council.

c. Water quality of the Waikato River has declined over time. Although point-source pollutants have reduced since the 1970s, non-point sources now comprise the majority of nutrient and sediment inputs into the Waikato River and its ~~tributaries~~catchment. Water quality in Lake Rotoroa has improved over time; however it still suffers from algal blooms attributed to high nutrient levels and from time to time is closed to contact recreation.

d. Land use and development can also increase stormwater peak flows and volumes. Such changes to the natural hydrological regime can accelerate erosion and bank instability, in turn adversely affecting aquatic ecosystems and stream health and potentially risking property and people.

e. As a municipal ~~water~~three waters service provider, Council has three significant resource consents for the taking of water for municipal purposes and discharging of wastewater and stormwater. In complying with these consent conditions, and as a responsible water manager, Council must impose standards and conditions on development within the City.

f. ~~As part of the~~The Waikato~~-Tainui~~ Raupatu Claims (Waikato River) Settlement ~~between the Crown and Waikato-Tainui,~~Act 2010 ("Settlement Act"), establishes Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River ~~has been developed and must be given effect to~~. It is the primary direction-setting document for the Waikato River and its catchments, ~~which include the lower reaches of the Waipa River, and outlines the~~Hamilton City Council is required to give effect to it. The vision for the Waikato River as is described in Te Ture Whaimana as:

"Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri

The river of life, each curve more beautiful than the last

Our vision is for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come."

g. To manage compliance with resource consent conditions and to give effect to the

objectives of Te Ture Whaimana o Te Awa o Waikato, Council controls connections to the potable water, wastewater and stormwater network, as well as the allocation of water from municipal water supply for specific high water users. Service connection applications and high water user agreements are currently managed by an approval process which is outlined in the Three Waters Connection Policy, and by regulation made under legislation. Obtaining a resource consent or having a permitted activity status does not remove the need to obtain other necessary approvals that may be required.

25.13.2 Objectives and Policies: Three Waters

Objective	Policies
25.13.2.1 Water resources are protected from the adverse effects of subdivision and development.	**25.13.2.1a** Subdivision and development ~~is~~are located and designed to minimise adverse effects on ground and surface water resources, particularly the life-supporting capacity of water bodies and their riparian margins.
	25.13.2.1b Subdivision and development on the margins of natural watercourses and wetlands ~~should be~~are located and designed to maintain, and where possible enhance: i. Riparian margins. ii. Water quality. iii. Water resources. iv. Aquatic habitats.
25.13.2.2 The health and well-being of the Waikato River are protected from the adverse effects of stormwater run off from subdivision and development and enhanced when development or redevelopment occurs.	**25.13.2.2a** Subdivision and development incorporate on-site stormwater management measures that: • retain increased stormwater volumes and flowrates from new development, prior to discharge; • protect and improve water quality of receiving environments; and • enhance the health and wellbeing of the Waikato River by reducing the effects of existing development at the time of site redevelopment.
	25.13.2.2b In accordance with Chapter 24, require a financial contribution when off-site stormwater works are needed in a sub-catchment to avoid, remedy, or mitigate the adverse effects of development or to restore and protect the health and wellbeing of the Waikato River.

Explanation
This objective and policies focus on the effects subdivision and development can have on water resources, and seeks that these effects ~~be minimised~~are avoided. Land-use activities can impact on water resources, for example, by increasing stormwater flows over or into land, by increasing sediment loads, and increasing the demand for water-related infrastructure. By requiring on-site water sensitive techniques such as rainwater reuse tanks and soakage to be incorporated into developments, water quality can be protected from these impacts. *Te Ture Whaimana sets out a vision that all who benefit from activities within the catchment of the Waikato River contribute to protecting and restoring the river's health and wellbeing. Case law has clarified that this contribution should be in proportion to the potential effects their activities have on the river. Accordingly, each development is expected to protect the Waikato River's health and wellbeing. In some cases, new developments may be able to provide betterment by reducing the effects of existing development in addition to addressing the effects of the new development.* ***Note*** *The term "Waikato River" is defined in Appendix 1.1.2.*

Objective	Policies
25.13.2~~.2~~.3 Measures to facilitate the efficient use of water resources are incorporated into new subdivision and development.	**25.13.2~~.2a~~.3a** Water~~-sensitive~~ conservation techniques are incorporated into new subdivision and development to reduce demand on reticulated water supplies, wastewater disposal and to manage stormwater discharged to the environment.

Explanation
This objective and policy focuses on water conservation and efficiency, and in particular the incorporation of water~~-sensitive~~ conservation techniques into new subdivision and development to improve the level of water efficiency.

Objective	Policies
25.13.2~~.3~~.4 Three Waters infrastructure is provided as part of subdivision and development, and in a way that is: • Integrated • Effective • Efficient • Functional • Safe • Sustainable • Resilient	**25.13.2~~.3a~~.4a** All subdivision and development provides integrated Three Waters infrastructure and services to a level that is appropriate to their location and intended use.
	25.13.2~~.3b~~.4b Subdivision and development shall not occur unless the required infrastructure is available to service it including necessary local, trunk and strategic networks.
	25.13.2~~.3c~~.4c Three Waters infrastructure is to be designed and constructed in accordance with any existing Structure Plan and relevant Integrated Catchment Management Plan.
	25.13.2~~.3d~~.4d Large scale subdivision and development proposals are to prepare an Integrated Catchment

	Management Plan (where one does not already exist) or a Water Impact Assessment.
Urban development and redevelopment and infrastructure capacity. **25.13.2.5** The health and wellbeing of the Waikato River is restored and protected, with urban development and redevelopment: • Being supported by adequate three waters infrastructure that ensures that adverse effects on the River from development and redevelopment of urban areas are avoided; • Contributing toward improving the health and well-being of the Waikato River; and • Where necessary staged over the medium and long terms, taking into account the future planned environment and the City's ability to upgrade and replace relevant infrastructure where there is inadequate infrastructure.	**25.13.2.5a** Identify areas of the city, by way of an Overlay, where existing three waters infrastructure has insufficient capacity to accommodate planned additional subdivision or development with consequent adverse effects on the health and wellbeing of the river from: • Increased wastewater overflows • Increased discharges of untreated stormwater • Increased stormwater runoff volumes and peak flows • Unsustainable potable water use.
	25.13.2.5b In areas of constrained three waters infrastructure capacity, require subdivision or developments of a medium to high density in all residential zones to prepare a three waters infrastructure capacity assessment.
	25.13.2.5c Enable development that can be adequately serviced by existing infrastructure or can be provided with sufficient infrastructure prior to or at the same time as the intensification occurs.
	25.13.2.5d Ensure that additional infrastructure demand generated does not necessitate additional unplanned public investment in, or expansion of, the three waters infrastructure network or compromise its ability to service other activities enabled within the relevant network.
	25.13.2.5e Where there is inadequate three waters infrastructure for the planned built environment, and necessary upgrades and improvements are not feasible in the short to long term, then avoid further intensification until constraints are resolved.
	25.13.2.5f In areas where there is inadequate infrastructure to support the planned built environment, but necessary upgrades or improvements are programmed in the Long Term Plan to be provided within a 10 year time frame, then identify and implement interim actions including staging new development to the availability of infrastructure capacity.

	25.13.2.5g Progressively amend the extent of the Infrastructure Capacity Overlay as three waters infrastructure is upgraded and replaced with sufficient capacity to accommodate anticipated housing densities.
	25.13.2.5h In accordance with Chapter 24, require a financial contribution when off-site infrastructure upgrade works are needed in a network to avoid, remedy or mitigate, the adverse effects of development or to restore and protect the health and wellbeing of the Waikato River.

Explanation

There are servicing constraints within the City. Early discussions with Council on the serviceability of development are necessary.

Integrated Catchment Management Plans will be used as a tool to help manage the form and function of Three Waters infrastructure in an integrated, effective, efficient, functional, safe and sustainable manner.

Over time Integrated Catchment Management Plans will be developed for existing urban areas. Structure Plans and large scale activities will require an Integrated Catchment Management Plan (as outlined in Volume 2, Appendix 1.2.2.6). Until this occurs, stormwater, water and wastewater infrastructure must continue to be provided and managed. Water Impact Assessments are another complementary tool that will be used to assess and ensure Three Waters integration at a more detailed level.

Council maintains a register of all full ICMPs and can advise of any relevant to a particular development proposal and site.

Where there is conflict between a Structure Plan and an ICMP, the latter will prevail.

Water-sensitive techniques to sustainably manage stormwater, water and wastewater are included as well as minimum permeable surfaces standards, which are provided in most Zone Chapters of the District Plan.

In areas where a full Integrated Catchment Management Plan does not exist the following policies also apply:

Design
25.13.2~~.3e~~.6a
Three Waters infrastructure is designed and constructed to:

i. ~~Minimise~~Firstly avoid where possible, and reduce where feasible, the adverse effects of urban development on downstream receiving waters and groundwater.

ii. Ensure that the capacity, efficiency and sustainability of upstream and downstream infrastructure will not be compromised.

iii. Facilitate access, maintenance and operational requirements.

iv. ~~Cater for~~Be resilient to the ~~potential~~anticipated effects of climate change.

v. Ensure appropriate standards of public health, safety and amenity.

vi. Ensure that surface water runoff is appropriately managed ~~in accordance with~~to restore and protect the ~~following drainage hierarchy.~~

1. ~~Retention~~health and well being of watercourses and the Waikato River, primarily via retention for reuse~~.~~

2. ~~Soakage techniques.~~

3. ~~Detention~~ and ~~gradual release to a watercourse.~~

4. ~~Detention and gradual release to stormwater reticulation~~soakage techniques.

~~**Stormwater**~~
~~**25.13.2.3f**~~
~~Stormwater management techniques are designed and constructed to:~~

i. ~~Maintain or improve the quality of stormwater entering the receiving environment.~~

ii. ~~Avoid or mitigate off-site effects from surface water runoff.~~

iii. ~~Sustainably manage the volume and rate of discharge of stormwater to the receiving environment.~~

Water Supply
25.13.2~~.3g~~.6b
Water supply infrastructure is designed and constructed to meet consumption, hygiene, water-sensitive design and firefighting requirements.

Wastewater
25.13.2~~.3h~~.6c
Wastewater is conveyed, treated and disposed of in a way that, avoids where possible, or minimises effects on public health, the environment, and cultural values.
25.13.2.6d
An adequate, reliable, safe and efficient wastewater system is provided for each lot.

Explanation

Three Waters infrastructure is a key component of subdivision, use and development. It needs to be developed sustainably and agreed upon at the planning stage of the development. All new greenfield areas must have a Structure Plan and an Integrated Catchment Management Plan in place before development begins. Integrated catchment management planning is a process whereby the effects of development on all Three Waters infrastructure capacity and the appropriateness and integrity of proposed treatments and reticulation systems and networks are designed to manage the change or intensification and assessed and used to help guide decisions. This objective and policies provide support to the direction in Chapter 2: Strategic Framework and Chapter 3: Structure Plans to avoid a situation where Three Waters planning occurs independent to land-use planning.

The objective and policies also provide direction for minimum requirements for the design of Three Waters infrastructure and services in the absence of an Integrated Catchment Management Plan.

Climate change may impact on the frequency and intensity of storm events and other weather extremes such as droughts. The impact of these changes needs to be considered as part of the long term management of the Three Waters.

25.13.3 Rules – Activity Status Table

Activity	Status
a. Any activity required to prepare a Water Impact Assessment by Rule 25.13.4~~.6~~.6C.	RD*
b. Any activity required to prepare ~~an Integrated Catchment Management Plan~~a Three Waters Infrastructure Capacity Assessment by~~.~~ Rule 25.13.4~~.1.b~~.6A or B.	RD*
c. Any activity required to prepare an Integrated Catchment Management Plan by Rule 25.13.4.1.b.	RD*
d. Any activity required to prepare a Site-Specific Stormwater Management Plan by Rule 25.13.4.2A(e).	RD
e. Development or redevelopment of impermeable surfaces that does not meet the requirements of Rule 25.13.4.2A.	RD

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*

25.13.4 Rules – General Standards

25.13.4.1 Integrated Catchment Management Plan

a. Where a full ICMP ~~already~~that has been approved by the Council applies to an area, development, alterations and additions, and redevelopment of impermeable surfaces and Three Waters infrastructure shall be undertaken in accordance with ~~#~~the ICMP. This will be considered a means to achieve compliance with the standards in Rules 25.13.4~~.1.b~~.2a and b, 25.13.4~~.2 to~~.2A, 25.13.4.3 and 25.13.4.4, except that the requirements of Rule 25.13.4~~.4~~.2A will replace any residential on-lot stormwater requirements of ICMPs that were approved prior to 22 August 2022.

b. In areas where an ICMP does not exist an ICMP as described in Volume 2, Appendix 1.2.2.6 shall be prepared for development or subdivision:

   i. Creating more than 40 additional residential units on any site.

   ii. Creating more than 40 additional allotments.

   iii. Of any land involving more than 3ha.

   iv. For development of Stage 1 of the Rotokauri Structure Plan beyond the area identified in Figure 25.13.4a~~)~~. Preparation of this ICMP shall, where relevant to the particular catchment, take into account the entire area of Stage 1 of the Rotokauri Structure Plan, including the area identified in Figure 25.13.4a~~)~~.

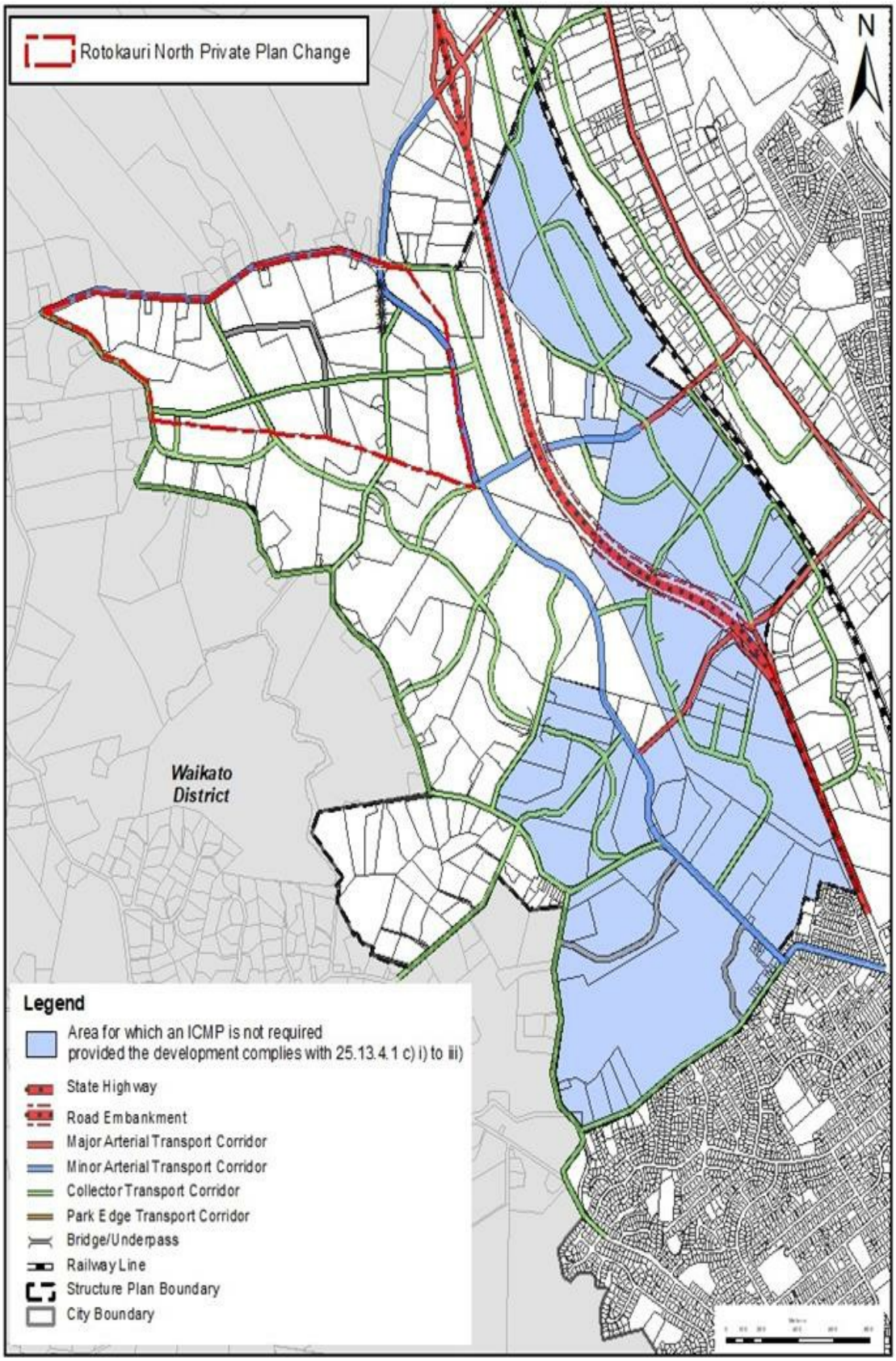
Except that a separate ICMP is not required when all the information that it would otherwise include is incorporated into an approved Concept Development Consent for a

Major Facility prepared under Rule 17.4 and the Concept Development Consent is accepted as satisfying the requirements of this rule.

Note

1. *The 3ha trigger in Rule 25.13.4.1.b.iii relates to the footprint of the proposed development or subdivision.2. A full ICMP should be prepared at the Structure Plan stage in accordance with Chapter 3.3.*

Figure 25.13.4a: Area of development within Rotokauri which is excluded pursuant to Rule 25.13.4.1.b.iv.


Rotokauri North Private Plan Change
N
Waikato
District
Legend
Area for which an ICMP is not required
provided the development complies with 25.13.4.1 c) i) to iii)
State Highway
Road Embankment
Major Arterial Transport Corridor
Minor Arterial Transport Corridor
Collector Transport Corridor
Park Edge Transport Corridor
Bridge/Underpass
Railway Line
Structure Plan Boundary
City Boundary

***Note**: The above map is the Decisions Version of map for Plan Change 7 - Rotokauri North Private Plan Change. The operative map can be viewed here.*

25.13.4.2 Stormwater – Non-Residential zones

a. A stormwater reticulation and disposal system shall be provided that is adequate to safeguard people from injury or illness and protect property from damage caused by surface water.

b. Stormwater management measures shall be in place and operational upon the completion of subdivision and/or development to ensure that the rate of stormwater discharge offsite is at or below pre-development rates. Stormwater management measures shall be implemented, as appropriate, in accordance with the following drainage hierarchy:

   i. Retention for reuse

   ii. Soakage techniques

   iii. Detention and gradual release to a watercourse

   iv. Detention and gradual release to stormwater reticulation.

c. At least one water sensitive technique for stormwater shall be implemented as follows:

   i. Detention of stormwater to 80% of pre-development runoff by an appropriate means
   ii. Permeable surfaces protected to achieve at least 20% above the minimum standard of the zone. For the purposes of this rule the permeable surfaces may include:

      1. Permeable paving for parking, access and manoeuvring areas associated with residential units (excluding where used for shared vehicle access)
      2. Uncovered decks which allow water to drain through to a surface which can absorb water

   iii. Rainwater tank for non-potable reuse system.
   iv. Other equivalent feature.

Note

1. *Non-residential zones refer to any zone except for the General Residential, Large Lot Residential, Medium Density Residential and High Density Residential zones.*
2. *Acceptable means of compliance for the provision, design and construction of stormwater infrastructure, the above water sensitive techniques and other equivalent features and the drainage hierarchy, are ~~is~~ contained within the ~~Hamilton City~~WLASS Regional Infrastructure Technical Specifications.*
3. *Service connections to the Council stormwater network may require approval from Council in accordance with the Three Waters Connection Policy, as well as regulation made under legislation.*
4. *Where the site is covered by an ICMP, the water sensitive techniques required by 25.13.4.2c above shall be consistent with the recommendations of that Plan.*
5. *An ICMP may make recommendations identifying water sensitive techniques that are suitable (or unsuitable) for a particular catchment or specific Three Waters measures or targets that need to be achieved. In order for new development to comply with 25.13.4.2, the selection and*

implementation of water sensitive techniques must be consistent with any relevant recommendations.

6. *Council maintains a register of all full ICMPs and can advise of any relevant to a particular development proposal and site.*
7. *To be effective rainwater tanks for new buildings should have a capacity of at least 5,000 litres or should be appropriately designed considering the specific site constraints.*
8. *Additional techniques are listed within the definition of "water-sensitive techniques" included in Section 1.1.2 of Volume 2 - Definitions Used in the District Plan.*
9. *Bylaws may also impose additional controls or restrictions with regard to stormwater.*
10. *See Rule 25.2.4 regarding earthworks.*

25.13.4.2A Stormwater – Residential zones

a. A stormwater reticulation and disposal system must be provided that is adequate to safeguard people from injury or illness and protect property upstream or downstream from damage caused by surface water.

b. Stormwater management measures must be in place and operational upon the completion of subdivision and/or development.

c. Stormwater management measures must be maintained and operated in perpetuity in accordance with best practice by the relevant property owner.

d. Where stormwater management devices serve more than 1 site or residential unit, then an operations and maintenance plan must be established and implemented to ensure compliance with relevant standards. The operations and maintenance plan must be provided to the Council within three months of practical completion of works.

e. Development or redevelopment of impermeable surfaces greater than 1,000m² in area requires a Site-Specific Stormwater Management Plan, as described in Volume 2, Appendix 1.2.2.5b

f. Development of all new impermeable surfaces and redevelopment of existing impermeable surfaces greater than 20m2 in area must implement one of the following two stormwater management measures:

    i. On-site retention as follows:

        A. Provide retention (volume reduction) of at least 10mm runoff depth on the new and redeveloped impermeable surfaces; and

        B. Where redeveloped impermeable surfaces comprise over half of the total existing impermeable surfaces on the site, redevelopment must also provide retention of 10mm of runoff depth on at least 20% of the remainder of existing impermeable surfaces; and

        C. The retention is to be provided through a combination of rainwater capture appropriately connected to the building for non-potable reuse, and infiltration via targeted soakage within the lot boundary.

    ii. Where infiltration is not achievable due to poor infiltration rates, groundwater levels or site conditions, this component of the required retention volume can be replaced by on-site stormwater quality treatment as follows:

        A. Provide quality treatment for runoff from the 90th percentile 24 hour storm

event (25mm) from new and redeveloped impermeable surfaces prior to discharge.

g. For the purposes of this rule, the definition of impermeable surfaces is amended by excluding swimming pools, living roofs, and porous or permeable paving, and including sealed or compacted metal driveways and car parking areas.

h. New buildings, and additions to existing buildings must be constructed using inert cladding, roofing and spouting building materials, i.e. avoiding use of high contaminant yielding building products which have:

   i. Exposed surface(s) or surface coating of metallic zinc of any alloy containing greater than 10% zinc

   ii. Exposed surface(s) or surface coating of metallic copper or any alloy containing greater than 10% copper

   iii. Exposed treated timber surface(s) or any roof material with a copper-containing or zinc-containing algaecide.

i. Rainwater tanks with a capacity of <10,500 litres are exempt from the following bulk and location provisions of the relevant zone.

   i. Site coverage.

   ii. Permeable surfacing.

   iii. Rear or side boundary setbacks.

Note

1. *Private stormwater infrastructure design and construction that is in accordance with the Three Waters Management Practice Notes is an acceptable means of compliance with Rule 25.13.4.2A(f). The Three Waters Management Practice Notes also contain further details on the circumstances in which infiltration is considered to be unachievable.*
2. *Service connections to the Council stormwater network may require approval from Council in accordance with the Three Waters Connection Policy, as well as regulation made under legislation.*
3. *An ICMP may make recommendations identifying onsite stormwater management measures that are suitable (or unsuitable) for a particular catchment or specific Three Waters measures or targets that need to be achieved. Where the site is covered by an ICMP, in order for new development to comply with Rule 25.13.4.2A(f), the selection and implementation of onsite stormwater management techniques must be consistent with any relevant recommendations.*
4. *In accordance with the provisions of Chapter 24 and Policy 25.13.2.1d, Council may require financial contributions.*
5. *Bylaws may also impose additional controls or restrictions with regard to stormwater.*
6. *See Rule 25.2.4 regarding earthworks.*

25.13.4.3 Wastewater

a. An adequate, reliable, safe and efficient wastewater service shall be provided.

b. Where any subdivision or development results in additional allotments or buildings to be used for urban purposes, provision shall be made for a wastewater system as follows.

i. The installation or upgrading of the wastewater network and/or wastewater pump stations to serve all proposed allotments and/or buildings, and

ii. Connection to the wastewater network from each proposed allotment or building.

c. In the Future Urban Zone and Large Lot Residential Zone (Ruakura Structure Plan area only) where network utility services for wastewater treatment and disposal are not provided by Council, each site shall adequately provide for its own on-site treatment and disposal of wastewater and provide evidence of a satisfactory wastewater system to Council: no on-site wastewater treatment and disposal system shall be allowed that services more than one site and crosses any site boundary.

d. Rule 25.13.4.3.c shall not apply to any wastewater system servicing the 7ha development within Te Rapa North Industrial Zone Stage 1A, provided for under Rule 12.6.1.c.i, and connected to the wastewater infrastructure on Te Rapa Dairy Manufacturing Site.

Note

1. *Discharge of trade waste to the Council network will require approval from Council in accordance with the Trade Waste and Wastewater Bylaw.*
2. *Service connections to the Council wastewater network require approval from Council in accordance with the Three Waters Connection Policy, as well as regulation made under legislation.*
3. *Wastewater treatment systems may require approvals from the Regional Council.*
4. *Acceptable means of compliance for the provision, design and construction of wastewater infrastructure is contained within the Hamilton City Infrastructure Technical Specifications.*
5. *Bylaws may also impose additional controls or restrictions with regard to wastewater.*

25.13.4.4 Water

a. An adequate, reliable, safe and efficient supply of potable water shall be provided.

b. Where any subdivision or development results in additional allotments or buildings to be used for urban purposes, provision shall be made for:

i. ~~Water metering infrastructure, and either~~

ii. A connection from the public water supply reticulation to each proposed residential allotment or existing building, or

iii. A public water supply reticulation system extending from the main trunk water supply system (or from an existing water supply reticulation if appropriate) to allow a service to be connected from the transport corridor frontage of each non-residential allotment.

c. In the Future Urban Zone and Large Lot Residential Zone (Ruakura Structure Plan area only) where a water supply reticulation system is not provided, evidence of satisfactory water supply shall be provided as part of the consent application.

d. A reticulation system shall be provided which is adequate for fire-fighting purposes and for estimated domestic and commercial consumption.

e. Where a development results in high-use allocation from the water supply reticulation system, evidence of satisfactory water supply shall be provided.

Note

1. *There are limitations on the City's municipal supply of potable water ~~for industrial~~ use other than human drinking and sanitation. Any ~~industrial~~ activity requiring more than 15m^3 of water per day for purposes other than human drinking and sanitation is considered a high-use allocation and should consult Council's Infrastructure Department early in the planning process.*
2. *Service connections to the Council water supply network may require approval from Council in accordance with the Three Waters Connection Policy, as well as regulation made under legislation.*
3. *Acceptable means of compliance for the provision, design and construction of water infrastructure is contained within the Hamilton City Infrastructure Technical Specifications.*
4. *Bylaws may also impose additional controls or restrictions with regard to water supply.*

25.13.4.5 Water ~~Efficiency~~Conservation Measures

a. ~~In addition to Low Flow Fixtures, at least one~~The following water ~~sensitive technique for stormwater~~conservation techniques shall be incorporated, connected to, achieved or maintained as part of any new ~~-~~ development ~~-~~ as identified below.

Where required	Water sensitive techniques
i. New residential units in a residential zone. ii. Other new buildings in a residential zone containing a kitchen, laundry, toilet or bathroom.	• ~~Detention~~Provision for future installation of ~~stormwater to 80%~~water metering infrastructure • Use of ~~pre-development runoff by an appropriate means~~ • ~~Permeable surfaces protected to achieve at least 20% above the minimum standard of the zone. For the purposes of this rule the permeable surfaces may include:~~ ◦ ~~*Permeable paving for parking*~~*low flow fixtures in kitchen, access*~~*laundry, toilets and manoeuvring areas associated with residential units (excluding where used for shared vehicle access)*~~ ◦ ~~*Uncovered decks which allow water to drain through to a surface which can absorb water.*~~ bathrooms • Rainwater tank of minimum size of 3,000 litres for non-potable ~~reuse system~~ • ~~Other equivalent feature~~use (garden watering, toilet, laundry etc)
iii. Other new buildings in a non-residential zone containing a kitchen, laundry or bathroom.	• Provision for future installation of water metering infrastructure • Use of low flow fixtures in kitchen, laundry, toilets and bathrooms

Note

1. ~~*An ICMP (relevant*~~*Non-residential zones refer to any zone except for the ~~site)~~General Residential, Large Lot Residential, Medium Density Residential and ~~the Hamilton City Infrastructure Technical Specifications can provide guidance on the above water sensitive techniques and other equivalent features~~High Density Residential zones.*
2. ~~*Council maintains a register of all full ICMPs and can advise of any relevant to a particular development proposal and site.*~~

3. ~~*Where the site is covered by an ICMP, the water sensitive techniques required by 25.13.4.5.a above shall be consistent with the recommendations of that Plan.*~~
4. ~~*An ICMP may make recommendations identifying water sensitive techniques that are suitable (or unsuitable) for a particular catchment or specific Three Waters measures or targets that need to be achieved. In order for new development to comply with 25.13.4.5.a, the selection and implementation of water sensitive techniques must be consistent with any relevant recommendations.*~~
5. ~~*To be effective rainwater tanks for new buildings should have a capacity of at least 5,000 litres or should be appropriately designed considering the specific site constraints.*~~
6. ~~*Additional techniques are listed within the definition of "water-sensitive techniques" included in Section 1.1.2 of Volume 2 - Definitions Used in the District Plan.*~~

b. Rainwater tanks with a capacity of <10,500 litres are exempt from the following bulk and location provisions of the relevant zone.

   i. Site coverage.

   ii. Permeable surfacing.

   iii. Rear or side boundary setbacks.

c. Low flow fixtures shall be incorporated in alterations or additions to any existing building that add an extra toilet, kitchen, laundry or bathroom.

25.13.4.6 Three Waters Infrastructure Capacity Assessments and Water Impact Assessments

A. Sites subject to Three Waters Infrastructure Capacity Overlay – Residential zones	B. Sites not subject to Three Waters Infrastructure Capacity Overlay – Residential zones
25.13.4.6 ~~Water Impact Assessments~~	
1. Three Waters Infrastructure Capacity Assessment, as described in Volume 2, Appendix 1.2.2.5a, is required for any development or subdivision which involves: i. Creating four or more additional residential units on any site, or ii. Creating four or more additional allotments (excluding lots for the purposes of reserves, network utilities or transport corridors) or iii. Residential development at an average net density of more than 1 unit per 200m² located in the General Residential zone, or iv. Residential development at an average net density of greater than	2. A Three Waters Infrastructure Capacity Assessment, as described in Volume 2, Appendix 1.2.2.5a, is required for any development or subdivision which involves: i. Creating four or more additional residential units on any site, or ii. Creating four or more additional allotments (excluding lots for the purposes of reserves, network utilities or transport corridors) or iii. Creating a new building for non-residential activities with a gross floor area greater than 300m²

1 unit per 150m² in the Medium Density Residential zone v. Residential development in the High Density Residential zone vi. Creating a new building for non-residential activities with a gross floor area greater than 300m²	

C. Water Impact Assessment – All zones other than a Residential zone

A Water Impact Assessment, as described in Volume 2, Appendix 1.2.2.5, is required for any development or subdivision:

i. Creating four or more additional residential units on any site, or
ii. Residential development at a density of greater than 1 unit per 150m2 on sites subject to the Three Waters Infrastructure Capacity Overlay

iii. Creating four or more additional allotments (excluding lots for the purposes of reserves, network utilities or transport corridors) or

iv. Involving more than 1ha of land

v. Creating a new building for industrial activities with a gross floor area greater than 1000m^2

vi. Involving any new activity which will have a water requirement greater than 15m^3 per day

vii. Creating a new building for non-residential activities (other than industrial activities) with a gross floor area greater than 300m^2

viii. Creating a new building for industrial activities with a gross floor area greater than 1000m^2 or

ix. Within the Major Facilities Zone:

a. Creating a new building for non-residential activities (other than industrial activities) with a gross floor area greater than 3,000 m^2; or

b. Providing residential accommodation for more than 13 additional people, not being accommodation for hospital patients.

This Rule does not apply in areas where an ICMP approved by the Council exists and satisfies the information requirements for Water Impact Assessments or Three Waters Infrastructure Capacity Assessments in accordance with Table 1.2.2.5a of Volume 2, Appendix 1.2.2.5, or where all the information that a Water Impact Assessment or Three Waters Infrastructure Capacity Assessment would otherwise include, or the matters it would otherwise address, are incorporated in a Water Supply Agreement with Council or other documents, assessed and approved under any other provision of this District Plan or the Waikato Regional Plan.

a. ~~A Water Impact Assessment, as described in Volume 2, Appendix 1.2.2.5, is required for any development or subdivision:~~

i. ~~Creating four or more additional residential units on any site.~~

ii. ~~Creating four or more additional allotments (excluding lots for the purposes of reserves, network utilities or transport corridors).~~

iii. ~~Involving more than 1ha of land.~~

iv. ~~Creating a new building for industrial activities with a gross floor area greater than 1000m^2.~~

v. ~~Involving any new activity which will have a water requirement greater than 15m^3 per day.~~

vi. ~~Creating a new building for non-residential activities (other than industrial activities or as provided for in vii. below) with a gross floor area greater than 300m^2.~~

vii. ~~Within the Major Facilities Zone:~~

1. ~~Creating a new building for non-residential activities (other than industrial activities) with a gross floor area greater than 3,000 m^2; or~~

2. ~~Providing residential accommodation for more than 13 additional people, not being accommodation for hospital patients.~~

b. ~~This Rule does not apply in areas where an ICMP exists and satisfies the information requirements for Water Impact Assessments in accordance with Table 1.2.2.5a of Volume 2, Appendix 1.2.2.5, or where all the information that a Water Impact Assessment would otherwise include, or the matters it would otherwise address, are incorporated in a Water Supply Agreement with Council or other documents, assessed and approved under any other provision of this District Plan or the Waikato Regional Plan.~~

Note

1. *25.13.4.6C applies to any zone except for the General Residential, Large Lot Residential, Medium Density Residential and High Density Residential zones.*
2. *The 1ha trigger in Rule 25.13.4.6.a.iii relates to the footprint of the proposed development or subdivision.*

25.13.4.7 Rotokauri North

a. Any stormwater devices installed on private lots to achieve the requirements of the ICMP (or sub catchment ICMP) must be maintained by the site owner(s) in perpetuity. A consent notice will be registered on the certificate of title to that effect at time of subdivision.

b. Where re-use is proposed/required the tank must be dual plumbed to non-potable uses such as toilet and washing machine in the residential unit.

25.13.5 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary

activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3.3)
i. Any activity required to prepare a Water Impact Assessment as by Rule 25.13.4~~.6~~.6C*	• J – Three Waters Capacity and Techniques
ii. Any activity required to prepare a Three Waters Infrastructure Capacity Assessment in accordance with Rule 25.13.4.6A or B	• J9 – Three Waters Infrastructure Capacity
iii. Any activity required to prepare an Integrated Catchment Management Plan as by Rule 25.13.4.1.b*	• J – Three Waters Capacity and Techniques
iv. Any activity required to prepare a Site-Specific Stormwater Management Plan by Rule 25.13.4.2A	• JJ – Stormwater quantity and quality
v. Development or redevelopment of impervious areas that does not meet the requirements of Rule 25.13.4.2A.	• JJ – Stormwater quantity and quality

25.13.6 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation