



Section 42A Report to the District Plan Review Hearing Panel

Proposed Horowhenua District Plan Designations

March 2013



Hearing Date: 4 April 2013
Report Prepared by: Sheena McGuire
Report Number: 02.01

NOTE TO SUBMITTERS

Submitters should note that the hearings on the Proposed District Plan have been organised according to topic. A total of 14 hearings are scheduled to hear submissions on each of the 14 topics. The topic which is the subject of this report is Schedule 1 - Designations.

It is very likely that submitters who have made submission points in relation to Schedule 1 - Designations may have also made submission points on other parts of the Proposed Plan. This report only addresses those submission points that are relevant to this subject of this report.

The hearings of submissions to the Proposed District Plan are being collectively heard by a Panel of eight commissioners. The appointed commissioners include a combination of local Councillors and independent commissioners. In most cases each hearing will be heard by a panel of three commissioners selected from the eight panel members. This does mean that different commissioners will be sitting on different hearings. It therefore will require submitters to ensure that when speaking at a hearing that they keep to their submission points that have been covered by the Planning Report for that hearing. For this hearing, due to the Council having a number of designations that have been assessed in this report, the hearing will be heard by an independent commissioner.

To assist submitters in finding where and how their submissions have been addressed in this report, a submitter index has been prepared and can be found at the very end of the report. The index identifies the page number(s) of where the submitter's submission points have been addressed in the report.

Submitters may also find the table contained in Section 6.4 of this report helpful as it identifies the Reporting Officer's recommendation to the Hearing Panel on every submission point and further submission point addressed in this report.

EXECUTIVE SUMMARY

The Horowhenua District Plan has been operative for over thirteen years (since 13th September 1999). During this time Council has undertaken a number of plan changes the majority have been a minor technical nature. In 2009 Council publicly notified three substantive plan changes that sought to address Rural Subdivision, Urban Growth and Outstanding Natural Features and Landscapes. A significant portion of the Operative District Plan has not be reviewed or modified since becoming operative in 1999. The Council in fulfilling its statutory duties has undertaken a review of those parts of the District Plan that have not been subject of a plan change after 2008.

This report focuses on the topic of Designations. The relevant section within the Proposed Plan is Schedule 1 - Designations. Schedule 1 of the Operative District Plan has not been the subject of any plan change or review process since the District Plan became operative (September 1999). However, several Notices of Requirement have been received and processed for alterations to existing state highway designations and there have been designations that have been partially or entirely uplifted including the Levin Periodic Detention Centre and Muhunoa East School.

During preparation of the Proposed Plan, pursuant to Clause 4 of Schedule 1 of the RMA, all requiring authorities with existing designations were provided with the opportunity to confirm the 'roll over', modification to an existing designation, removing an existing designation, or request to include a new designation. Most of the requiring authorities took up this opportunity, particularly enabling historical designation information to be updated (e.g. corrections to legal descriptions). The Proposed Plan when notified included an updated Designation Schedule.

The Proposed District Plan was publicly notified for submissions on 14 September 2012. The period for further submissions closed 20 December 2012. Through the public notification process a number of submissions were received supporting and opposing the designations included in the Proposed Plan. These submissions have supported some designations requesting they be approved as proposed, while others oppose the designations and seek they be declined or changed in some way.

The purpose of this report is to summarise the key issues raised in submissions and to provide advice to the District Plan Review Hearings Panel on the issues raised. Each designation and all submission points have been evaluated in this report, with specific recommendations for each designation and submission point raised within each submission. These recommendations include confirming, modifying, imposing conditions or withdrawing the requirement (designation). Whilst recommendations are provided, it is the role of the District Plan Review Hearing Panel to consider the issues, the submissions received, the evidence presented at the hearing, and the advice of the reporting planner for Council before making a recommendation or decision.

The District Plan Review Hearings Panel in making its recommendations will advise whether to confirm, modify, impose conditions or withdraw the requirement (designation), as well as accept, reject or accept in part, the submissions received.

CONTENTS

1. INTRODUCTION	6
1.1 Qualifications	6
1.2 Outline	6
2. BACKGROUND	7
3. STATUTORY REQUIREMENTS	8
4. NOTICES OF REQUIREMENT	9
4.1 New Zealand Railways Corporation - D1	9
4.2 New Zealand Transport Agency - D2, D3, D4	13
4.3 Telecom New Zealand Limited - D5, D6, D7	16
4.4 Chorus New Zealand Limited - D8-D16	17
4.5 Minister of Education - D17-D34	21
4.6 Minister of Police - D37	25
4.7 Transpower New Zealand Limited - D39, 40	25
4.8 Horizons Regional Council - D49, D51, D52, D54, D55, D56, D58.....	27
4.9 Horizons Regional Council - D61-D84	29
4.10 Horizons Regional Council D85-D91.....	34
4.11 Horizons Regional Council - D92	37
4.12 Horizons Regional Council - D93	40
4.13 Horizons Regional Council - D94 and D95.....	43
4.14 Horowhenua District Council - D97, D100, D104, D120, D129 and D130	45
4.15 Horowhenua District Council - D98 and D107.....	47
4.16 Horowhenua District Council - D99, D101, D105, D116, D117, D128, D133 and D159... 48	
4.17 Horowhenua District Council - D102 and D103.....	52
4.18 Horowhenua District Council - D106 and D127	53
4.19 Horowhenua District Council - D111, D113, D114, D118 and D119.....	54
4.20 Horowhenua District Council - D122	59
4.21 Horowhenua District Council - D136 and D137	62
4.22 Horowhenua District Council - D138	64
4.23 Horowhenua District Council - D139	67
4.24 Horowhenua District Council - D140	69
4.25 Horowhenua District Council - D141 and D142.....	71
4.26 Horowhenua District Council - D143	74
4.27 Horowhenua District Council - D177	76
4.28 Horowhenua District Council - D144, D146 and D147.....	78
4.29 Horowhenua District Council - D145.....	80
4.30 Horowhenua District Council - D148	83
4.31 Horowhenua District Council - D149, D150, D151, D153, D155, D157, D160-D163 and D178 85	
4.32 Horowhenua District Council - D152	89
4.33 Horowhenua District Council - D154	90
4.34 Horowhenua District Council - D158	92
4.35 Horowhenua District Council - D156, D179, D180 & D181.....	94
4.36 Horowhenua District Council - D164-D166.....	96
4.37 Horowhenua District Council - D167	98
4.38 Horowhenua District Council - D168	100

4.39	Horowhenua District Council - D169 and D171-D176	102
4.40	Horowhenua District Council - D170	105
4.41	Horowhenua District Council - Withdrawn Designation	107
4.42	Horowhenua District Council - Other submissions	107
4.43	Metservice	109
5.	CONCLUSION AND MAIN RECOMMENDED CHANGES FROM PROPOSED HOROWHENUA DISTRICT PLAN (AS NOTIFIED)	110
6.	APPENDICES	112
6.1	Appendix One Schedule 1 - Roll Over Designations	113
6.2	Appendix Two Proposed District Plan as amended per officer's recommendations	115
6.3	Appendix Three Chorus New Zealand Limited - Written Response to Submission on Designation D11.....	137
6.4	Schedule of Officer's Recommendations on Submission Points	141
 SUBMITTER INDEX		

1. Introduction

1.1 Qualifications

My full name is Sheena McGuire. I hold a Bachelor of Resource and Environmental Planning (Honours) degree from Massey University, Palmerston North, New Zealand. I am a Graduate Member of the New Zealand Planning Institute. I am a Policy Planner at Horowhenua District Council and I have been involved with the review of the Horowhenua District Plan since September 2011. I was responsible for coordinating the process of requesting requiring authorities of existing designations to confirm the 'roll over', modification to an existing designation, removing an existing designation, or request to include a new designation.

1.2 Outline

This report considers each requirement (designation) and submissions and further submissions which were received on "Schedule 1 - Designations" of the Proposed Horowhenua District Plan (referred to in this report as "the Proposed Plan").

This report has been prepared in accordance with Section 42A of the Resource Management Act ("the RMA") to assist the Hearings Panel with its consideration of submissions received in respect of the designations in Schedule 1 of the Proposed Plan.

This report is structured according to the following format:

- Background
- Statutory Requirements
- Notice of Requirements for amended and new designations
- Analysis of Submissions
- Recommended Amendments to Proposed Plan

The report discusses each requirement (designation) and the submission or groups of similar submissions and includes a recommendation from the report writer on each requirement (designation) and associated submissions that have been received, **but the recommendation is not the decision of the Horowhenua District Council** ("the Council").

Following consideration of all the requirements (designations) and submissions and supporting evidence, if any, presented by the requiring authorities, submitters and further submitters at the hearing, the Hearings Panel will make recommendations to the requiring authorities on whether to confirm, modify, impose conditions or withdraw each requirement (designation). In the case of Council's own notices of requirement, the Hearing Panel will make recommendations to full Council. Within 30 days of receiving recommendations, requiring authority shall advise the territorial authority, or in Council's case itself, whether the requiring authority accepts or rejects the recommendation in whole or in part.

The amendments to the Proposed Plan arising from the staff recommendations discussed throughout this report are listed in full in Section 6.2. The suggested recommended amendments are set out in the same style as the Horowhenua District Plan.

The Analysis of Submissions section has been structured by grouping requirements (designations) and submission points according to individual requirements (designations) listed in Schedule 1 in

the Proposed Plan. As far as possible, the individual submission points are listed in order to match the contents of Schedule 1.

Each submission and further submission has been given a unique number (e.g. 58). Further submissions follow the same number format although they start at the number 500, therefore any submitter number below 500 relates to an original submission and any submitter number of 500 or higher relates to a further submission.

In addition to the submission number, each submission point (relief sought) has been given a unique number (e.g. 01). When combined with the submitter number, the submission reference number reads 58.01, meaning submitter number 58 and submission point number 01. A similar numbering system has been used for further submissions.

This report contains selected text from the Proposed Plan itself, either when changes have been requested by a submitter or where a change is recommended by Council officers or advisers. Where changes to the text are recommended in this report the following protocols have been followed:

- New additional text is recommended is shown as underlined (i.e. abcdefghijkl)
- Existing text is recommended to be deleted is shown as struck-out (i.e. ~~abcdefghijkl~~)

2. Background

In November 2009, Horowhenua District Council (Council) resolved to undertake a full review of its Operative District Plan (Operative Plan). Under Section 79 of the RMA, the Council is required to commence a review of its District Plan provisions which have not been reviewed in the previous 10 years. The Council has undertaken a number (23) of District Plan changes since the District Plan was made operative in September 1999. These Plan Changes addressed a wide range of issues, with the most recent Plan Changes including rural subdivision, urban growth, outstanding natural features and landscapes, and financial contributions. Whilst these Plan Changes covered a number of the provisions in the District Plan, many other provisions had not been changed or reviewed. Accordingly, the Council decided to do a full review of the rest of the District Plan, including the earlier Plan Changes. This review did not cover the most recent Plan Changes 20 – 22, which were not operative at the time the Proposed Plan was notified.

This report relates to Schedule 1 - Designations of the Proposed Plan. This section of the Proposed Plan contains a schedule of existing and proposed designations in the district as well as conditions/standards for activities that may occur on some designated sites.

A requiring authority can be a Minister of the Crown, a local authority or a network utility operator approved as a requiring authority under Section 167 of the Resource Management Act (RMA). A requiring authority can designate land for a public work or a network utility. The effect of designating land is to authorise the use of that land for a particular work. Once a designation is in place it takes precedence over the zoning of the land. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work.

Prior to the Proposed Plan being notified, all requiring authorities that held designations in the district were requested to:

- Confirm existing designations (roll over);

- Propose modifications to existing designations;
- Propose new requirements for consideration.

Council received notice of requirement for all three types of designations, those being new, modified and roll over. There is a different process to be followed for each type of designation as set out in the Resource Management Act 1991 (RMA). This report considers notices of requirement in order of requiring authority. Those designations being rolled over with modification are considered first followed by new notices of requirement and any designations that have been withdrawn by the requiring authority.

3. Statutory Requirements

In assessing notices of requirement (designations) to be included in a Proposed District Plan, the territorial authority makes a recommendation or decision, depending on who has lodged the notice of requirement.

If the notice of requirement is received from Council (i.e. Council is the requiring authority), the District Plan Review Hearing Panel who hear the notice of requirement and make a recommendation to Council to confirm, modify or cancel the requirement (section 168A). The Council will then make its decision.

In terms of those notices of requirement lodged by other requiring authorities, Council makes a recommendation and the requiring authority then makes the decision whether to accept the recommendation, accept it in part, or reject it, with reasons (section 172) and advises Council of this decision.

In making its recommendation on a notice of requirement lodged by a requiring authority, Council is required to either:

- confirm the requirement,
- modify the requirement,
- impose conditions,
- or withdraw (reject) the requirement.

When making a recommendation or decision on a Notice of Requirement, the territorial authority must have regard to matters listed in Section 171(1). The territorial authority is not required to consider the matters listed in Sections 104 and 105. It must provide reasons for the recommendation or decisions (clause 9). Section 171 provides:

- (1) *When considering a requirement and any submissions received, a territorial authority must, subject to Part II, consider the effects on the environment of allowing the requirement, having particular regard to -*
- (a) *any relevant provisions of -*
- (i) *a national policy statement;*
 - (ii) *a New Zealand coastal policy statement;*
 - (iii) *a regional policy statement or proposed regional policy statement;*

- (iv) *a plan or proposed plan; and*
 - (b) *whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if -*
 - (i) *the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
 - (ii) *it is likely that the work will have a significant adverse effect on the environment; and*
 - (c) *whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and*
 - (d) *any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.*
- (2) *The territorial authority may recommend to the requiring authority that it -*
- (a) *confirm the requirement;*
 - (b) *modify the requirement;*
 - (c) *impose conditions;*
 - (d) *withdraw the requirement.*
- (3) *The territorial authority must give reasons for its recommendation under subsection (2).*

For those notices of requirement for the rollover of designations that Council has received no submissions on and does not wish to recommend any new conditions, the territorial authority is not allowed to make a recommendation. It must simply include the 'roll over' designation in the Proposed District Plan. A list of these designations to be rolled over without modification is provided in Appendix One.

4. Notices of Requirement

Notices of requirement (NOR) for modified and new designations are listed by requiring authority below. Designations that have been withdrawn are listed below each respective requiring authority. Those designations subject to submissions are assessed individually.

As noted above, roll over designations which received no submissions and to which no changes are recommended are listed in Appendix 1.

4.1 New Zealand Railways Corporation - D1

DESIGNATING AUTHORITY : NEW ZEALAND RAILWAYS CORPORATION					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D1	3,5,7,8,10	Railway Purposes	State Highway and Cambridge Street, Levin	Defined on the Planning Maps	Alteration - Correct extent of designation shown

4.1.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
55.02	KiwiRail	In-Part	Submitter supports the inclusion of the Railway designation D1. However the Schedule does not reference the entire set of Planning Maps the show the location of the railway designation.	Amend the Schedule of Designations by adding references to all the Planning Maps which show the railway designation In-Part or in detail being <u>Maps 3, 5, 7, 8, 10, 16, 21, 21A, 25, 27, 27B, 28, 28A, 28B, 29, 34, 35, and 37</u> And Add a column to the schedule identifying that the underlying zonings applying to the railway corridor are " <u>various</u> ".	
55.03	KiwiRail	Support	Submitter supports the recording of D1 designation within the respective Planning Maps.	Retain the railway designation D1 as shown on Planning Maps 3, 5, 7, 8, 10, 16, 21, 21A, 25, 27, 27B, 28, 28A, 28B, 29, 34, 35 and 37.	
55.04	KiwiRail	In-Part	Submitter seeks amendments as the land underlying the railway designation throughout the district is not provided with an alternative zone to which it might be put (should the designation ever be uplifted). The Maps appear to give a default 'rural' underlying zoning to the entire railway corridor. This is clearly either unintended, or if intended is unreasonable given the corridor stretches across the district and lies adjacent to other zones. The submitter is keen to ensure that it has a reasonable alternative zoning should any parts of the corridor not be required for operational use.	Amend the Schedule of designations 1 by adding a new clause 1.6 which reads: <u>The provisions of the Plan shall apply in relation to any land that is subject to a designation only to the extent that the land is used for a purpose other than the designated purpose. The Planning Maps show the underlying zoning for land subject to a designation. Where a designation runs across a number of zonings the underlying zoning will be the same as the land immediately adjacent and/or predominant in that locality or area (or similar wording to achieve</u>	

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
				<p><u>the stated relief)</u></p> <p>And; Amend Planning Maps 3, 5, 7, 8, 10, 16, 21, 21A, 25, 27, 27B, 28, 28A, 28B, 29, 34, 35, and 37 to show the adjacent zoning hatching with Designation D1 heavily outlined.</p>	

New Zealand Railways Corporation (KiwiRail) made a submission in partial support of how the designation of the rail corridor reads in Schedule 1, and also how the designation is shown visually on the Planning Maps.

There were no further submissions received on this submission.

4.1.2 Discussion & Evaluation

Notice of Requirement

1. KiwiRail (55.02) requested the roll over of existing railway designation D1, with minor alterations to the designation. Minor alterations were sought to rectify discrepancies with the designation as it was shown on the Operative District Plan Planning Maps. The Operative Planning Maps do not include some areas of designated rail land or show the railway as continuous where the rail line crosses roads.
2. As the railway is already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and are part of the existing environment.
3. A consideration of alternative sites, routes or methods is not considered necessary as the public work is already in existence and no boundaries are being altered other than corrections on the Planning Maps.
4. The designation is considered reasonably necessary for achieving the objectives of the requiring authority in respect of the railway in that it provides certainty to the status of the railway and for its on-going use and management.
5. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the rail corridor.

Submission

6. KiwiRail (55.02) support the designation D1 in terms of how it is included in Schedule 1 and how the designation is shown on the Planning Maps with the following exceptions:
7. KiwiRail request that all Planning Maps that display the railway designation D1 are correctly referenced in Schedule 1. There was an incomplete list of all Planning Maps which show the

spatial extent of the railway designation in Proposed Schedule 1 - Designations. KiwiRail request that Schedule 1 is amended to correctly reference all Planning Maps that show the designation of the railway.

8. KiwiRail (55.02, 55.04) also request the inclusion of an additional column to indicate the underlying zoning of the designation and the addition of a clause 1.6 to clarify the role of the underlying zone of a designation.
9. All land designated for a public work also has an underlying zoning. This zoning is referred to as the underlying zone as the designation takes priority and is generally the principal use of the land. The railway designation is unique in that it is displayed on the planning maps with a 'white' background and dashed line, which could be inferred to mean the rail corridor is zoned Rural for its full length, including through urban areas. KiwiRail submit the underlying zone should be shown as the adjacent zoning to the railway which would involve several changes as the rail intersects rural and urban zones. Although KiwiRail are correct in their observation that the underlying zoning of designation D1 does not show the adjacent zoning, it is not practical to alter the planning maps to show various adjacent zones along the full extent of the railway line. This same issue arises with roads and their underlying zoning. To address this matter for the rail corridor, it is recommended that the "Note" on page 2 of the planning maps outlining the zoning of roads be amended to also state the underlying zone of the railway.
10. KiwiRail seek correction in the Planning Map references and seek clarity on the role and purpose of the underlying zoning of a designation. These modifications are points of clarification only and do not alter the nature, size, or purpose of the designation. Accordingly, it is recommended this submission point be accepted.

4.1.3 Reporting Officer's Recommendation

Notice of Requirement

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement for the roll over with modification of the following designation from the New Zealand Railways Corporation be confirmed with amendments as per the recommendation on submission points below.

D1 Railway Purposes State Highway and Cambridge Street, Levin.

Submission

For the reasons outlined in the assessment above, the following are recommended:

That submission point 55.02 is accepted in-part. It is recommended that the Planning Map reference be updated to accurately refer to all maps which display the railway designation D1. It is not recommended that the tables shown in Schedule 1 of the Proposed Plan be amended to include a further column identifying underlying zones where such zones are shown on the Planning Maps. It is recommended that the note on page 2 of the planning maps is amended as follows.

NOTES

1. The roads and railway shown on the Planning Maps are shaded grey and white respectively for ease of reference. Although the roads and railway are shaded grey and white they are all zoned. Roads and the railway share the same zoning as the land nearest to each point of the road or railway. Where the zone is different on either side of the road or railway, the boundary between the zones is the centre line of the road or railway.

That submission point 55.03 is accepted.

That submission point 55.04 is accepted in-part. It is recommended that a Note in the Planning Maps is amended to clarify the underlying zoning of designations. The suggested wording on when the underlying zoning also applies is considered potentially misleading in suggesting that unused land on a designated site could be used in accordance with the underlying zoning. This outcome could only happen if the requiring authority agreed and if the activity was in accordance with the underlying zoning or if the works were in accordance with the designating purpose.

Recommended amendments are shown in Appendix 2 of this report.

4.2 New Zealand Transport Agency - D2, D3, D4

The New Zealand Transport Agency (NZTA) gave notice of requirement for the roll over of the following designations with modification.

DESIGNATING AUTHORITY : NZ TRANSPORT AGENCY					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D2	1,2,4,7,10	State Highway 1 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps	Alteration - Amend requiring authority, extend designation to include former D5 completed works, correct extent of designation shown
D3	2,5	State Highway 56 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps	Alteration - Amend requiring authority, correct extent of designation shown
D4	3,5,6,7,8	State Highway 57 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps	Alteration - Amend requiring authority, correct extent of designation shown

NZTA requested that the following designation in the Operative District Plan be withdrawn.

DESIGNATING AUTHORITY : NZ TRANSPORT AGENCY					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D4		Proposed Motorway	SH 1 - Mako Mako Road	Defined on the Planning Maps	

4.2.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
94.00	NZ Transport Agency (NZTA)	Support	Support Designation D2	Retain Designation D2 as notified.	
94.01	NZ Transport Agency (NZTA)	Support	Support Designation D3	Retain Designation D3 as notified.	
94.02	NZ Transport Agency (NZTA)	Support	Support Designation D4	Retain Designation D4 as notified.	
94.03	NZ Transport Agency (NZTA)	Support	Correct recording of D2	Retain Planning Map 1 as notified.	
94.04	NZ Transport Agency (NZTA)	Support	Correct recording of D2 and D3	Retain Planning Map 2 as notified.	
94.05	NZ Transport Agency (NZTA)	Support	Correct recording of D4	Retain Planning Map 3 as notified.	
94.06	NZ Transport Agency (NZTA)	Support	Correct recording of D2	Retain Planning Map 4 as notified.	
94.07	NZ Transport Agency (NZTA)	Support	Correct recording of D3 and D4	Retain Planning Map 5 as notified.	
94.08	NZ Transport Agency (NZTA)	Support	Correct recording of D4	Retain Planning Map 6 as notified.	
94.09	NZ Transport Agency (NZTA)	Support	Correct recording of D2 and D4	Retain Planning Map 7 as notified.	
94.10	NZ Transport Agency (NZTA)	Support	Correct recording of D4	Retain Planning Map 8 as notified.	
94.11	NZ Transport Agency (NZTA)	Support	Correct recording of D2	Retain Planning Map 10 as notified.	

NZTA made a submission in support of all three of the agency's designations.

No further submissions were made on designations D2, D3 and D4.

4.2.2 Discussion & Evaluation

Notice of Requirement

1. NZTA requested that three of the five existing designations were rolled over, with minor alterations. NZTA requested that the requiring authority title was updated from Transit NZ to NZ Transport Agency to reflect the correct title of the requiring authority. NZTA also requested that the designating purpose was amended for clarity and consistency with the agency's national approach. It was also requested in the Notice of Requirement that a

designation for proposed road widening on State Highway 1, be combined with the designation for the full extent of State Highway 1 as the works have been completed.

2. As the three state highways which run through the Horowhenua district are already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and are part of the existing environment.
3. A consideration of alternative sites, routes or methods is not considered necessary as the public work is already in existence and no boundaries are being altered other than the combining of two existing designations.
4. The designations are considered reasonably necessary to achieve the objectives of the requiring authority in respect of the state highways in that they provide certainty to the status of the state highway network and for their on-going operation, maintenance, use and improvement.
5. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed with the designation.

Submission

6. NZTA (94.00-94.11) submitted in support of the list of NZTA's designations in Schedule 1 and the mapping of these designations on Planning Maps 1, 2, 3, 4, 5, 6, 7, 8, 10.

4.2.3 Reporting Officer's Recommendation

Notice of Requirement

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement as notified for the roll over with modification of the following designations from the NZ Transport Agency (NZTA) be confirmed.

D2 State Highway 1 - To undertake maintenance, operation and use of, and improvement of a State Highway

D3 State Highway 56 - To undertake maintenance, operation and use of, and improvement of a State Highway

D4 State Highway 57 - To undertake maintenance, operation and use of, and improvement of a State Highway

The notice of requirement for the withdrawal of the following designation be confirmed:

D4 Proposed Motorway SH 1 - Mako Mako Road Defined on the Planning Maps

Submission

It is recommended that submission points 94.00-94.11 be accepted.

4.3 Telecom New Zealand Limited - D5, D6, D7

Telecom NZ Ltd gave notice of requirement for the roll over of the following designations with modification.

DESIGNATING AUTHORITY : TELECOM NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D5	10	Telecommunication Radiocommunication and Ancillary Activities	State Highway 1/Waitohu Valley Road, Manakau	Section 1 SO 26184 CT: WN46B/608	Alteration - Amend legal description, insert new conditions (see Appendix 1)
D6	28A	Telecommunication Radiocommunication and Ancillary Activities	10-12 Devon Street Levin	Sections 7, 9 Blk IV Town of Levin CT: WN39B/997 and WN35D/858	Alteration - Amend legal description, insert new conditions (see Appendix 1)
D7	5	Telecommunication Radiocommunication and Ancillary Activities	Heights Road, Shannon	Lot 1 DP 72490 CT: WN41A/293	Alteration - Amend legal description, insert new conditions (see Appendix 1)

Telecom NZ Ltd requested that the following designation in the Operative District Plan be withdrawn as the designation on this site will lapse.

DESIGNATING AUTHORITY : TELECOM NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D17	8	Telecommunication Radiocommunication and Ancillary Activities	Potts Road, Arapaepae	Lot 2 DP 6443	<p>1) All radio equipment shall be designed and operated in compliance with New Zealand Standard 6609:1990 (Radio Frequency Radiation) in all places to which the public has access.</p> <p>2) All new network utility buildings shall not exceed a maximum height of 15 metres or a maximum floor area of 50 square metres.</p> <p>3) An outline plan shall not be required in respect of any work or project that complies with the above conditions.</p> <p>4) Any work or project which fails to comply with one or more of the above conditions or an outline plan shall require a resource consent. Such applications for resource consents shall be assessed as discretionary activities.</p>

4.3.1 Submissions Received

No submissions were received on designations D5, D6 and D7.

4.3.2 Discussion & Evaluation

Notice of Requirement

1. Telecom NZ Ltd gave notice of requirement for the roll over of three of the 13 existing designations with minor alterations. Nine of the remaining 10 designations were requested to be rolled over with minor alterations under the requiring authority Chorus NZ Ltd.
2. These three designations are to be rolled over with minor alterations to the designating purpose, street address, legal description and conditions.
3. As all three designations are already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and are part of the existing environment.
4. A consideration of alternative sites, routes or methods is not considered necessary as the network utilities are already in existence and the designations are not changing in terms of their extent or boundaries.
5. The designations are considered reasonably necessary to achieve the objectives of the requiring authority in respect of the network utilities in that they provide certainty to the status of the utilities and for their on-going use and management.
6. An updated list of conditions has been provided which align with the underlying zones and the respective provisions in the Operative District Plan.

4.3.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement as notified for the roll over with modification of the following designations from Telecom NZ Ltd be confirmed.

D5 Telecommunication Radiocommunication and Ancillary Activities - State Highway 1/Waitohu Valley Road, Manakau

D6 Telecommunication Radiocommunication and Ancillary Activities - 10-12 Devon Street Levin

D7 Telecommunication Radiocommunication and Ancillary Activities - Lot 1 DP 72490 CT: WN41A/293

The notice of requirement for the withdrawal of the following designation be confirmed:

D17 Telecommunication Radiocommunication and Ancillary Activities - Potts Road, Arapaepae Lot 2 DP 6443

4.4 Chorus New Zealand Limited - D8-D16

DESIGNATING AUTHORITY : CHORUS NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D8	2	Telecommunication Radiocommunication and Ancillary Activities	3 Poplar Road, Opiki	Section 1 SO 25041 CT:WN36A/664	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)

DESIGNATING AUTHORITY : CHORUS NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D9	21A	Telecommunication Radiocommunication and Ancillary Activities	4 Stout Street, Shannon	Lot 2 DP 66855 CT:WN40A/207	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D10	17,19	Telecommunication Radiocommunication and Ancillary Activities	667 Waitare Beach Road, Waitare	Section 1 SO 25757 CT:WN37A/958	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D11	37	Telecommunication Radiocommunication and Ancillary Activities	33A Honi Taipua Street, Manakau	Lots 1, 2 DP 81871 CT:WN48B/764	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D12	7	Telecommunication Radiocommunication and Ancillary Activities	685 State Highway 1, Kuku	Section 1 SO 24101 CT:WN36A/476	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D13	4	Telecommunication Radiocommunication and Ancillary Activities	805 State Highway 1, Poroutawhao	Section 1 SO 24078 CT:WN36A/596	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D14	12,13	Telecommunication Radiocommunication and Ancillary Activities	1A Linklater Avenue, Foxton Beach	Lot 1 DP 72853 CT:WN39B/611	Alteration - Amend requiring authority, amend street address and legal description, insert new conditions (see Appendix 1)
D15	2	Telecommunication Radiocommunication and Ancillary Activities	State Highway 1, Himatangi		Alteration - Amend requiring authority, delete legal description, insert new conditions (see Appendix 1)
D16	15A	Telecommunication Radiocommunication and Ancillary Activities	Johnston Street, Foxton	Section 623 Town of Foxton CT:WN36A/856	Alteration - Amend requiring authority, amend legal description, insert new conditions (see Appendix 1)

4.4.1 Submissions Received

One submission was received in opposition to the designation of D11.

4.4.2 Discussion & Evaluation

Notice of Requirement

1. Chorus NZ Ltd gave notice of requirement for the roll over of nine of the 13 existing Telecom NZ Ltd designations with minor alterations.
2. These designations are to be rolled over with minor alterations to the name of the requiring authority, designating purpose, street address, legal description and conditions. These modifications are points of correction or clarification only and do not alter the nature, size, or purpose of the designations.

3. As all nine designations are already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and are part of the existing environment.
4. A consideration of alternative sites, routes or methods is not considered necessary as the network utilities are already in existence and the designations are not changing in terms of their extent or boundaries.
5. The designations are considered reasonably necessary to achieve the objectives of the requiring authority in respect of the network utilities in that they provide certainty to the status of the utilities and for their on-going use and management.
6. An updated list of conditions has been provided which align with the underlying zones and the respective provisions in the Operative District Plan.

Submission

7. One submission was received on designation D11 from a landowner (Stocker) adjacent to a proposed Chorus NZ Ltd designation. The submission identified that at the time of subdivision of his land and the Chorus site, the septic tank which services Stocker's property was incorporated into the adjacent land parcel owned by Chorus NZ Ltd. Through maintenance and upgrades, a new support cable has also been installed which extends beyond the site owned by Chorus and onto Stocker's land. Stocker has concerns for the on-going use of the septic tank which services the submitter's property and the threat of future works which may have adverse affects on him as the landowner of the site adjacent to the designation.
8. Consultation between Chorus NZ Ltd and the submitter has been undertaken in response to the submission and the concerns raised.
9. Chorus NZ Ltd have provided a written response to the submission of Mr Samuel Stocker. I acknowledge that Chorus have made significant progress in working through all matters raised in the submission however a number of the issues raised are civil matters between the landowners (being the requiring authority Chorus and Mr Stocker) and are not considered to be matters for the District Plan to address. For this reason I have only included extracts from the written response and addressed those matters specific to the District Plan in my assessment below. The full written response and discussion of all matters is provided in Appendix Three(6.3) of this report.

Chorus have provided the following discussion:

10. *"Mr Stocker's submission seeks full notification of any large project work on the exchange site. Chorus NZ Ltd does not have plans to undertake any major projects or works on this site in the foreseeable future. Maintenance works (painting, building repairs etc) will continue to be undertaken as and when necessary.*
11. *Given the size of the site (142m²) there is very limited potential for future development of the site beyond the existing infrastructure. However, it is noted that in situations where Chorus is undertaking major works on a designated site it provides information to surrounding properties in accordance with the Telecommunications Carriers Forum Guidelines.*
12. *Possibility of new mobile (cell) equipment on the land*

13. *The Manakau Exchange site is not of sufficient size to accommodate mobile equipment (referred to as "a new cellphone tower" in Mr Stocker's submission). Chorus is willing to accept a condition requiring any such infrastructure be excluded from the designation and subject to underlying zone rules. It is noted that there is an existing radio mast on the site, and that any operation, maintenance, replacement and upgrading of this mast would continue to be provided for under the designation. To this end, the following wording is suggested:*

That new mobile equipment, being masts and antennas forming part of the cellular network, shall be subject to the rules for the underlying zone."

14. In considering the submission made by Stocker it is evident that the submitter does not support the use of his site for designated works. I consider that the designation of private property in this case to be inappropriate and on this basis I recommend that the legal description for designation D11 is amended to refer only to Lot 1 DP 81871 CT: WN48B/764 as Samuel Stocker is the owner of property Lot 2 DP 81871.
15. I also recommend that a condition is imposed on the designated site D11 to ensure in the case of the installation and operation of mobile equipment forming part of the cellular network, appropriate controls are in place to manage any adverse effects on adjacent properties.
16. The condition suggested by Chorus NZ Ltd would reduce the height of new equipment including masts and associated antennas for cellular telecommunication networks from 15 metres, as specified in the conditions for all Chorus designations in the Residential Zone, to 8.5 metres as required in the underlying Residential Zone. This is seen as an appropriate condition which would ensure that new equipment would not extend beyond the maximum building height in the Residential Zone. On this basis, I recommend that designation D11 is amended to correctly refer to only the land parcel owned by Chorus NZ Ltd and that a new condition is imposed to read as follows:

The following condition applies to Designation D11 Telecommunication Radiocommunication and Ancillary Activities 33A Honi Taipua Street, Manakau Lot 1 DP 81871 CT:WN48B/764

That new equipment, being masts and antennas forming part of the cellular telecommunication network, shall be subject to the rules for the underlying zone.

4.4.3 Reporting Officer's Recommendation

Notice of Requirement

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement as notified for the roll over with modification of the following designations from Chorus NZ Ltd be confirmed.

D8 Telecommunication Radiocommunication and Ancillary Activities - 3 Poplar Road, Opiki Section 1 SO 25041 CT:WN36A/664

D9 Telecommunication Radiocommunication and Ancillary Activities - 4 Stout Street, Shannon Lot 2 DP 66855 CT:WN40A/207

D10 Telecommunication Radiocommunication and Ancillary Activities - 667 Waitarere Beach Road, Waitarere Section 1 SO 25757 CT:WN37A/958

D12 Telecommunication Radiocommunication and Ancillary Activities - 685 State Highway 1, Kuku Section 1 SO 24101 CT:WN36A/476

D13 Telecommunication Radiocommunication and Ancillary Activities - 805 State Highway 1, Poroutawhao Section 1 SO 24078 CT:WN36A/596

D14 Telecommunication Radiocommunication and Ancillary Activities - 1A Linklater Avenue, Foxton Beach Lot 1 DP 72853 CT:WN39B/611

D15 Telecommunication Radiocommunication and Ancillary Activities - State Highway 1, Himatangi

D16 Telecommunication and Radiocommunication and Ancillary Activities - Johnston Street, Foxton Section 623 Town of Foxton CT:WN36A/856

One submission was received on designation D11. I recommend that the notice of requirement for the roll over with modification of this designation be accepted, subject to the recommendations on the submission below.

Submission

For the reason outlined in the assessment above, I recommend that the notice of requirement for the roll over with modification of designation D11 be confirmed with the following amendments:

D11 Telecommunication Radiocommunication and Ancillary Activities 33A Honi Taipua Street, Manakau Lots 1,2 DP 81871 CT:WN48B/764

Condition to be imposed:

The following condition applies to Designation D11 Telecommunication Radiocommunication and Ancillary Activities 33A Honi Taipua Street, Manakau Lot 1 DP 81871 CT:WN48B/764

That new equipment, being masts and antennas forming part of the cellular telecommunication network, shall be subject to the rules for the underlying zone.

4.5 Minister of Education - D17-D34

The Minister of Education gave notice of requirement for the roll over of the following designations with modification.

DESIGNATING AUTHORITY : MINISTER OF EDUCATION					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D17	14	Educational Purposes	Manawatu College, Ladys Mile, Foxton	Pt Lot 1 DP 15206, Lots 4, 5 Deeds 586, Lot 2 DP 15206, Sections 621, 624 Town of Foxton	Alteration - Amend designating purpose, amend street address and legal description

DESIGNATING AUTHORITY : MINISTER OF EDUCATION

Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D18	14,15	Educational Purposes	Foxton Primary, Park Street, Foxton	Sections 94, 96, 527 Town of Foxton, Lots 1, 2 DP 2612, Lots 1, 2 DP 12396	Alteration - Amend designating purpose, amend street address and legal description
D19	15	Educational Purposes	Coley Street Primary, Coley Street, Foxton	Sections 489, 490, 491, 494 Town of Foxton, Pt Sections 492, 493 Town of Foxton, Lot 10 DP 24627, Lot 1 DP 26102, Pt Lot 2 DP 10437	Alteration - Amend designating purpose, amend street address and legal description
D20	2	Educational Purposes	Opiki Primary, Opiki Road (566 Tane Road), Opiki	Pt Lot 8 DP 8800	Alteration - Amend designating purpose, amend street address and legal description
D21	5	Educational Purposes	Koputaroa Primary, 399 Koputaroa Road, Koputaroa	Pt Section 20 Blk XIV Mt Robinson SD	Alteration - Amend designating purpose, amend street address and legal description
D22	4	Educational Purposes	Poroutawhao Primary, 796-800 State Highway 1, Koputaroa	Pt Lot 1 DP 6258	Alteration - Amend designating purpose, amend street address and legal description
D23	16	Educational Purposes	Tokomaru Primary, Tokomaru Road, Tokomaru	Sections 166, 167 Town of Tokomaru	Alteration - Amend designating purpose, amend street address and legal description
D24	21A	Educational Purposes	Shannon Primary, State Highway 57, Shannon	Lots 3-8 DP 15463, Pt Lot 15 DP 7724, Lot 2 DP 364308	Alteration - Amend designating purpose, amend street address
D25	34,35	Educational Purposes	Ohau Primary, 13 Muhunoa East Road, Ohau	Lot 2 DP 83084	Alteration - Amend designating purpose, amend street address
D26	37	Educational Purposes	Manakau Primary, State Highway 1, Manakau	Sections 32-37 Town of Manakau	Alteration - Amend designating purpose, amend street address and legal description
D27	12	Educational Purposes	Foxton Beach Primary, Thomas Place, Foxton Beach	Pt Section 270 Town of Foxton	Alteration - Amend designating purpose, amend street address and legal description
D28	24,25,27,28	Educational Purposes	Levin North Primary, Weraroa Road, Levin	Section 85 Levin Suburban	Alteration - Amend designating purpose, amend street address and legal description
D29	27	Educational Purposes	Levin Intermediate and Levin School, Collingwood Street, Levin	Lot 1 DP 28645, Pt Lot 2 DP 15701, Lot 1 DP 40425	Alteration - Amend designating purpose, amend street address and legal description
D30	27,27A,27B	Educational Purposes	Horowhenua College, Weraroa Road, Levin	Lot 2 DP 329514	Alteration - Amend designating purpose, amend street address and legal description
D31	28	Educational Purposes	Fairfield Primary, MacArthur Street, Levin	Lots 7, 8 DP 18673, Pt Lot 15, 17, 19 DP 1824	Alteration - Amend designating purpose, amend street address and legal description

DESIGNATING AUTHORITY : MINISTER OF EDUCATION					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D32	28	Educational Purposes	Levin East Primary, 78-92 Bartholomew Road, Levin	Pt Section 31 Blk I Waiopahu SD	Alteration - Amend designating purpose, amend street address and legal description
D33	28,30	Educational Purposes	Waiopahu College, Bartholomew Road, Levin	Lot 2 DP 42596, Lot 43 DP 32857, Pt Sec 31 Blk I Waiopahu SD	Alteration - Amend designating purpose, amend street address and legal description
D34	30	Educational Purposes	Taitoko Primary, Balmoral Street, Levin	Pt Lot 65 DP 27947	Alteration - Amend designating purpose, amend street address

The Minister of Education requested that the following designation in the Operative District Plan be withdrawn.

DESIGNATING AUTHORITY : MINISTER OF EDUCATION					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D25	7	Muhunoa East School	Muhunoa East Road, Ohau	Sections 32-37 DP420	

4.5.1 Submissions Received

No submissions were received on designations D17-D34.

4.5.2 Discussion & Evaluation

Notice of Requirement

1. The Minister of Education requested the roll over of 18 of the 19 existing designations with minor alterations.
2. It was requested that the designating purpose of all the sites was amended to read 'Educational Purposes' for greater clarity and to reflect the terminology used across the country. Minor amendments were also requested to correct the legal descriptions of some of the designated sites in the district.
3. As all 18 designations are already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and are considered part of the existing environment.
4. A consideration of alternative sites, routes or methods is not considered necessary as the educational facilities are already in existence and the designations are not changing in boundary or extent
5. The designations are considered reasonably necessary to achieve the objectives of the requiring authority in respect of providing education facilities in that they provide certainty to the status of the works and for the on-going use and management.

6. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed within the designation.

4.5.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement as notified for the roll over with modification of the following designations from the Minister of Education be confirmed.

D17 Educational Purposes Manawatu College, Ladys Mile, Foxton

D18 Educational Purposes Foxton Primary, Park Street, Foxton

D19 Educational Purposes Coley Street Primary, Coley Street, Foxton

D20 Educational Purposes Opiki Primary, Opiki Road (566 Tane Road), Opiki

D21 Educational Purposes Koputaroa Primary, 399 Koputaroa Road, Koputaroa

D22 Educational Purposes Poroutawhao Primary, 796-800 State Highway 1, Koputaroa

D23 Educational Purposes Tokomaru Primary, Tokomaru Road, Tokomaru

D24 Educational Purposes Shannon Primary, State Highway 57, Shannon

D25 Educational Purposes Ohau Primary, 13 Muhunua East Road, Ohau

D26 Educational Purposes Manakau Primary, State Highway 1, Manakau

D27 Educational Purposes Foxton Beach Primary, Thomas Place, Foxton Beach

D28 Educational Purposes Levin North Primary, Weraroa Road, Levin

D29 Educational Purposes Levin Intermediate and Levin School, Collingwood Street, Levin

D30 Educational Purposes Horowhenua College, Weraroa Road, Levin

D31 Educational Purposes Fairfield Primary, MacArthur Street, Levin

D32 Educational Purposes Levin East Primary, 78-92 Bartholomew Road, Levin

D33 Educational Purposes Waiopahu College, Bartholomew Road, Levin

D34 Educational Purposes Taitoko Primary, Balmoral Street, Levin.

The notice of requirement for the withdrawal of the following designation be confirmed:

D25 Muhunua East School Muhunua East Road, Ohau Sections 32-37 DP 420

4.6 Minister of Police - D37

DESIGNATING AUTHORITY : MINISTER OF POLICE					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D37	27A	Levin Police Station	5-7 Bristol Street, 17 Stanley Street, Levin	Lot 1 DP 76606	Alteration - Amend legal description

4.6.1 Submissions Received

No submissions were received on designation D37.

4.6.2 Discussion & Evaluation

1. The Minister of Police requested the roll over of the designation for the Levin Police Station with minor alterations. The Minister requested that the legal description of the site of the Levin Police Station is amended to reflect the correct legal description of the site.
2. As the designation is already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and this facility forms part of the existing environment.
3. A consideration of alternative sites, routes or methods is not considered necessary as the Police Station is already in existence and the designation is not changing in extent.
4. The designation is considered reasonably necessary to achieve the objectives of the requiring authority in respect of the Levin Police Station in that it provides certainty to the status of the police station and for its on-going use and management.
5. No conditions are recommended as the activity presently exists and the outline plan process allows for the consideration of future effects for any additional works proposed for the site.

4.6.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement as notified for the roll over with modification of the following designation from the Minister of Police be confirmed.

D37 Levin Police Station - 5-7 Bristol Street, 17 Stanley Street, Levin

4.7 Transpower New Zealand Limited - D39, 40

DESIGNATING AUTHORITY : TRANSPOWER NZ LTD					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D39	22	Substation	Mangahao Road, Mangaore Village	Section 1 SO 37062	Alteration - Amend requiring authority, amend designating purpose and legal description

D40	22	Outdoor Switchyard	Te Paki Road, Mangaore Village	Section 1 SO 37683	Alteration - Amend requiring authority, amend street address
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4.7.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
99.49	Transpower New Zealand Ltd	In-Part	The Outdoor Switchyard (D40 designation) only occupies part of Section 1 SO 37683, as is correctly depicted on planning map 22. When originally designated the whole land parcel Section 1 SO 37063 was designated for the switchyard. Since that time Section 1 SO 37063 has been incorporated in Section 1 SO 37683. To provide clarity and avoid any further confusion, as the area shown on the map does match the legal description listed, Transpower seeks that the legal description has the words "part of" to the legal description.	Amend the legal description of the D40 designation as follows: <u>Part of</u> Section 1 SO 37683.	

4.7.2 Discussion & Evaluation

Notice of Requirement

1. Transpower NZ Ltd requested the roll over of two existing designations with minor alterations.
2. Transpower requested amendment of the designating purpose of designation D45 from Outdoor Switchyard to Substation to correctly identify the nature of activities within the existing designation. The legal description of designation D45 also requires amendment to list the correct parcel of land to be designated and the street address of designation D46 requires minor amendment to list the correct address.
3. As the designations are already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and this facility is considered part of the existing environment.
4. A consideration of alternative sites, routes or methods is not considered necessary as the network utilities are already in existence and the designations are not changing in boundary or extent.
5. The designations are considered reasonably necessary for achieving the objectives of the requiring authority in respect of the network utilities in that they provide certainty to the status of the utilities and for the on-going use and management.
6. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the sites.

Submission

7. Transpower (99.49) submitted in support of the designation but also sought a minor change to the legal description to provide clarity on the legal extent of the designated site. These modifications are points of clarification only and do not alter the nature or extent of the designation.

4.7.3 Reporting Officer's Recommendation

Notice of Requirement

For the reasons outlined in the assessment, it is recommended that notice of requirement for the roll over with modification of the following designations be confirmed with changes sought in submission point 99.49.

D39 Substation Mangahao Road, Mangaore Village

D40 Outdoor Switchyard Te Paki Road, Mangaore Village

Submission

It is recommended that submission point 99.49 is accepted.

4.8 Horizons Regional Council - D49, D51, D52, D54, D55, D56, D58

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D49	5	Land Drainage	Koputaroa No. 1 Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D51	5	Land Drainage	Koputaroa No. 3 Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D52	4	Land Drainage	Koputaroa No. 4 Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D54	5	Land Drainage	Speirs Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D55	5	Land Drainage	Okuku Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D56	5	Land Drainage	Makerua East Pump Station	Defined on the Planning Maps	Alteration – Amend legal description
D58	5	Land Drainage	Donnelly Pump Station	Defined on the Planning Maps	Alteration – Amend legal description

4.8.1 Submissions Received

No submissions were received on designations D49, D51, D52, D54, D55, D56, D58.

4.8.2 Discussion & Evaluation

Notice of Requirement

1. Manawatu-Wanganui Regional Council (Horizons Regional Council) gave notice of requirement for the roll over of seven designations with minor alterations.
2. Designations D49, D55 and D56 are existing designations for land drainage purposes that were incorrectly recorded on the Operative Planning Maps in terms of their precise location and extent. Horizons seek to correct these discrepancies to accurately display the location of the land drainage features and the correct extent of the assets.
3. Designations D51, D52, D54, D58 are existing designations for land drainage purposes however the legal descriptions for these designations in the Operative District Plan are incorrect. Horizons has requested that these legal descriptions are updated to reflect the correct descriptions.
4. As the designations are already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and these drainage works are part of the existing environment.
5. A consideration of alternative sites, routes or methods is not considered necessary as the public works are already in existence and the designations are not changing in boundary or extent, with the exception of the corrections to the Planning Maps for a few designations (these corrections are a mapping error and are not considered to result in any adverse effects).
6. The designations are considered reasonably necessary to achieve the objectives of the requiring authority in respect of the land drainage works in that they provide certainty to the status of the works and for their on-going operation and management.
7. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed within the designations.

4.8.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment, it is recommended that:

The notices of requirement as notified for the roll over with modification of the following designations from Horizons Regional Council be confirmed.

D49 Land Drainage Koputaroa No. 1 Pump Station

D51 Land Drainage Koputaroa No. 3 Pump Station

D52 Land Drainage Koputaroa No. 4 Pump Station

D54 Land Drainage Speirs Pump Station

D55 Land Drainage Okuku Pump Station

D56 Land Drainage Makerua East Pump Station

4.9 Horizons Regional Council - D61-D84

Horizons Regional Council lodged a notice of requirement for new designations for the following flood protection structures, including providing for their on-going maintenance.

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D61	1	Flood Control	Lake No. 1 Stopbank	Defined on the Planning Maps	New
D62	2,3,5	Flood Control	Manawatu River Stopbank – true left bank PNC boundary to Tokomaru River	Defined on the Planning Maps	New
D63	4,5	Flood Control	Manawatu River Stopbank – true left bank Tokomaru River to Levin Road	Defined on the Planning Maps	New
D64	2,5	Flood Control	Manawatu River Stopbank – true right bank from Himatangi 2B1C2 to Moutoa Sluice gates	Defined on the Planning Maps	New
D65	4,5	Flood Control	Manawatu River Stopbank – Moutoa sluice gates to Matarapa Road	Defined on the Planning Maps	New
D66	1,4,13, 15	Flood Control	Manawatu River and Foxton Loop Stopbank – Matarapa Road to Whitebait Creek	Defined on the Planning Maps	New
D67	12,13	Flood Control	Manawatu River Stopbank, and concrete and timber floodwalls – Foxton Beach township	Defined on the Planning Maps	New
D68	4,5	Flood Control	Moutoa Floodway Stopbanks – both banks from Moutoa sluice gates to Foxton Loop confluence	Defined on the Planning Maps	New
D69	5	Flood Control	Moutoa Sluice gates – Foxton/Shannon Road	Defined on the Planning Maps	New
D70	4	Flood Control	Duck Creek Stopbanks – both banks and ringbank on true left bank opposite Newth Road/Levin Road Junction	Defined on the Planning Maps	New

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL

Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D71	5,6	Flood Control	Tokomaru River Stopbanks – both banks from Manawatu confluence to the NIMT	Defined on the Planning Maps	New
D72	3,5,6	Flood Control	Linton Main Drain Stopbanks – both banks from Tokomaru confluence to PNCC boundary	Defined on the Planning Maps	New
D73	5,8	Flood Control	Koputaroa Stream Stopbanks – both banks from Manawatu confluence to NIMT	Defined on the Planning Maps	New
D74	5,8	Flood Control	Koputaroa Stream Stopbank – true left bank from NIMT to SH 57 and tributary drains	Defined on the Planning Maps	New
D75	4,5	Flood Control	Aratangata Drain Stopbanks – both banks from Manawatu confluence to 800m south of Koputaroa Road	Defined on the Planning Maps	New
D76	5	Flood Control	Kara Creek Stopbanks – both banks from Tokomaru confluence to midway between SH 57 and Hennessy Road	Defined on the Planning Maps	New
D77	5	Flood Control	Mangapuketea Stream Stopbanks – both banks from Kara confluence to south of Kingston Road	Defined on the Planning Maps	New
D78	5,21	Flood Control	Mangaore Stream Stopbanks – both banks from Manawatu confluence to NIMT	Defined on the Planning Maps	New
D79	7	Flood Control	Ohau River Stopbank – true right bank from opposite Hogg's Road to Lot 2 DP 68543	Defined on the Planning Maps	New
D80	7	Flood Control	Ohau River Stopbank – true left bank from the end of Hogg's Road to the river mouth	Defined on the Planning Maps	New
D81	7	Flood Control	Coastal Stopbank - 150m long centred on E2692829/N6059055	Defined on the Planning Maps	New

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D82	7	Flood Control	Kuku Stream Stopbanks – both banks from Ohau confluence to 600m upstream	Defined on the Planning Maps	New
D83	7	Flood Control	Parkins Stopbank – 180m long centred on E2696011/N6058563	Defined on the Planning Maps	New
D84	7	Flood Control	Haynes Drop Structure and Spillway Gates – centred on E2694975/N6057767	Defined on the Planning Maps	New

4.9.1 Submissions Received

No submissions were received on designations D61-D84.

4.9.2 Discussion & Evaluation

Nature of the Public Work

- Horizons Regional Council has sought to designate the above sites for Flood Protection Purposes. All the sites are currently used for the purpose of flood protection and will continue to be used for this purpose including the on-going maintenance of stopbanks, drop structures, spillway gates and sluice gates.
- The notices of requirement provide the following information in respect of the nature of the public works and restrictions that are in place for the management of the flood protection structures:

Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.

Environmental Effects

- On-going maintenance of these flood protection assets will require some work. Effects on water quality and soil conservation (erosion) from these works would be managed under the Proposed One Plan.
- The notice of requirement provides information on the positive effects the flood protection structures have on the community as follows:

Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.

This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.

All activities undertaken by Horizons Operations Group follow the Environmental Code of Practice for River Works aligned to the Proposed One Plan requirement of Rule 16-13.

5. These positive effects are acknowledged.
6. In terms of adverse effects, as the structures are already in existence, any adverse effects on the environment would relate to maintenance works and any future upgrades. The adverse effects from these works on water quality, soil conservation and diverting floodwaters would be effectively managed by the provisions of the Proposed One Plan. Other potential adverse effects from maintenance works and upgrades include noise, traffic, dust and impacts on the use of land. As these stopbanks are located in predominantly rural areas, the anticipated types of effects would be similar to those generated by primary production activities which use heavy machinery. In addition, these effects are considered to be temporary in nature and relatively minor in the context of the location of these works.

Alternative Sites, Routes or Methods

7. A consideration of alternative sites, routes or methods is not considered necessary as the stopbanks and sluice gates are established; adverse effects on the environment are expected to be no more than minor; and to move the public works would come at a considerable expense and inconvenience to the community and could expose land owners to greater risk of flooding.
8. The notice of requirement for these designations provides: *The existing structures have been in place for a number of years, the first dating from 1954. The locations of stopbanks and pump stations have been determined in response to the necessity for flood protection and land drainage and are managed via a public Scheme process. Alternative sites are not possible as the works are located in specific areas to protect assets and communities.*
9. The designations are considered reasonably necessary to ensure flood protection for the community and to achieve the objectives of the requiring authority as set out below, in that it provides certainty to the status of the flood protection structures and for their on-going use and maintenance.
10. The notice of requirement provides:

Regional Policy Statement - Policy 6-29 (Activities in rivers or lakes and their beds with a Value of Flood Control and Drainage) states "In reaches of rivers or lakes and their beds with a Schedule AB Value of Flood Control and Drainage, activities in, on, or over the beds of rivers and lakes and on land adjacent to the bed, where the Value is located must be managed in a manner which:

- (a) *Enables the level of flood hazard and erosion control existing at the time of Plan notification (31 May 2007) to be maintained or enhanced*

- (b) *Maintains other Schedule AB Values associated with the river or lake and its bed, unless functional constraints make this impractical, in which case adverse effects on other Values must be mitigated or offset compensated by way of financial contribution in Chapter 18".*

Proposed One Plan Objective 10-1 (Effects of natural hazard events) requires that "The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of the communities are avoided or mitigated".

A key role of the Regional Council is to manage rivers to help prevent floods and provide adequate land drainage when necessary. Given the particular nature of the flood protection structures, and that the public works are already in place, designation of the sites are considered reasonably necessary for achieving the objectives of the requiring authority.

Other matters

11. The notice of requirement includes discussion on the maintenance of the flood control structures through the resource consent process under the Proposed One Plan. It also notes Horizons ongoing consultation with potentially affected parties.

All structures have been built/installed in accordance with required planning/consent approvals operative at the time of construction. Public notification of the works was undertaken at the time where regional rules or territorial rules required.

Consultation regarding works and on-going Scheme operational requirements is undertaken on an annual basis via various Scheme meetings and reviews. The outcomes and actions required resulting from the Scheme meetings are formally included in the Catchment Operations Committee agenda which is a formal Committee of Council.

12. The Scheme meetings and reviews provide an opportunity for the public be to informed and discuss proposed maintenance works for the flood protection assets, including whether the works are necessary and managing the potential adverse effects. In addition, if resource consent is required under the provisions of the Proposed One Plan, this mechanism provides another opportunity to consult with landowners and other affected parties.

4.9.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommend that the notices of requirement as notified for new designations D61-D84 for Flood Protection Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities and that there are no anticipated significant adverse effects, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.10 Horizons Regional Council D85-D91

Horizons Regional Council lodged a notice of requirement for new designations for the following land drainage structures, including providing for their on-going maintenance.

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D85	4	Land Drainage	Pleuger Pump Station – at drain outlet on northern side of floodway	Defined on the Planning Maps	New
D86	4	Land Drainage	Whirokino Pump Station – at outlet drain on Duck Creek	Defined on the Planning Maps	New
D87	5	Land Drainage	Bowler Pump Station – Moutoa floodway	Defined on the Planning Maps	New
D88	5	Land Drainage	Kere Kere Road Pump Station – Moutoa floodway	Defined on the Planning Maps	New
D89	5	Land Drainage	Kingston Pump Station – Tokomaru River adjacent to Okuku Road	Defined on the Planning Maps	New
D90	14,15	Land Drainage	Kings Canal Drain – between Nye Street and Avenue Road, Foxton	Defined on the Planning Maps	New
D91	15	Land Drainage	Foxton East Culvert – adjacent to Harbour Street/Purcell Street junction, Foxton Loop	Defined on the Planning Maps	New

4.10.1 Submissions Received

No submissions were received on designations D85-D91.

4.10.2 Discussion & Evaluation

Nature of the Public Work

1. Horizons Regional Council has sought to designate the above sites for Land Drainage Purposes. All the sites are currently used for the purpose of land drainage and will continue to be used for this purpose including the on-going maintenance of pump stations, drains and culverts.
2. The notices of requirement provides the following information in respect of the nature of the public works and restrictions that are in place for the management of the land drainage structures:

Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.

Environmental Effects

3. On-going maintenance of these land drainage facilities will require some work. Effects on water quality and soil conservation (erosion) from will be managed under the provisions of the Proposed One Plan.
4. The notice of requirement provides information on the positive effects the land drainage structures have on the community as follows:

Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.

This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.

All activities undertaken by Horizons Operations Group follow the Environmental Code of Practice for River Works aligned to the Proposed One Plan requirement of Rule 16-13.

5. These positive effects are acknowledged.
6. In terms of adverse effects, as the structures are already in existence, any adverse effects on the environment would relate to maintenance works and any future upgrades. The adverse effects from these works on water quality, soil conservation and diverting floodwaters would be effectively managed by the provisions of the Proposed One Plan. Other potential adverse effects from maintenance works and upgrades include noise, traffic, dust and impacts on the use of land. As these stopbanks are located in predominantly rural areas, the anticipated types of effects would be similar to those generated by primary production activities which use heavy machinery. In addition, these effects are considered to be temporary in nature and relatively minor in the context of the location of these works.

Alternative Sites, Routes or Methods

7. A consideration of alternative sites, routes or methods is not considered necessary as the land drainage schemes are established; adverse effects on the environment are expected to be no more than minor; and to move the public works would come at a considerable expense and inconvenience to the community and could expose land owners to greater risk of flooding.
8. The notice of requirement for these designations provides: *The existing structures have been in place for a number of years, the first dating from 1954. The locations of stopbanks and pump stations have been determined in response to the necessity for flood protection and*

land drainage and are managed via a public Scheme process. Alternative sites are not possible as the works are located in specific areas to protect assets and communities.

9. The designations are considered reasonably necessary to ensure land drainage schemes continue to function and to achieve the objectives of the requiring authority as set out below, in that it provides certainty to the status of the land drainage structures and for their on-going use and maintenance.

10. The notice of requirement provides:

Regional Policy Statement - Policy 6-29 (Activities in rivers or lakes and their beds with a Value of Flood Control and Drainage) states "In reaches of rivers or lakes and their beds with a Schedule AB Value of Flood Control and Drainage, activities in, on, or over the beds of rivers and lakes and on land adjacent to the bed, where the Value is located must be managed in a manner which:

- (a) Enables the level of flood hazard and erosion control existing at the time of Plan notification (31 May 2007) to be maintained or enhanced*
- (b) Maintains other Schedule AB Values associated with the river or lake and its bed, unless functional constraints make this impractical, in which case adverse effects on other Values must be mitigated or offset compensated by way of financial contribution in Chapter 18".*

Proposed One Plan Objective 10-1 (Effects of natural hazard events) requires that "The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of the communities are avoided or mitigated".

A key role of the Regional Council is to manage rivers to help prevent floods and provide adequate land drainage when necessary. Given the particular nature of the flood protection structures, and that the public works are already in place, designation of the sites are considered reasonably necessary for achieving the objectives of the requiring authority.

Other matters

11. The notice of requirement includes discussion on the maintenance of the land drainage schemes through the resource consent process under the Proposed One Plan. It also notes Horizons ongoing consultation with potentially affected parties.

All structures have been built/installed in accordance with required planning/consent approvals operative at the time of construction. Public notification of the works was undertaken at the time where regional rules or territorial rules required.

Consultation regarding works and on-going Scheme operational requirements is undertaken on an annual basis via various Scheme meetings and reviews. The outcomes and actions required resulting from the Scheme meetings are formally included in the Catchment Operations Committee agenda which is a formal Committee of Council.

12. The Scheme meetings and reviews provide an opportunity for the public to be informed and discuss proposed maintenance works for the flood protection assets, including whether the

works are necessary and managing the potential adverse effects. In addition, if resource consent is required under the provisions of the Proposed One Plan, this mechanism provides another opportunity to consult with landowners and other affected parties.

4.10.3 Reporting Officer’s Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement as notified for designations D85-D91 for Land Drainage Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities and that there are no anticipated significant adverse effects, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.11 Horizons Regional Council - D92

Horizons Regional Council lodged a notice of requirement for a new designation for the following drop structure for Erosion Control Purposes, including the on-going maintenance of the public work.

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D92	7	Erosion Control	Parkins Drop Structure – centred on E2696272/N6058480	Defined on the Planning Maps	New

4.11.1 Submissions Received

No submissions were received on designation D92.

4.11.2 Discussion & Evaluation

Nature of the Public Work

1. Horizons Regional Council has sought to designate the above site for Erosion Control Purposes. The site is currently used for the purpose of erosion control and will continue to be used for this purpose including the on-going maintenance of drop structure.
2. The notice of requirement provides the following information in respect of the nature of the public works and restrictions that are in place for the management of the erosion control structure:

3. *Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.*

Environmental Effects

4. On-going maintenance of this erosion control asset will require some work. Effects on water quality and soil conservation (erosion) from these works would be managed under the provisions of the Proposed One Plan.
5. The notice of requirement provides information on the positive effects the erosion control structure has on the community as follows:

Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.

This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.

All activities undertaken by Horizons Operations Group follow the Environmental Code of Practice for River Works aligned to the Proposed One Plan requirement of Rule 16-13.

6. These positive effects are acknowledged.
7. In terms of adverse effects, as the structures are already in existence, any adverse effects on the environment would relate to maintenance works and any future upgrades. The adverse effects from these works on water quality, soil conservation and diverting floodwaters would be effectively managed by the provisions of the Proposed One Plan. Other potential adverse effects from maintenance works and upgrades include noise, traffic, dust and impacts on the use of land. As these stopbanks are located in predominantly rural areas, the anticipated types of effects would be similar to those generated by primary production activities which use heavy machinery. In addition, these effects are considered to be temporary in nature and relatively minor in the context of the location of these works.

Alternative Sites, Routes or Methods

8. A consideration of alternative sites, routes or methods is not considered necessary as the erosion control structure is established; adverse effects on the environment are expected to be no more than minor; and to move the public work would come at a considerable expense and inconvenience to the community and could expose land owners to greater risk of flooding.
9. The notice of requirement for these designations provides: *The existing structures have been in place for a number of years, the first dating from 1954. The locations of stopbanks and pump stations have been determined in response to the necessity for flood protection and*

land drainage and are managed via a public Scheme process. Alternative sites are not possible as the works are located in specific areas to protect assets and communities.

10. The designation is considered reasonably necessary to ensure erosion control protection for the community and to achieve the objectives of the requiring authority as set out below, in that it provides certainty to the status of the erosion control structure and for its on-going use and maintenance.
11. The notice of requirement provides: *Regional Policy Statement - Policy 6-29 (Activities in rivers or lakes and their beds with a Value of Flood Control and Drainage) states "In reaches of rivers or lakes and their beds with a Schedule AB Value of Flood Control and Drainage, activities in, on, or over the beds of rivers and lakes and on land adjacent to the bed, where the Value is located must be managed in a manner which:*
12. *(a) Enables the level of flood hazard and erosion control existing at the time of Plan notification (31 May 2007) to be maintained or enhanced*
13. *(b) Maintains other Schedule AB Values associated with the river or lake and its bed, unless functional constraints make this impractical, in which case adverse effects on other Values must be mitigated or offset compensated by way of financial contribution in Chapter 18".*
14. *Proposed One Plan Objective 10-1 (Effects of natural hazard events) requires that "The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of the communities are avoided or mitigated".*
15. *A key role of the Regional Council is to manage rivers to help prevent floods and provide adequate land drainage when necessary. Given the particular nature of the flood protection structures, and that the public works are already in place, designation of the sites are considered reasonably necessary for achieving the objectives of the requiring authority.*

Other matters

16. The notice of requirement includes discussion on the establishment of the erosion control structures through the resource consent process under the Proposed One Plan. It also notes Horizons ongoing consultation with potentially affected parties.
17. *All structures have been built/installed in accordance with required planning/consent approvals operative at the time of construction. Public notification of the works was undertaken at the time where regional rules or territorial rules required.*
18. *Consultation regarding works and on-going Scheme operational requirements is undertaken on an annual basis via various Scheme meetings and reviews. The outcomes and actions required resulting from the Scheme meetings are formally included in the Catchment Operations Committee agenda which is a formal Committee of Council.*

4.11.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement as notified for designation D92 for Erosion Control Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities and that there are no anticipated significant adverse effects, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.12 Horizons Regional Council - D93

Horizons Regional Council lodged a notice of requirement for a new designation for the following guidebanks to provide for Water Diversion Purposes, including the on-going maintenance of the public work.

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D93	2,3,5	Water Diversion	Manawatu River Guidebanks – at 40, 44, 53, 54, 58 and 62km	Defined on the Planning Maps	New

4.12.1 Submissions Received

No submissions were received on designation D93.

4.12.2 Discussion & Evaluation

Nature of the Public Work

1. Horizons Regional Council has sought to designate the above sites for Water Diversion Purposes. All the sites are currently used for the purpose of water diversion and will continue to be used for this purpose including the on-going maintenance of guidebanks.
2. The notice of requirement provides the following information in respect of the nature of the public works and restrictions that are in place for the management of the water diversion structures:
3. *Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.*

Environmental Effects

4. On-going maintenance of this water diversion asset will require some work. Effects on water quality and soil conservation (erosion) from these works would be managed under the provisions of the Proposed One Plan.

5. The notice of requirement provides information on the positive effects the water diversion structure has on the community as follows:

Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering works allows the Council to help prevent floods and provide adequate land drainage when necessary.

This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.

All activities undertaken by Horizons Operations Group follow the Environmental Code of Practice for River Works aligned to the Proposed One Plan requirement of Rule 16-13.

6. These positive effects are acknowledged.
7. In terms of adverse effects, as the structures are already in existence, any adverse effects on the environment would relate to maintenance works and any future upgrades. The adverse effects from these works on water quality, soil conservation and diverting floodwaters would be effectively managed by the provisions of the Proposed One Plan. Other potential adverse effects from maintenance works and upgrades include noise, traffic, dust and impacts on the use of land. As these stopbanks are located in predominantly rural areas, the anticipated types of effects would be similar to those generated by primary production activities which use heavy machinery. In addition, these effects are considered to be temporary in nature and relatively minor in the context of the location of these works.

Alternative Sites, Routes or Methods

8. A consideration of alternative sites, routes or methods is not considered necessary as the guidebanks are established; adverse effects on the environment are expected to be no more than minor; and to move the public works would come at a considerable expense and inconvenience to the community and could expose land owners to greater risk of flooding.
9. The notice of requirement for these designations provides: *The existing structures have been in place for a number of years, the first dating from 1954. The locations of stopbanks and pump stations have been determined in response to the necessity for flood protection and land drainage and are managed via a public Scheme process. Alternative sites are not possible as the works are located in specific areas to protect assets and communities.*
10. The designations are considered reasonably necessary to ensure flood and erosion protection for the community and to achieve the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water diversion structures and for their on-going use and maintenance.
11. The notice of requirement provides: *Regional Policy Statement - Policy 6-29 (Activities in rivers or lakes and their beds with a Value of Flood Control and Drainage) states "In reaches of rivers or lakes and their beds with a Schedule AB Value of Flood Control and Drainage,*

activities in, on, or over the beds of rivers and lakes and on land adjacent to the bed, where the Value is located must be managed in a manner which:

12. *(a) Enables the level of flood hazard and erosion control existing at the time of Plan notification (31 May 2007) to be maintained or enhanced*
13. *(b) Maintains other Schedule AB Values associated with the river or lake and its bed, unless functional constraints make this impractical, in which case adverse effects on other Values must be mitigated or offset compensated by way of financial contribution in Chapter 18".*
14. *Proposed One Plan Objective 10-1 (Effects of natural hazard events) requires that "The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of the communities are avoided or mitigated".*
15. *A key role of the Regional Council is to manage rivers to help prevent floods and provide adequate land drainage when necessary. Given the particular nature of the flood protection structures, and that the public works are already in place, designation of the sites are considered reasonably necessary for achieving the objectives of the requiring authority.*

Other matters

16. The notice of requirement includes discussion on the establishment of the flood and erosion control structures through the resource consent process under the Proposed One Plan. It also notes Horizons ongoing consultation with potentially affected parties.
17. *All structures have been built/installed in accordance with required planning/consent approvals operative at the time of construction. Public notification of the works was undertaken at the time where regional rules or territorial rules required.*
18. *Consultation regarding works and on-going Scheme operational requirements is undertaken on an annual basis via various Scheme meetings and reviews. The outcomes and actions required resulting from the Scheme meetings are formally included in the Catchment Operations Committee agenda which is a formal Committee of Council.*

4.12.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement as notified for designation D93 for Water Diversion Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities and that there are no anticipated significant adverse effects, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.13 Horizons Regional Council - D94 and D95

Horizons Regional Council lodged a notice of requirement for new designations for the following control weir structures to provide for water level control purposes, including the on-going maintenance of the public works.

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D94	1	Water Level Control	Lake No. 2, Lake No. 3 and Lake Koputara Control Weirs – North of Foxton Beach township	Defined on the Planning Maps	New
D95	7	Water Level Control	Lake Horowhenua Control Weir – Hokio Stream at E2699288/N6064334	Defined on the Planning Maps	New

4.13.1 Submissions Received

No submissions were received on designations D94 and D95.

4.13.2 Discussion & Evaluation

Nature of the Public Work

1. Horizons Regional Council has sought to designate the above sites for Water Level Control Purposes. All the sites are currently used for the purpose of water level control and will continue to be used for this purpose including the on-going maintenance of control weirs.
2. The notice of requirement provides the following information in respect of the nature of the public works and restrictions that are in place for the management of the water level control structures:
3. *Any restrictions regarding activities are governed by the permitted activity criteria of Horizons Proposed One Plan Rule 16-13 (Activities undertaken by or on behalf of the Regional Council in rivers with Schedule AB Value of Flood Control and Drainage) and Rule 16-14 (Activities affecting Schedule AB Value of Flood Control and Drainage). No works can be undertaken by any other party without applying for resource consent.*

Environmental Effects

4. On-going maintenance of these water level control assets will require some work. Effects on water quality and soil conservation (erosion) from these works would be managed under the provisions of the Proposed One Plan.
5. The notice of requirement provides information on the positive effects the water level control structures have on the community as follows:

Flood protection and land drainage are paramount to Horizons role in keeping people safe and are a major part of Council business. Managing rivers through engineering

works allows the Council to help prevent floods and provide adequate land drainage when necessary.

This protection is funded through scheme rates based upon the amount of protection benefit each ratepayer receives. To ensure people's needs are met many things are taken into consideration including type of use, level of flood protection needed, erosion control, native habitat protection, recreation, and spiritual values.

All activities undertaken by Horizons Operations Group follow the Environmental Code of Practice for River Works aligned to the Proposed One Plan requirement of Rule 16-13.

6. These positive effects are acknowledged.
7. In terms of adverse effects, as the structures are already in existence, any adverse effects on the environment would relate to maintenance works and any future upgrades. The adverse effects from these works on water quality, soil conservation and diverting floodwaters would be effectively managed by the provisions of the Proposed One Plan. Other potential adverse effects from maintenance works and upgrades include noise, traffic, dust and impacts on the use of land. As these structures are located in predominantly rural areas, the anticipated types of effects would be similar to those generated by primary production activities which use heavy machinery. In addition, these effects are considered to be temporary in nature and relatively minor in the context of the location of these works.

Alternative Sites, Routes or Methods

8. A consideration of alternative sites, routes or methods is not considered necessary as: the weirs are established; adverse effects on the environment are expected to be no more than minor; and to move the public works would come at a considerable expense and inconvenience to the community and could expose land owners to greater risk of flooding.
9. The notice of requirement for these designations provides: *The existing structures have been in place for a number of years, the first dating from 1954. The locations of stopbanks and pump stations have been determined in response to the necessity for flood protection and land drainage and are managed via a public Scheme process. Alternative sites are not possible as the works are located in specific areas to protect assets and communities.*
10. The designations are considered reasonably necessary to ensure the structures managed water levels and to achieve the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water level control structures and for their on-going use and maintenance.
11. The notice of requirement provides: *Regional Policy Statement - Policy 6-29 (Activities in rivers or lakes and their beds with a Value of Flood Control and Drainage) states "In reaches of rivers or lakes and their beds with a Schedule AB Value of Flood Control and Drainage, activities in, on, or over the beds of rivers and lakes and on land adjacent to the bed, where the Value is located must be managed in a manner which:*
12. *(a) Enables the level of flood hazard and erosion control existing at the time of Plan notification (31 May 2007) to be maintained or enhanced*

13. *(b) Maintains other Schedule AB Values associated with the river or lake and its bed, unless functional constraints make this impractical, in which case adverse effects on other Values must be mitigated or offset compensated by way of financial contribution in Chapter 18".*
14. *Proposed One Plan Objective 10-1 (Effects of natural hazard events) requires that "The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of the communities are avoided or mitigated".*
15. *A key role of the Regional Council is to manage rivers to help prevent floods and provide adequate land drainage when necessary. Given the particular nature of the flood protection structures, and that the public works are already in place, designation of the sites are considered reasonably necessary for achieving the objectives of the requiring authority.*

Other matters

16. The notice of requirement includes discussion on the establishment of the flood control structures through the resource consent process. It also notes Horizons ongoing consultation with potentially affected parties.
17. *All structures have been built/installed in accordance with required planning/consent approvals operative at the time of construction. Public notification of the works was undertaken at the time where regional rules or territorial rules required.*
18. *Consultation regarding works and on-going Scheme operational requirements is undertaken on an annual basis via various Scheme meetings and reviews. The outcomes and actions required resulting from the Scheme meetings are formally included in the Catchment Operations Committee agenda which is a formal Committee of Council.*

4.13.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement as notified for designations D94 and D95 for Water Level Control Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities and that there are no anticipated significant adverse effects, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.14 Horowhenua District Council - D97, D100, D104, D120, D129 and D130

Horowhenua District Council (HDC) gave notice of requirement for the minor alteration of the following designations.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D97	15	Water Treatment and Council Depot	Union Street, Harbour Street, Foxton	Pt 169 Section Town of Foxton, Lot 1 DP 30185, Road Reserve Harbour Street, Foxton	Alteration - Amend extent of designation
D100	15A	Museum	Main Street, Foxton	Section 640 Town of Foxton	Alteration - Amend legal description
D104	1,14	Recreation Reserve	State Highway 1	Pt Sections 410, 477 Town of Foxton, Sections 634, 635 Town of Foxton	Alteration - Amend legal descriptions
D120	5	Rubbish Dump	Hennesey Road, Shannon	Lot 1 DP 6241	Alteration - Amend legal description
D129	29	Council Depot	Sheffield Street, Coventry Street, Levin	Section 62 Horowhenua Settlement	Alteration - Amend street address and legal description
D130	17	Reserve for Civic Purposes	Park Avenue, Waitare	Section 2 Blk III Moutere SD	Alteration - legal description

4.14.1 Submissions Received

No submissions were received on designations D97, D100, D104, D120, D129 and D130

4.14.2 Discussion & Evaluation

1. HDC requested the roll over of the above designations with minor alterations.
2. HDC requested that the boundary of the designation D97 for the Water Treatment and Council Depot at Union Street and Harbour Street, Foxton be corrected to accurately cover the full extent of the designated assets as displayed on the Planning Maps.
3. It was also requested that the legal descriptions and street addresses of designations D100, D104, D120, D129 and D130 be corrected to accurately reference the sites designated in Schedule 1 of the Proposed Plan.
4. As the designations are already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and are considered part of the existing environment.
5. A consideration of alternative sites, routes or methods is not considered necessary as the public works are already in existence and the designations are not changing in extent.
6. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority in that it provides certainty to the status of HDC's assets and for their on-going use and management.
7. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the sites.

4.14.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement as notified for the following designations from HDC be confirmed:

D97 Water Treatment and Council Depot - Union Street and Harbour Street, Foxton

D100 Museum - Main Street, Foxton

D104 Recreation Reserve - State Highway 1

D120 Rubbish Dump - Hennesey Road, Shannon

D129 Council Depot - Sheffield Street and Coventry Street, Levin

D130 Reserve for Civic Purposes - Park Avenue, Waitare

4.15 Horowhenua District Council - D98 and D107

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D98	15	Water Treatment Plant	Harbour Street, Foxton	Section 1 SO 18592	Alteration - Amend extent of designation
D107	13	Water Treatment and Reservoir	Edinburgh Street, Foxton Beach	Pt Lot 3 DP 10243, Pt Lot 4 DP 9897, Pt Lot 3 DP10243, Pt Lot 4 DP 4897, Pt Lot 3 DP10243, Pt Lot 4 DP 4897	Alteration - Amend extent of designation

4.15.1 Submissions Received

No submissions were received on designations D98 and D107.

4.15.2 Discussion & Evaluation

1. HDC has sought to roll over the above designations for Water Treatment and Supply Purposes with modifications in terms of the extent of these designations. The designations provide for the current and proposed use and purpose of water treatment plants including a pump station, pipes and reservoirs, ancillary buildings, structures and infrastructure required for water treatment activities and supply purposes. However, only part of these sites is currently designated for this public work. The requiring authority seeks the expansion of the designation boundaries to accurately designate the true footprint of the public work.
2. In relation to effects on the environment, the notice of requirement provides "there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Noise effects from the existing Foxton Water Treatment Plant site are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site. Visually, existing buildings and structures form part of the existing rural environment while new buildings associated with the future expansion of the site will be functional and resemble water supply structures. Apart

from maintenance works, operations at the site are largely dormant". I concur with this assessment.

3. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
4. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority in that they provide for the ongoing use and management of the sites as part of the water treatment and supply networks for the community.
5. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the sites.

4.15.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement as notified for the following designations from HDC be confirmed:

D98 Water Treatment Plant - Harbour Street, Foxton

D107 Water Treatment and Reservoir - Edinburgh Street, Foxton Beach

4.16 Horowhenua District Council - D99, D101, D105, D116, D117, D128, D133 and D159

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D99	15A	Town Hall	Coronation Hall, Avenue Road, Foxton	Lot 1 DP 86249	Alteration - Amend extent of designation
D101	15A	Council Offices	Main Street, Foxton	Pt Section 598 Town of Foxton	Alteration - Amend extent of designation
D105	12	Surf Lifesaving Clubrooms and Car Park	Foxton Beach	Pt Lot 1 DP 17622	Alteration - Amend designating purpose and legal description
D116	27B	Library and Community Centre	Te Takere, Bath Street Levin,	Lot 1 DP 31552, Pt Sec 15 Blk XI Town of Levin, Pt Sec 13 Blk XI Town of Levin, Lot 14 DP 31985, Lot 12 DP 31985, Sec 1 SO 449786	Alteration - Amend extent of designation

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D117	27B	Car Park	Bath Street, Levin	Pt Lot 1 DP 1713, Pt Lot 3 DP1713, Lot 2 DP1713, Lot 1 DP1713, Lot 5 DP1713, Lot 6 DP 1713	Alteration - Amend extent of designation
D128	21A	Reserve for Civic Purposes (Shannon Library)	Plimmer Street, Stout Street, Shannon	Road Reserve, Pt Lot 232 DP368, Lot 3 DP 76783, Pt Lot 233 DP 368, Pt Lot 234 DP368, Pt Lot 235 DP 368	Alteration - Amend extent of designation
D133	17,19	Surf Lifesaving Clubrooms and Car Park	Waitarere Beach Road	Lot 60 DP 10023	Alteration - Amend designating purpose , legal description and extent
D159	21A	Reserve for Civic Purposes	Shannon War Memorial Hall, 10 Grey Street, Shannon	Pt Lots 186 DP 368, Pt Lots 187 DP 368, Pt Lot 187 DP 368	Alteration - Amend extent of designation

4.16.1 Submissions Received

Two submissions and one further submission were received on designation D117 in relation to the proposed modification to extend a designation for Car Park Purposes.

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
6.00	Heather Benning	Oppose	Oppose the proposed designation D117 of Lot 5 DP 1713 at 28 Durham Street, Levin.	Delete designation D117 for the designating purpose of a carpark on Lot 5 DP 1713 at 28 Durham Street, Levin.	
91.09	HDC (Community Assets Department)	In-Part	Land in private ownership if Council acquires can be revisited at that time.	Amend the legal description in Designation 117 by removing reference to Lot 5 DP1713 so it reads. Pt Lot 1 DP 1713, Pt Lot 3 DP1713, Lot 2 DP1713, Lot 1 DP1713, Lot 5 DP1713 , Lot 6 DP 1713.	526.10 Roger Truebridge - Oppose

4.16.2 Discussion & Evaluation

Notice of Requirement

- HDC gave notices of requirement to roll over the above designated sites with alterations for the use and development of community facilities and public halls. The sites are currently used for the purpose of community services and purposes including all ancillary buildings, structures and infrastructure. All facilities are already in existence however modifications are sought to the current designations to alter their extent, purpose and legal descriptions to accurately reflect their correct footprint, use and location.

2. In relation to effects on the environment, the notices of requirement provides "there will be negligible change in environmental effects resulting from the designations, as it is for a public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. with an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment". I concur with this assessment.
3. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
4. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority in that it provides for the ongoing use and management of the sites as part of the community facilities and public halls for the community.
5. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the sites.

Submissions

6. Two submissions and one further submission were received on proposed designation D117 (Bath Street/Salisbury Street Carpark). HDC as the requiring authority for the designation originally sought to roll over this designation with the modification of extending the boundary of the car park along the full length of Salisbury Street. Part of this extension included a private parcel of land on the northwest corner of Salisbury Street and Durham Street (Lot 5 DP 1713) which contains a dwelling and other buildings which are currently used for residential purposes.
7. Benning (6.00) being the owner of this property made a submission in opposition to the designation of the property highlighting it is currently used for residential purposes.
8. HDC (Community Assets) (91.09) made a submission to remove this parcel of land from the designation. There was one further submission in opposition to submission point 91.09. In this case, this further submission 526.10 was made on all points made by the submitter and there are no specific comments in relation to submission point 91.09.
9. It is understood the original intent of including the subject property in the expanded designation was a signal by Council that it was interested in acquiring this property in the future. The acquisition and designation of this land would facilitate the expansion of this carpark. However, as highlighted in the submission from Council's Community Assets Department, the land is in private ownership and they have no immediate plans to acquire this land. Therefore, I recommend that submission points 6.00 and 91.09 are accepted and further submission point 526.10 is rejected. This change will reduce the extent of the designation and satisfy both submitters without undermining the purpose of the designation. The recommended amendment is shown on an extract from Planning Map 27B below.



Lot 5 DP 1713 recommended for removal from D117.

Planning Map 27B - Lot 5 DP 1718 removed from designation D117.

4.16.3 Reporting Officer’s Recommendation

Notice of Requirement

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement for the following designations from HDC be confirmed:

D99 Town Hall - Coronation Hall, Avenue Road, Foxton

D101 Council Offices - Main Street, Foxton

D105 Surf Lifesaving Clubrooms and Car Park - Foxton Beach

D116 Library and Community Centre Te Takere - Bath Street, Levin

D128 Reserve for Civic Purposes (Shannon Library) - Plimmer Street, Stout Street, Shannon

D133 Surf Lifesaving Clubrooms and Car Park - Waitarere Beach Road

D159 Reserve for Civic Purposes Shannon War Memorial Hall - 10 Grey Street, Shannon

The notice of requirement D117 Car Park, Bath Street, Levin be modified to exclude the property at Lot 5 DP 1718 and the remainder of the designated area and purpose be confirmed.

Submissions

It is recommended that submission points 6.00 and 91.09 are accepted and further submission 526.10 is rejected.

4.17 Horowhenua District Council - D102 and D103

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D102	15A	Proposed Local Purpose Reserve (Park, Heritage)	Flax Mill Reserve, Main Street, Foxton	Pt Lot 2 DP 69076, Lot 1 DP 20930, Lot 2 DP 20930	Alteration - Amend designating purpose and extent of designation
D103	15A	Recreation Reserve (Eastern Park & Potaka Park)	Johnson Street, Foxton	Defined on the Planning Maps	Alteration - Amend designating purpose and extent of designation

4.17.1 Submissions Received

No submissions were received on designations D102 and D103.

4.17.2 Discussion & Evaluation

1. HDC has sought to roll over the above designations for Recreational Reserve Purposes with modification to the purpose and extent of the designations. The sites are currently used for existing aquatic and recreation facilities, including ancillary buildings, structures, infrastructure and operations required to meet the communities recreational needs. The designation does not cover the full extent of the existing facilities and the purpose requires amendment to accurately capture the nature of the activities. The requiring authority seeks the expansion of the designation boundaries to accurately designate the true footprint of the public work and a correction to the designating purpose of these designations.
2. In relation to effects on the environment, the notice of requirement provides "there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. All effects associated with these existing aquatic and recreational activities are temporary. Noise and traffic effect in particular form part of the existing environment and such effects will be no worse than currently experienced. There is no need to further mitigate these existing effects which are part of the existing environment". I concur with this assessment.
3. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
4. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority in that it provides for the ongoing use and management of the sites as part of the aquatic and recreational facilities for the community.
5. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the sites.

4.17.3 Reporting Officer's Recommendation

For the reasons outlined in the above assessment, it is recommended that:

The notice of requirement as notified for the following designations from HDC be confirmed:

D102 Proposed Local Purpose Reserve (Park, Heritage) - Flax Mill Reserve, Main Street, Foxton

D103 Recreation Reserve (Eastern Park & Potaka Park) - Johnson Street, Foxton

4.18 Horowhenua District Council - D106 and D127

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D106	1,12	Refuse Disposal Site (Closed)	Foxton Beach	Pt Section 3 Blk II Moutere SD, Pt Sections 6, 7 Blk I Moutere SD	Alteration - Amend extent of designation
D127	21	Waste Transfer Station and Depot, Refuse Collection and Transfer	Thomson Street, Shannon	Lot 625 DP 369, Lot 627 DP 369	Alteration - Amend extent of designation

4.18.1 Submissions Received

No submissions were received on designations D106 and D127.

4.18.2 Discussion & Evaluation

1. HDC has sought to roll over the above designations for Refuse Purposes with modifications to the extent of the designations. D106 relates to a former refuse disposal site which is no longer operational, and the designation is to limit other inappropriate use of this land. D127 is currently used for the purpose of refuse collection, sorting and consolidation facilities and ancillary buildings, structures and operations. The sites used for these public works are currently only designated in part. The requiring authority seeks the expansion of the designation boundaries to accurately designate the true footprint of the public works.
2. In relation to effects on the environment, the notice of requirement provides "there will be negligible change in environmental effects resulting from the designation, as it is for the extension of an existing public work related to the collection, sorting and consolidation of refuse. The nature of the activity will remain consistent with the purpose of the adjoining designation, the effects of which form part of the existing environment. Horowhenua District Council's existing refuse transfer station is kept in a clean and tidy state. Material is removed on a regular basis to prevent excess accumulation and pest nuisance. The stations are only in operation during business hours to mitigate any potential noise effect to neighbouring properties". I concur with this assessment.
3. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;

- the requiring authority has an interest in the land as an owner and occupier of the site;
- adverse effects on the environment are expected to be no more than minor; and
- to move the facilities would come at a considerable expense and inconvenience to the community.

4. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority in that it provides for the ongoing use and management of the sites as part of the waste management service for the community. The notices of requirement provide "Council are providing for the collection of recyclable material in a way that avoids any significant adverse effects on the environment while sustaining urban growth".
5. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the sites.

4.18.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement as notified for the following designations from HDC be confirmed:

D106 Refuse Disposal Site (Closed) - Foxton Beach

D127 Waste Transfer Station and Depot, Refuse Collection and Transfer - Thomson Street, Shannon

4.19 Horowhenua District Council - D111, D113, D114, D118 and D119

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D111	4	Oxidation Ponds	Newth Road, Foxton	Manawatu-Kukutauaki 7E1A, 7E2A	Alteration - Amend extent of designation
D113	1,12	Sewage Treatment Plant	248 Palmer Road, Foxton Beach	Lot 3 DP 395314	Alteration - Amend extent of designation
D114	26,27	Sewage Treatment Plant	Mako Mako Road, Levin	Lot 1 DP 28296, Lot 1 DP 30808, Lot 3 DP 59892, Pt Section 22 Blk I Waiopahu SD, Pt Section 22 Blk I Waiopahu SD	Alteration - Amend extent of designation
D118	4,19	Sewage Treatment and Disposal	Waitarere	Lot 1 DP 70579	Alteration - Amend extent of designation
D119	7	Sewage Treatment and Disposal	Hokio Sand Road, Hokio Beach	Horowhenua XIB41SouthP, Horowhenua XIB41SouthS, Horowhenua XIB41SouthN1, Lot 1 DP 59628	Alteration - Reduce extent of designation

4.19.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
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Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
60.04	Muaupoko Co-operative Society	Oppose	Submitter opposes the designation of the area for the Levin Waste-Water Treatment Plant due to the serious cultural effects related to the activities carried out in this area.	No specific relief requested. Inferred: Delete Designation D114	511.17 HDC (Community Assets Department) - Oppose
60.05	Muaupoko Co-operative Society	Oppose	Submitter opposes the designation of the area for the "the Pot" due to the serious cultural effects related to the activities carried out in this area.	No specific relief requested. Inferred: Delete Designation D119	511.18 HDC (Community Assets Department) - Oppose
91.07	HDC (Community Assets Department)	In-Part	Definition needs to be more consistent with designation description.	Amend definition of Waste Water Works as follows: Waste Water <u>Wastewater</u> Works (for the purpose of waste water <u>sewage and wastewater</u>	526.08 Roger Truebridge - Oppose

One submission was received in opposition to designation D114 Levin Waste-Water Treatment Plant and one submission was received in opposition to designation D119 Sewage Treatment and Disposal, Hokio Beach Road.

Further to the above submissions on designations there was one submission submitted by HDC (Community Assets Department) seeking clarification over the term 'Waste Water Works' as defined in Chapter 26 - Definitions which relates directly to all designations in the Proposed Plan for waste water purposes.

4.19.2 Discussion & Evaluation

Notice of Requirement

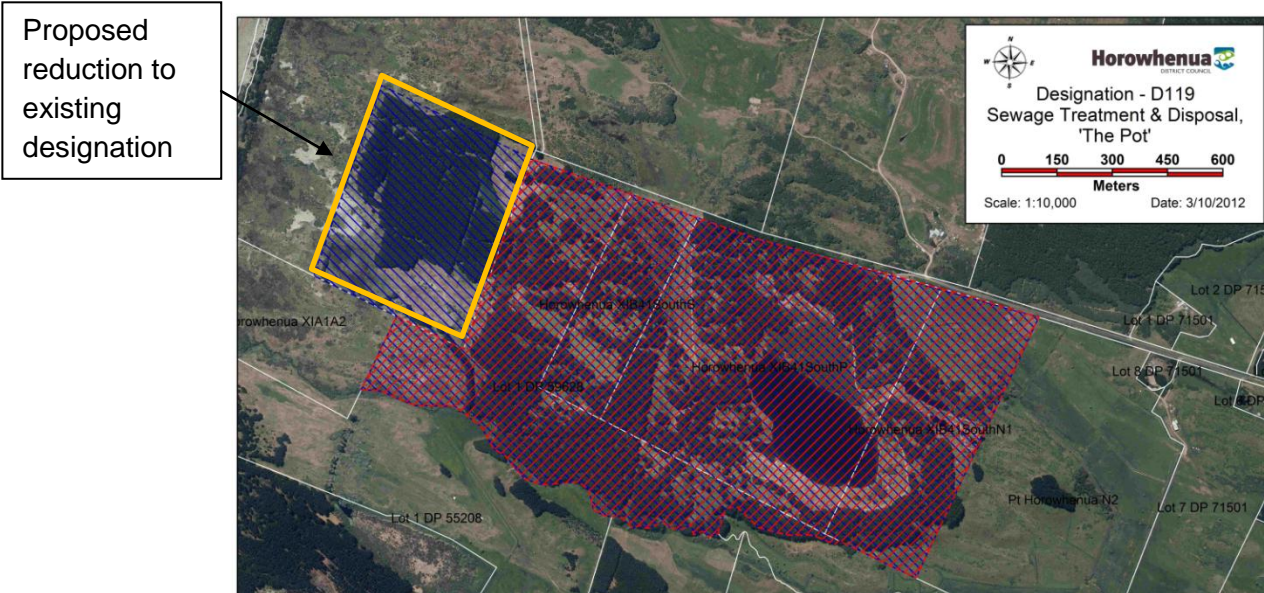
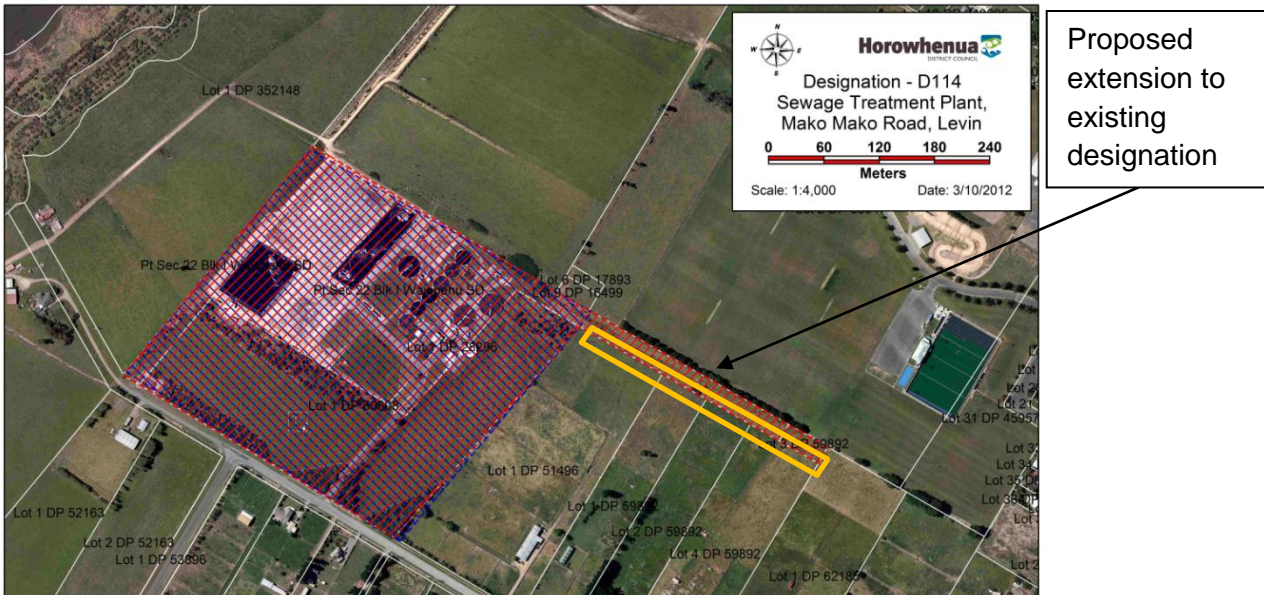
1. HDC has sought to roll over the above designations for Waste Water Work Purposes with modifications relating to the extent of the designations. The sites are currently used for the treatment, disposal and management of sewage including all associated wastewater management and site infrastructure required for sewage treatment and disposal purposes.
2. In relation to effects on the environment, the notice of requirement provides "there will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. There are no noise emissions associated with sub-surface infrastructure and noise effects from the existing pump station are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site. There are no odour effects as sewage is contained in pipework and other subsurface infrastructure. Visually, existing buildings and structures form part of the existing environment. Apart from the maintenance works, operations at the site are largely dormant".

3. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
4. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority in that it provides for the ongoing use and management of the sites as part of waste water works for the community.
5. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the sites.

Submissions

6. Muaupoko Co-operative Society (60.04) oppose designation D114 (Levin Wastewater Treatment Plant) as they contend the wastewater works have significant cultural effects. This submission is opposed in a further submission from HDC (Community Assets) (511.17).
7. The proposed designation (D114) is for a public work that is well established and has been in place for a number of years and the nature and scale of the public work is not proposed to change. The only modification proposed to the designation is to include a strip of land as shown on the map on the following page
8. This strip of land is owned by Council and currently used as part of the existing operation of the wastewater treatment plant. It is understood no further activities or facilities at the plant are proposed which will increase or worsen effects (including cultural effects) as a result of this change.
9. Muaupoko Co-operative Society (60.05) oppose designation D119 (Levin Wastewater Treatment and Disposal Area) as they contend the wastewater works have significant cultural effects. This submission point is opposed in a further submission from HDC (Community Assets) (511.18).
10. While the designation of D114 and D119 would have the effect of overriding the rules of the District Plan (where the activity is in keeping with the purpose of the designation), changes to the current established activity would be subject to the requirements of the Regional Council.
11. The role of Regional Councils differs from that of District Councils with the Regional Council being responsible for controlling:
 - The taking, use, damming, and diversion of surface water, groundwater and geothermal water
 - the discharge of contaminants to land, air or water
 - the effects of activities in the coastal marine area (together with the Minister of Conservation)

- the introduction of plants into water bodies
 - maintaining indigenous biodiversity
 - land-use for matters such as soil conservation, maintain and enhancing ecosystems in water bodies, water quality and quantity, and controlling natural hazards and hazardous substances
 - the strategic integration of infrastructure with land-use.
12. In this case changes to how the treatment plant and disposal currently operates would need to be consistent with the requirements of Horizons Regional Council where resource consent would be required and the effects of the proposal would be assessed in determining whether the proposal was granted consent.
13. The objectives and policies of the Proposed One Plan would ensure that where resource consent is required by the Regional Council the following types of matters would be considered as part of an assessment of environmental effects for this type of activity;
- The quality of any discharge including the discharge of contaminants (odour) to air
 - The impact on the receiving environment and its suitability for this
 - Effects of the proposal on water quality
 - The social and cultural impacts of the activity.
14. The sites and activities are currently well established with the activities consented by the Regional Council. Until such time that an alternative option has been developed and is available for use, the existing treatment plant and sewage treatment and disposal remains necessary to treat the waste for the Levin community. The treatment plant is currently responsible for pumping effluent to the storage lake (the "POT") in Hokio Sand Road, where the treated sewage is held before being disposed of to land
15. I note that given the existing use rights of the current treatment plant and the sewage treatment and disposal at Hokio Sand Road, the activities could continue without the designations. By virtue of the District Council's functions, a land use consent for these activities from the District Council will be limited to considering the effects of the land use (i.e. largely matters of amenity) and not those matters which form part of the Regional Council functions. The submitters have identified their concern about the cultural effects relating to the waste water works. Given that the Regional Council is responsible for the matters of discharges to water, land and air and for water quality the issues that the submitters raise, I consider these would in fact be most appropriately addressed by the Regional Council where the activity requires consent. Confirming the designations as part of the Proposed Plan for this site and purpose would not remove the need to comply with the requirements of the Regional Council.
16. Designations D114 and D119 are currently designated in the Operative District Plan and have been in operation for a number of years. I remain satisfied that the designation of these sites, with alterations to the boundary extent, are appropriate to allow for the ongoing works and reflect the actual footprint of the designations. The extent changes are shown below.



17. HDC (Community Assets Department) (91.07) made a submission in partial support of a definition for wastewater works in Chapter 26 of the Proposed Plan. This definition was proposed to assist with the interpretation of the waste water designating purpose and was defined as:

Waste Water Works (for the purpose of waste water designations) means any construction, operation and/or maintenance of facilities, buildings and structures for the purpose of receiving and treating sewage; and managing effluent, sludge and odour discharges from the processes. This includes, but is not limited to site management, fencing, landscaping, earthworks, monitoring, liquid storage facilities, buildings, pipework and structures.

18. HDC (Community Assets Department) request that this definition be amended for clarity on what is meant by the term wastewater works and how this is to be read in the context of designations. The requested minor amendments are shown below:

Wastewater Works (for the purpose of sewage and waste-water designations) means any construction, operation and/or maintenance of facilities, buildings and structures for the purpose of receiving and treating sewage; and managing effluent, sludge and odour discharges from the processes. This includes, but is not limited to site management, fencing, landscaping, earthworks, monitoring, liquid storage facilities, buildings, pipework and structures.

19. I recommend that submission point 91.07 is accepted as the changes requested are minor points of clarification.
20. There was one further submission in opposition to submission point 91.07. In this case, this further submission 526 was made on all points made by the submitter and is not specific to submission point 91.07.

4.19.3 Reporting Officer's Recommendation

Notice of Requirement

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement for the following designations from HDC be confirmed:

D111 Oxidation Ponds - Newth Road, Foxton

D113 Sewage Treatment Plant - 248 Palmer Road, Foxton Beach

D114 Sewage Treatment Plant - Mako Mako Road, Levin

D118 Sewage Treatment and Disposal - Waitarere

D119 Sewage Treatment and Disposal - Hokio Sand Road, Hokio Beach.

Submissions

It is recommended that submission points 66.04 and 66.05 be rejected and further submission points 511.17 and 511.18 be accepted.

It is recommended that submission point 91.07 is accepted and further submission 526.08 be rejected.

4.20 Horowhenua District Council - D122

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D122	7	Rubbish Dump	Hokio Beach Road, Hokio Beach	Lot 3 DP 40743	Roll over

4.20.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
60.06	Muaupoko Co-operative Society	Oppose	Submitter opposes the designation of the area for the Levin Landfill due to serious cultural effects related to the activities carried out in this area.	No specific relief requested. Inferred: Delete Designation D122	511.19 HDC (Community Assets Department) - Oppose

4.20.2 Discussion & Evaluation

Notice of Requirement

1. HDC gave notice of requirement for the roll over of designation D122 without modification. The site is currently used for the purpose of a rubbish dump (land fill) and is not proposed to change in size or nature.
2. As the rubbish dump is already in existence and therefore given effect to, any adverse effects on the environment are expected to be no different from the current situation and part of the existing environment.
3. A consideration of alternative sites, routes or methods is not considered necessary as the public work is already in existence.
4. The designation is considered reasonably necessary for achieving the objectives of the requiring authority in respect of the rubbish dump in that it provides certainty to the status of the facility and for the on-going use and management.
5. No conditions are recommended as the activities presently exist and the outline plan process allows for the consideration of future effects for any additional works proposed for the site.

Submissions

6. Muaupoko Co-operative Society (60.06) opposes designation D122 as they contend activities associated with the rubbish dump have significant cultural effects. This submission is opposed in a further submission from HDC (Community Assets) (511.19)
7. This site is designated under the Operative District Plan and has been in operation for a number of years. The public work is well established it is not considered that the cultural effects of the activities which occur on the site will be any more or less that when the operation was first established.
8. While the designation of D122 would have the effect of overriding the rules of the District Plan (where the activity is in keeping with the purpose of the designation), changes to the current established activity would be subject to the requirements of the Regional Council.
9. The role of Regional Councils differs from that of District Councils with the Regional Council being responsible for controlling:
 - The taking, use, damming, and diversion of surface water, groundwater and geothermal water

- the discharge of contaminants to land, air or water
 - the effects of activities in the coastal marine area (together with the Minister of Conservation)
 - the introduction of plants into water bodies
 - maintaining indigenous biodiversity
 - land-use for matters such as soil conservation, maintain and enhancing ecosystems in water bodies, water quality and quantity, and controlling natural hazards and hazardous substances
 - the strategic integration of infrastructure with land-use.
10. In this case changes to how the rubbish dump currently operates would need to be consistent with the requirements of Horizons Regional Council where resource consent would be required and the effects of the proposal would be assessed in determining whether the proposal was granted consent.
11. The objectives and policies of the Proposed One Plan would ensure that where resource consent is required by the Regional Council the following types of matters would be considered as part of an assessment of environmental effects for this type of activity;
- The quality of any discharge including the discharge of contaminants (odour) to air
 - The impact on the receiving environment and its suitability for this
 - Effects of the proposal on water quality
 - The social and cultural impacts of the activity.
12. The sites and activities are currently well established with the activities consented by the Regional Council. Until such time that an alternative option has been developed and is available for use, the existing rubbish dump remains necessary for the disposal of solid waste.
13. I note that given the existing use rights of the rubbish dump at Hokio Beach Road, the activities could continue without the designation. By virtue of the District Council's functions, a land use consent for this activity from the District Council will be limited to considering the effects of the land use (i.e. largely matters of amenity) and not those matters which form part of the Regional Council functions. The submitter has identified their concern about the cultural effects relating to the public work. Given that the Regional Council is responsible for the matters of discharges to water, land and air and for water quality the issues that the submitters raise, I consider these would in fact be most appropriately addressed by the Regional Council where the activity requires consent. Confirming the designations as part of the Proposed Plan for this site and purpose would not remove the need to comply with the requirements of the Regional Council.
14. Designation D122 is currently designated in the Operative District Plan and has been in operation for a number of years. I remain satisfied that the designation of this site, without modification is appropriate.

4.20.3 Reporting Officer's Recommendation

Notice of Requirement

For the reasons outlined in the assessment, it is recommended that:

The notice of requirement for the following designation as notified from HDC be confirmed:

D122 Rubbish Dump Hokio Beach Road, Hokio Beach

Submission

I recommend that submission point 60.06 is rejected and 511.19 be accepted.

4.21 Horowhenua District Council - D136 and D137

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D136	6	Tokomaru Water Treatment Plant	Tokomaru East Road, Tokomaru	Lot 1 DP 55439, Road Reserve	New
D137	6	Tokomaru Water Intake	186 Tokomaru East Road, Tokomaru	Lot 1 DP 25126	New

4.21.1 Submissions Received

No submissions were received on designations D136 and D137.

4.21.2 Discussion & Evaluation

Nature of the Public Work

1. HDC has sought to designate the above sites for Water Treatment and Supply Purposes. Both sites are currently used for water intakes, pump stations, bores, reservoirs, water treatment plants and ancillary buildings and structures required for the water treatment and supply purposes.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The abstraction, treatment and storage of abstracted water for the purposes of supplying the Tokomaru Community with drinking water. This includes the construction, use and maintenance of all ancillary buildings, structures and infrastructure required for water treatment and supply purposes.*

Environmental Effects

3. The notice of requirement provides

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Any future expansion of the site will be within the proposed designation footprint.

Noise effects from the existing Tokomaru Water Treatment Plant site are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site. Visually, existing buildings and

structures forms part of the existing rural environment. Apart from the maintenance works, operations at the site are largely dormant.

4. In assessing the environmental effects of water treatment plants, water intakes and water bores, the assessment relates to the land use effects which are considered to primarily relate to amenity values. There are four operating water treatment plants in the District, including Tokomaru. These plants are well established and include or are associated with a series of water intakes, pump stations, bores, pipes, reservoirs and ancillary buildings and structures required for water treatment and supply purposes.
5. In assessing the effect on the visual amenity of water treatment plants and associated water intakes and water bores, some structures such as reservoirs are significant in size and are predominant structures. These structures however, are already in existence and are generally located in the Rural Zone or adjacent to industrial activity away from residential land uses. These larger structures are generally accepted within this context and the effects on visual amenity from this larger infrastructure is generally anticipated or expected.
6. In terms of water intakes and water bores, the effects on visual amenity are considered to be minimal as structures such as pump stations, pipes and water bores are considered small in scale and unobtrusive. In terms of noise effects, it is expected that there will be some noise generation as a result of the operation and maintenance of the water treatment and supply works. However, the noise levels are not anticipated to be significant and would be limited to be within the designation sites.
7. These water treatment plants, water intakes and water bores are all existing public works that have been operating for some time to supply the District with drinking water. As the effects on visual amenity are not considered to change significantly and noise is considered to be contained within the identified sites, I do not consider the effects of these designations to be more than minor.

Alternative Sites, Routes or Methods

8. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
9. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water supply and treatment plants and for their on-going use and maintenance.
10. The notice of requirement provides:

The public work is essential to Council's requirement under the Local Government Act (LGA) which empowers councils to promote the wellbeing of communities. In addition,

the LGA specifies Councils obligations and restrictions relating to provision of water services.

The designation will serve to safeguard the site of abstraction, treatment and storage of abstracted water for the purposes of supplying the Tokomaru Community with drinking water.

Other matters

11. The notice of requirement notes resource consents would be required under the Proposed One Plan. Consultation with potentially affected parties would be carried out as part of this consent process.

The abstraction of the surface water from the Tokomaru River is governed by resource consent issued by Horizons Regional Council which manages effects regulated by the regional council.

No consultation has been undertaken, as this notice of requirement for a designation is for existing water intakes, pump stations, bores, pipes, reservoirs, water treatment plants and ancillary buildings and structures.

4.21.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designation D136 and D137 for Water Treatment and Supply Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.22 Horowhenua District Council - D138

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D138	5	Shannon Water Treatment Plant	166 Mangahao Road, Shannon	Lot 1 DP 56692, Pt Section 2 Blk XVI Mt Robinson SD, Pt Section 2 Blk XVI Mt Robinson SD	New

4.22.1 Submissions Received

No submissions were received on designation D138.

4.22.2 Discussion & Evaluation

Nature of the Public Work

1. HDC has sought to designate the above site for Water Treatment and Supply Purposes. This site is currently used for water treatment including, pump stations, pipes, reservoirs, and ancillary buildings, structures and infrastructure required for the water treatment activities and supply purposes.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The abstraction, treatment and storage of abstracted water for the purposes of supplying the Shannon Community and the Mangaore Village with drinking water. This includes all required ancillary buildings, structures and infrastructure required for supply.*

Environmental Effects

3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Any future expansion of the site will be within the proposed designation footprint while all effects associated with that expansion will be the same compared to those currently occurring.

Noise effects from the existing Shannon Water Treatment Plant site are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site. Visually, existing buildings and structures forms part of the existing rural environment while new buildings associated with the future expansion of the site will be functional and resemble water supply structures. Apart from the maintenance works, operations at the site are largely dormant.

4. In assessing the environmental effects of water treatment plants, water intakes and water bores, the assessment relates to the land use effects which are considered to primarily relate to amenity values. There are four operating water treatment plants in the District, including Shannon. These plants are well established and include or are associated with a series of water intakes, pump stations, bores, pipes, reservoirs and ancillary buildings and structures required for water treatment and supply purposes.
5. In assessing the effect on the visual amenity of water treatment plants and associated water intakes and water bores, some structures such as reservoirs are significant in size and are predominant structures. These structures however, are already in existence and are generally located in the Rural Zone or adjacent to industrial activity away from residential land uses. These larger structures are generally accepted within this context and the effects on visual amenity from this larger infrastructure is generally anticipated or expected.
6. These water treatment plants, water intakes and water bores are all existing public works that have been operating for some time to supply the District with drinking water. As the effects on visual amenity are not considered to change significantly and noise is considered to be contained within the identified sites, I do not consider the effects of these designations to be more than minor.

Alternative Sites, Routes or Methods

7. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
- the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
8. The designation is considered reasonably necessary for ensuring the on-going use of the site for achieving the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water supply and treatment plants and for their on-going use and maintenance.
9. The notice of requirement provides:

The public work is essential to Council's requirement under the Local Government Act (LGA) which empowers councils to promote the wellbeing of communities. In addition, the LGA specifies Councils obligations and restrictions relating to provision of water services.

The designation will serve to safeguard the site for water treatment and associated activities, for the future for the purposes of supplying the Shannon and Mangaore Village Community with drinking water.

Other matters

10. The notice of requirement notes resource consents would be required under the Proposed One Plan. Consultation with potentially affected parties would be carried out as part of this consent process.

A subdivision consent has recently been approved to enable the future expansion of the Shannon Water Treatment Plant.

No consultation has been undertaken, as this notice of requirement for a designation is for existing water treatment plant.

4.22.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designation D138 for Water Treatment and Supply Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.

- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.23 Horowhenua District Council - D139

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D139	22	Shannon Water Intake	Mangaore Road, Shannon	Lot 1 DP 343456	New

4.23.1 Submissions Received

No submissions were received on designation D139.

4.23.2 Discussion & Evaluation

Nature of the Public Work

1. HDC has sought to designate the above site for Water Intake and Supply Purposes. This site is currently used for an existing water intake weir and ancillary infrastructure required to abstract water from Mangaore Stream and pump abstracted water to the Shannon Water Treatment Plant.
2. The notice of requirement provides the following information in respect of the nature of the public works: *Water intake weir and ancillary infrastructure for the purposes of abstracting and pumping water to the Shannon Water Treatment Plant site.* .

Environmental Effects

3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work.

4. In assessing the environmental effects of water treatment plants, water intakes and water bores, the assessment relates to the land use effects which are considered to primarily relate to amenity values. There are four operating water treatment plants in the District, including Shannon. These plants are well established and include or are associated with a series of water intakes, pump stations, bores, pipes, reservoirs and ancillary buildings and structures required for water treatment and supply purposes.
5. In terms of water intakes and water bores, the effects on visual amenity are considered to be minimal as structures such as pump stations, pipes and water bores are considered small in scale and unobtrusive. In terms of noise effects, it is expected that there will be some noise generation as a result of the operation and maintenance of the water treatment and supply works. However, the noise levels are not anticipated to be significant and would be limited to the footprint of the sites proposed to be designated.

6. These water treatment plants, water intakes and water bores are all existing public works that have been operating for some time to supply the District with drinking water. As the effects on visual amenity are not considered to change significantly and noise is considered to be contained within the identified sites, I do not consider the effects of these designations to be more than minor.

Alternative Sites, Routes or Methods

7. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
- the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
8. The designation is considered reasonably necessary for ensuring the on-going use of the site for achieving the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water intake and supply sites and for their on-going use and maintenance.
9. The notice of requirement provides:

The public work is essential to Council's requirement under the Local Government Act (LGA) which empowers councils to promote the wellbeing of communities. In addition, the LGA specifies Councils obligations and restrictions relating to provision of water services.

The designation will serve to safeguard the site for water intake and supply purposes for the future.

Other matters

10. The notice of requirement notes resource consents would be required under the Proposed One Plan. Consultation with potentially affected parties would be carried out as part of this consent process.

Council has been granted resource consents authorising the existing structures within the stream bed and abstracting water for community supply purposes. These consents are regulated by a number of resource consent conditions.

No consultation has been undertaken, as this notice of requirement for a designation is for existing water intake structure.

4.23.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designation D139 for Water Intake and Supply Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.24 Horowhenua District Council - D140

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D140	8,33	Levin Water Treatment Plant	282 Gladstone Road, Levin	Defined on the Planning Maps	New

4.24.1 Submissions Received

No submissions were received on designation D140.

4.24.2 Discussion & Evaluation

Nature of the Public Work

1. HDC has sought to designate the above site for Water Treatment Plant Purposes. This site is currently used for water treatment plant purposes: water intakes, pipes, bores, pump stations, reservoirs, water storage and ancillary buildings, structures and infrastructure required for water treatment and supply purposes.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The abstraction, treatment and storage of abstracted water for the purposes of supplying the Levin Community with drinking water and all ancillary buildings, structures and infrastructure required for that supply.*

Environmental Effects

3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Noise effects from the existing Levin Water Treatment Plant site are restricted to pumps and other machinery, none of which generate adverse effects beyond the boundary of the proposed designation site. Visually, the existing buildings and structures form part of the existing rural environment. Apart from maintenance works, operations at the site are largely dormant.

4. In assessing the environmental effects of water treatment plants, water intakes and water bores, the assessment relates to the land use effects which are considered to primarily relate to amenity values. There are four operating water treatment plants in the District, including Levin. These plants are well established and include or are associated with a series of water

intakes, pump stations, bores, pipes, reservoirs and ancillary buildings and structures required for water treatment and supply purposes.

5. In assessing the effect on the visual amenity of water treatment plants and associated water intakes and water bores, some structures such as reservoirs are significant in size and are predominant structures. These structures however, are already in existence and are generally located in the Rural Zone or adjacent to industrial activity away from residential land uses. These larger structures are generally accepted within this context and the effects on visual amenity from this larger infrastructure is generally anticipated or expected.
6. In terms of water intakes and water bores, the effects on visual amenity are considered to be minimal as structures such as pump stations, pipes and water bores are considered small in scale and unobtrusive. In terms of noise effects, it is expected that there will be some noise generation as a result of the operation and maintenance of the water treatment and supply works. However, the noise levels are not anticipated to be significant and would be limited to the footprint of the sites proposed to be designated.
7. These water treatment plants, water intakes and water bores are all existing public works that have been operating for some time to supply the District with drinking water. As the effects on visual amenity are not considered to change significantly and noise is considered to be contained within the identified sites, I do not consider the effects of these designations to be more than minor.

Alternative Sites, Routes or Methods

8. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
9. The designation is considered reasonably necessary for ensuring the on-going use of the site for achieving the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water supply and treatment plants and for their on-going use and maintenance.
10. The notice of requirement provides:

The public work is essential to Council's requirement under the Local Government Act (LGA) which empowers councils to promote the wellbeing of communities. In addition, the LGA specifies Councils obligations and restrictions relating to provision of water services.

The designation will serve to safeguard the site for the abstraction, treatment and storage of abstracted water for the purposes of supplying the Levin Community with drinking water.

Other matters

11. The notice of requirement notes resource consents would be required under the Proposed One Plan. Consultation with potentially affected parties would be carried out as part of this consent process.

Council has been granted a resource consent for Discharge to Water and for Surface Take from the Ohau River, from Horizons Regional Council. Land use consents have also been granted at this site. There are a number of conditions attached to each of the consents which manage environmental effects as regulated by Horizons Regional Council.

No consultation has been undertaken, as this notice of requirement for a designation is for existing water treatment plant and associated infrastructure required for that supply.

4.24.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designation D140 for Water Treatment and Supply Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.25 Horowhenua District Council - D141 and D142

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D141	14	Ladys Mile Water bore	Ladys Mile, Foxton	Section 622 Town of Foxton	New
D142	13	Flagstaff Street Water bore	Unformed Flagstaff Street, Foxton Beach	Lot 1 DP 25288, Lot 1 DP 441451, Road Reserve	New

4.25.1 Submissions Received

No submissions were received on designation D141 and D142.

4.25.2 Discussion & Evaluation

Nature of the Public Work

1. HDC has sought to designate the above site for Water Bore Purposes. This site is currently used for an existing ground water bore and ancillary buildings, structures and infrastructure.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The abstraction and pumping of ground water for treatment purposes at Council's Water Treatment Plant at Foxton and Foxton Beach to supply drinking water to the Communities. This includes all ancillary buildings, structures and infrastructure associated with that supply.*

Environmental Effects

3. The notice of requirement provides

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Noise effects from the existing site are restricted to pumps and other machinery, none of which generate adverse effects beyond the boundary of the proposed designated site. Visually, existing buildings and structures form part of the existing environment. Apart from maintenance works, operations at the site are largely dormant.

4. In assessing the environmental effects of water treatment plants, water intakes and water bores, the assessment relates to the land use effects which are considered to primarily relate to amenity values. There are four operating water treatment plants in the District, including Foxton and Foxton Beach. These plants are well established and include or are associated with a series of water intakes, pump stations, bores, pipes, reservoirs and ancillary buildings and structures required for water treatment and supply purposes.
5. In assessing the effect on the visual amenity of water treatment plants and associated water intakes and water bores, some structures such as reservoirs are significant in size and are predominant structures. These structures however, are already in existence and are generally located in the Rural Zone or adjacent to industrial activity away from residential land uses. These larger structures are generally accepted within this context and the effects on visual amenity from this larger infrastructure is generally anticipated or expected.
6. In terms of water intakes and water bores, the effects on visual amenity are considered to be minimal as structures such as pump stations, pipes and water bores are considered small in scale and unobtrusive. In terms of noise effects, it is expected that there will be some noise generation as a result of the operation and maintenance of the water treatment and supply works. However, the noise levels are not anticipated to be significant and would be limited to the footprint of the sites proposed to be designated.
7. These water treatment plants, water intakes and water bores are all existing public works that have been operating for some time to supply the District with drinking water. As the effects on visual amenity are not considered to change significantly and noise is considered to be contained within the identified sites, I do not consider the effects of these designations to be more than minor.

Alternative Sites, Routes or Methods

8. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:

- the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
9. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water bore sites and for on-going use and maintenance.
10. The notice of requirement provides:

The public work is essential to Council's requirement under the Local Government Act (LGA) which empowers councils to promote the wellbeing of communities. In addition, the LGA specifies Councils obligations and restrictions relating to provision of water services.

The designation will serve to safeguard the site for the abstraction and pumping of ground water for the treatment purposes at Council's Foxton and Foxton Beach Water Treatment Plants to supply drinking water to the Communities.

Other matters

11. The notice of requirement notes resource consents would be required under the Proposed One Plan. Consultation with potentially affected parties would be carried out as part of this consent process.

Council has been granted a resource consent for Water Take and Discharge to Water, from Horizons Regional Council. There are a number of conditions attached to each of the consents which manage environmental effects as regulated by Horizons Regional Council.

No consultation has been undertaken, as this notice of requirement for a designation is for existing ground water bore and ancillary buildings and structures.

4.25.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designation D141 and D142 for Water Treatment and Supply Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.26 Horowhenua District Council - D143

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D143	14,15,15A	Clyde Street Water bore	Clyde Street, Foxton	Section 4 SO 31290	New

4.26.1 Submissions Received

No submissions were received on designation D143.

4.26.2 Discussion & Evaluation

Nature of the Public Work

1. HDC has sought to designate the above site for Water Bore Purposes. This site is currently used for an existing ground water bore and ancillary buildings, structures and infrastructure.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The abstraction and pumping of ground water for treatment purposes at Council's Water Treatment Plant at Foxton to supply drinking water to the Foxton Community.*

Environmental Effects

3. The notice of requirement provides

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Noise effects from the existing site are restricted to pumps and other machinery, none of which generate adverse effects beyond the boundary of the proposed designated site during normal operations. The ground water bore is in a floodplain and on rare occasions may become inoperable. However, the infrastructure is designed for its location and will be able to withstand flood events. Visually, existing buildings and structures form part of the existing environment. Apart from maintenance works, operations at the site are largely dormant.

4. In assessing the environmental effects of water treatment plants, water intakes and water bores, the assessment relates to the land use effects which are considered to primarily relate to amenity values. There are four operating water treatment plants in the District, including Foxton. These plants are well established and include or are associated with a series of water intakes, pump stations, bores, pipes, reservoirs and ancillary buildings and structures required for water treatment and supply purposes.
5. In terms of water intakes and water bores, the effects on visual amenity are considered to be minimal as structures such as pump stations, pipes and water bores are considered small in scale and unobtrusive. In terms of noise effects, it is expected that there will be some noise generation as a result of the operation and maintenance of the water treatment and supply

works. However, the noise levels are not anticipated to be significant and would be limited to the footprint of the sites proposed to be designated.

6. These water treatment plants, water intakes and water bores are all existing public works that have been operating for some time to supply the District with drinking water. As the effects on visual amenity are not considered to change significantly and noise is considered to be contained within the identified sites, I do not consider the effects of these designations to be more than minor.

Alternative Sites, Routes or Methods

7. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
8. The designation is considered reasonably necessary for ensuring the on-going use of the site for achieving the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water bore site and for on-going use and maintenance.
9. The notice of requirement provides:

The public work is essential to Council's requirement under the Local Government Act (LGA) which empowers councils to promote the wellbeing of communities. In addition, the LGA specifies Councils obligations and restrictions relating to provision of water services.

The designation will serve to safeguard the site for the abstraction and pumping of ground water for the treatment purposes at Council's Foxton Water Treatment Plants to supply drinking water to the Foxton Community.

Other matters

10. The notice of requirement notes resource consents would be required under the Proposed One Plan. Consultation with potentially affected parties would be carried out as part of this consent process.

Council has been granted a resource consent for discharge of groundwater to land, from Horizons Regional Council. There are a number of conditions attached to these consents that must be complied with and which will manage environmental effects as regulated by Horizons Regional Council.

No consultation has been undertaken, as this notice of requirement for a designation is for existing public work.

4.26.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designation D143 for Water Treatment and Supply Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.27 Horowhenua District Council - D177

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D177	15	Water Treatment Plant	Foxton Water Treatment Plant	Pt Lot 1 DP 15523, Lot 14 DP 54494, Pt Section 169 Town of Foxton	New

4.27.1 Submissions Received

No submissions were received on designation D177.

4.27.2 Discussion & Evaluation

Nature of the Public Work

1. HDC has sought to designate the above site for Water Treatment Purposes. This site is currently used for an existing Council depot and water treatment plant, groundwater bore, water tower, reservoir, ancillary buildings and structures and associated pipe work.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The abstraction, treatment and pumping of groundwater and storage thereof for the purpose of servicing the Foxton Community with a water supply. The proposed public work includes all ancillary buildings, structures, infrastructure and activities required to operate and maintain the water supply.*

Environmental Effects

3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Noise effects from the existing Foxton Water Treatment Plant site are restricted to pumps and other machinery, none of which generate adverse noise effects beyond the boundary of the property of the proposed designation. Visually, existing buildings and structures form part of the existing environment. Apart from maintenance works, operations at the site are largely dormant.

4. In assessing the environmental effects of water treatment plants, water intakes and water bores, the assessment relates to the land use effects which are considered to primarily relate to amenity values. There are four operating water treatment plants in the District, including Foxton. These plants are well established and include or are associated with a series of water intakes, pump stations, bores, pipes, reservoirs and ancillary buildings and structures required for water treatment and supply purposes.
5. In assessing the effect on the visual amenity of water treatment plants and associated water intakes and water bores, some structures such as reservoirs are significant in size and are predominant structures. These structures however, are already in existence and are generally located in the Rural Zone or adjacent to industrial activity away from residential land uses. These larger structures are generally accepted within this context and the effects on visual amenity from this larger infrastructure is generally anticipated or expected.
6. These water treatment plants, water intakes and water bores are all existing public works that have been operating for some time to supply the District with drinking water. As the effects on visual amenity are not considered to change significantly and noise is considered to be contained within the identified sites, I do not consider the effects of these designations to be more than minor.

Alternative Sites, Routes or Methods

7. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
8. The designation is considered reasonably necessary for ensuring the on-going use of the site for achieving the objectives of the requiring authority as set out below, in that it provides certainty to the status of the water supply and treatment plant and for on-going use and maintenance.
9. The notice of requirement provides:

The public work is essential to Council's requirement under the Local Government Act (LGA) which empowers councils to promote the wellbeing of communities. In addition, the LGA specifies Councils obligations and restrictions relating to provision of water services.

The designation will serve to safeguard the site for the abstraction, treatment and pumping of ground water, and storage thereof with sole purpose of servicing the Foxton Community with a water supply as well as provision of network utility communication devices to service the region.

Other matters

10. The notice of requirement notes resource consents would be required under the Proposed One Plan. Consultation with potentially affected parties would be carried out as part of this consent process.

Council has been granted a resource consent for groundwater take and discharge of groundwater to land, from Horizons Regional Council. There are a number of conditions attached to these consents that must be complied with and which will manage environmental effects as regulated by Horizons Regional Council.

No consultation has been undertaken, as this notice of requirement for a designation is for existing water treatment plant, ground water bore, water tower, reservoir, ancillary buildings structures and associated pipe work.

4.27.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designation D177 for Water Treatment and Supply Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.28 Horowhenua District Council - D144, D146 and D147

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D144	12,13	Foxton Beach Recycling Station	Seabury Avenue, Foxton Beach	Lot 1 DP 91336	New
D146	21A	Shannon Recycling Station	20 Ballance Street, Shannon	Pt Lot 266 DP 368	New
D147	2	Opiki Recycling Station	566 Tane Road/Opiki School	Road Reserve, Tane Road	New

4.28.1 Submissions Received

No submissions were received on designations D144, D146 and D147.

4.28.2 Discussion & Evaluation

Nature of Public Work

1. HDC has sought to designate the above sites for Recycling Station Purposes. These sites are currently used for 'existing recycling collection, sorting and consolidation facilities and associated buildings, structures, infrastructure and operations'.

Environmental Effects

2. The notice of requirement provides:

There will be a negligible change in environmental effects resulting from the designation, as it is for an existing public work. These activities form part of the existing environment. The recycling stations are kept in a clean and tidy state. Recyclable material is removed on a regular basis to prevent excess accumulation and pest nuisance. The stations are only emptied between the hours of 8am and 6pm to mitigate any potential noise effects to neighbouring properties.

3. In assessing the environmental effects resulting from activities at the above recycling station sites in Foxton, Shannon and Opiki, the land use effects are considered to be primarily related to amenity and traffic. Traffic movements and the transfer of recycled materials associated with the operation of a recycling station will generate noise. However as all sites front main traffic routes and the transfer of materials is limited to the hours of 8am and 6pm, it is not considered that the temporary noise effects will be significant given the surrounding environment. These three sites are located adjacent to compatible land uses such as commercial and industrial uses (in Shannon), industrial and a high school (in Foxton) and a rural school (in the case of Opiki) rather than more noise sensitive residential activities. While there is the option of imposing a condition as part of these designations to restrict the transfer of materials to these hours, due to the location of these facilities and the nature of the surrounding land uses I am comfortable that such a condition is not necessary.
4. Recycling activities are not seen to result in odour as recycled material is stored on site in an appropriate recycling reciprocal and remains there on a temporary basis before being transferred. In terms of visual amenity, the recycling stations are already in existence and visual intrusion of these facilities on the surrounding properties is considered acceptable. The extent of the designated areas will limit any future development or expansion of the facilities to very modest increases, which I consider to be of an acceptable scale in the context of the surrounding land uses.
5. On this basis I conclude that the Foxton, Shannon and Opiki recycling stations are existing public works and environmental effects of current and potential future operations are considered to not be significant.

Alternative Sites, Routes or Methods

6. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.

7. The designations are considered reasonable necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority as set out below, in that it provides certainty to the status of the recycling stations and for the on-going use and maintenance of the sites.
8. The notice of requirement provides:

The collection of recyclable material is for the health of the people and the protection of the environment. This responds to Council's purpose, as outlined within the Local Government Act (LGA) to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing for the collection of recyclable material in a way that avoids any significant adverse effects on the environment and that sustains the life supporting capacity of the natural environment which sustaining urban growth.

Other Matters

9. No consultation has been undertaken, as this notice of requirement for a designation is for existing public work.

4.28.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designations D144, D146 and D147 for Recycling Station Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.29 Horowhenua District Council - D145

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D145	16	Tokomaru Recycling Station	761 Makerua Road, State Highway 57	Lot 3 DP 50706	New

4.29.1 Submissions Received

No submissions were received on designations D145.

4.29.2 Discussion & Evaluation

Nature of Public Work

1. HDC has sought to designate the above site for Recycling Station Purposes. This site is currently a vacant site located adjacent to the existing Tokomaru Recycling Station.
2. Council do not own the site of the current recycling station facilities and seek the designation of the adjacent land parcel in the case that these facilities are required to be relocated. The purpose of the recycling station designation sought would allow for "recycling collection, sorting and consolidation facilities and associated buildings, structures, infrastructure and operations".

Environmental Effects

3. The notice of requirement provides:

There will be a negligible change in environmental effects resulting from the designation, as it is for an existing public work. These activities form part of the existing environment. The recycling stations are kept in a clean and tidy state. Recyclable material is removed on a regular basis to prevent excess accumulation and pest nuisance. The stations are only emptied between the hours of 8am and 6pm to mitigate any potential noise effects to neighbouring properties.

4. In assessing the environmental effects resulting from activities at the site adjacent to the existing Tokomaru Recycling Station, the primary effects are considered to relate to amenity and traffic.
5. Traffic movements and the transfer of recycled materials will generate noise. However traffic noise generated on site is not considered to be significant in the context of the surrounding environment given that the site is located adjacent to the Tokomaru Hall Carpark which fronts State Highway 56 where traffic movements are frequent. The transfer of recycled material occurs between the hours of 8:00am and 6:00pm and will limit any noise disturbance to adjacent land owners. I consider it appropriate that a condition be imposed on the designation to limit the transfer of recycled materials to these times. This period is within the "day time" period of 7:00am – 7:00pm for noise rules in the Proposed Plan when higher noise levels are provided for. I consider this to be appropriate in this locality.
6. In terms of visual amenity, the recycling station on the adjacent site is small in scale and sufficiently setback from the road boundary so does not adversely affect the character or visual amenity of the town, provided that the relocation of the facilities would not differ significantly in size or scale from the existing adjacent recycling station. Recycling activities are not seen to result in odour as recycled material is stored on site on a temporary basis before being transferred.
7. The subject site of the new designation is approximately 2060m² and could be potentially fully developed for the identified designation purpose. In the case that the existing facilities are relocated to the designated site or new buildings or structures constructed, there is potential for significant environmental effects to arise if the whole site was developed for the designated purpose. The existing structures are no more than 30m² and while it is recognised that larger facilities may be needed in the future to meet the needs of the local

community, requiring the full site for this purpose is questioned. To ensure that the effects would not be significant and to give some certainty to the scale of development that could be anticipated, I recommend that a condition be imposed as part of the designation to limit the size of buildings and structures that can be constructed for the designated purpose. In addition, I recommend a limit be placed on the area of the site that can be covered by buildings and structures for this purpose. I would be satisfied that such a condition would ensure that buildings or structures are not visually intrusive on the surrounding environment:

8. It is recommended that conditions are imposed on the Tokomaru Recycling Station as opposed to the recycling stations of Foxton, Shannon and Opiki. In considering the size and locality of the site. The site designated for the Tokomaru Recycling Station is significantly larger than the existing recycling stations in the district and therefore has much greater potential for larger structures and operations in comparison with other stations. In addition, the Tokomaru Recycling Station is adjacent to residential properties which are considered to have greater sensitivity to noisy activities and would be more likely to be adversely affected if operations occurred outside the hours of 8.00am and 6.00pm. As discussed in the assessment in section 4.28 of this report, the Foxton, Shannon and Opiki Recycling Stations are located adjacent to activities that are less sensitive to noise such as commercial, industrial and rural land uses. It is on this basis, that this condition for the hours that stored recycling material can be transferred is imposed on D145 Tokomaru Recycling Station alone.
9. Recommended conditions to be imposed:
 - (a) No building or structure shall exceed a gross floor area of 40m² and the portion of the site covered by buildings and structures for this purpose shall not exceed 20% of the net site area.
 - (b) That the transfer of stored recycled materials shall occur between the hours of 8:00am and 6:00pm.

Alternative Sites, Routes or Methods

10. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
11. The designation is considered reasonable necessary for achieving the objectives of the requiring authority as set out below, in that it provides an essential community service.
12. The notice of requirement provides:

The collection of recyclable material is for the health of the people and the protection of the environment. This responds to Council's purpose, as outlined within the Local Government Act (LGA) to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing for the collection of recyclable material in a way that avoids any significant adverse effects on the environment and that sustains the life supporting capacity of the natural environment which sustaining urban growth.

Other Matters

13. No consultation has been undertaken, as this notice of requirement for a designation is for existing public work.

4.29.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing Panel recommends that the notice of requirement for designations D145 for Recycling Station Purposes, be confirmed with the following conditions imposed:

- (a) No building or structure shall exceed a gross floor area of 40m² and the portion of the site covered by buildings and structures for this purpose shall not exceed 20% of the net site area.
- (b) That the transfer of stored recycled materials shall occur between the hours of 8:00am and 6:00pm.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- There are no anticipated significant adverse effects and Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.30 Horowhenua District Council - D148

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D148	27A,27B	Recreation Reserve	Levin Domain, Queen Street West/Salisbury Street	Section 24 Levin Suburban	New

4.30.1 Submissions Received

No submissions were received on designation D148.

4.30.2 Discussion & Evaluation

Nature of Public Work

1. HDC has sought to designate the above site for Recreational Reserve Purposes. The site is currently used for existing aquatic and recreation facilities, including ancillary buildings, structures, infrastructure and operations required to meet the community's recreational needs.

2. The notice of requirement provides the following information in respect of the nature of the public works: *The establishment, operation, maintenance and use of aquatic and recreational facilities including all ancillary buildings, structures, infrastructure and operations to the community's recreational needs.*

Environmental Effects

3. The notice of requirement provides:
4. *There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. All effects associated with these existing aquatic and recreational activities are temporary. Noise and traffic effects in particular form part of the existing environment and such effects will be no worse than currently experienced. There is no need to further mitigate these existing effects which are part of the existing environment.*
5. For the Levin Domain, which included the Tennis Club and Aquatic Centre facilities, Council has sought a new designation for the purpose of Recreation Reserve. As part of the Proposed Plan, Council's parks and reserves have been rezoned as Open Space. The Open Space zone is a new zone introduced as part of the Proposed Plan. The current zoning in the Operative Plan for the majority of the parks and reserves is Rural or Residential 1 or 2 depending on the adjoining land. The Open Space zone has specifically been created to provide for Council's parks and reserves to be used and developed for a range of recreational activities and opportunities, recognising the important contribution that these open space areas make to the District.
6. The timing of the preparation of the Proposed Plan required that notices of requirements for designations be provided up to 40 working days prior to the notification of the Plan to enable them to be included as part of the Proposed Plan. At the time of writing to existing requiring authorities (including HDC) requesting them to confirm whether they wish to rollover, modify, withdraw or lodge new designations, Council officers responsible for the management of Council's parks and reserve did not have certainty regarding the proposed extent of the new Open Space zone. What has transpired is that these sites in question are now proposed to be both zoned Open Space and designated as Recreation Reserve.
7. The effect of the designation would mean that any works undertaken on the site in accordance with the purpose of the designation would see the rules for the underlying Open Space zone no longer apply. I therefore question whether the designation is reasonably necessary, given that the Open Space zone specifically provides for the use and development of these sites as recreation reserve. While conditions apply in this new zone, these conditions are designed to enable appropriate forms of development on these sites while managing the adverse effects on adjoining properties. Usually an advantage of a designation would be to enable a use or activity that might not have otherwise been provided for by the underlying zone.
8. The assessment of environmental effects in the Notice of Requirement (NoR) for these designations indicates as the reserve and facilities are existing, "there will be negligible change in environmental effects resulting from the designation". However, this assessment does not consider the potential new development that would be enabled by the designation. The NoR (form 18) documents received for this designation included very generic statements about the establishment, operation, maintenance and use of aquatic and recreational facilities including all ancillary buildings, structures, infrastructure and operations to meet the

communities' recreational needs. The potential for development to occur that could be argued to fit the purpose is significant. The lack of supporting information from the Requiring Authority about future development plans and their associated effects has meant that it has not been possible to accurately assess the potential adverse environmental effects on these sites.

9. It is accepted that the existing levels of development may well be at an acceptable level. However, at this time, the potential future development that could occur is uncertain and needs to be considered in making a recommendation on these designations. By virtue of the proximity of this site to residential properties, there is potential for adverse effects to be significant on the amenity of these adjacent properties. The construction of an outdoor pool, increased facilities, floodlights could all have a detrimental impact on the amenity of the adjacent residents.
10. While imposing conditions as part of the designation remains an option, without more information regarding future development and use of this site, a very extensive list of conditions would be necessary to address the potential adverse effects that could arise. I consider it more appropriate to allow the Requiring Authority to provide additional information at the hearing before I consider the appropriateness of any conditions. The Requiring Authority also may wish to re-consider whether a designation over these sites is necessary in light of the extent of the Council parks and reserves that have been zoned as Open Space in the Proposed Plan with no submissions in opposition.
11. Given the need for greater information to be provided by the requiring authority, I am not in a position at this time to recommend that the following designations be confirmed, modified or withdrawn. Should the Requiring Authority provide additional information at the hearing that satisfactorily addresses the potential adverse effects that could result from future development associated with the designation purpose, I could be persuaded to consider recommending that the designations be confirmed or confirmed with conditions imposed.

4.30.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, no recommendation has been made at this time on the notice of requirement for designation D148.

4.31 Horowhenua District Council - D149, D150, D151, D153, D155, D157, D160-D163 and D178

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D149	12	Foxton Beach Motor Camp	Holben Parade, Foxton Beach	Pt Section 7 Blk I Moutere SD	New
D150	12,13	Foxton Beach Community Centre	Seabury Avenue, Foxton Beach	Lot 1 DP 74876	New
D151	15A	Foxton Library	Clyde Street, Foxton	Lot 1 DP 21372	New
D153	15A	Community Facility	88 Main Street, Foxton	Lot 5 DP 16224	New

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D155	5	Okonui Hall Domain	Okuku Road-Shannon North	Lot 1 DP 20312	New
D157	17	Waitarere Beach Motor Camp	Park Avenue, Waitarere Beach	Lot 1 DP 13250, Lot 2 DP 13250, Lot 12 DP 10678, Pt Lot 63 DP 10023	New
D160	27B	Community Centre	Jack Allen Centre, 21/23 Durham Street, Levin	Lot 43 DP 1734, Lot 44 DP 1734	New
D161	27B	Cinema	Salisbury Street, Levin	Lot 12, 13 DP 2234	New
D162	27B	Council Offices	126-148 Oxford Street, Levin	Defined on the Planning Maps	New
D163	28,30	Motor Camp	Playford Motor Camp, Park Avenue, Levin	Section 68 Levin SUBURBAN	New
D178	15A	Town Hall	Foxton Memorial Hall, Main Street, Clyde Street, Foxton	Pt Sections 104, 105 Town of Foxton	New

4.31.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
62.01	Kathleen Bills	Oppose	Oppose the designation of Lot 1 DP 20312 for the designating purpose of Okonui Hall Domain.	Delete designation D155.	
63.01	Taupunga Farming Company	Oppose	Oppose the designation of the Okonui Hall Domain site (Lot 1 DP 20312).	Delete designation D155.	
91.10	HDC (Community Assets Department)	In-Part	Land maybe disposed of by Council.	Delete designation D155.	526.11 Roger Truebridge - Oppose

Three submissions were received on proposed designation D155 and one further submission.

4.31.2 Discussion & Evaluation

Notice of Requirement

Nature of Public Work

1. HDC has sought to designate the above sites for a range of civic purposes. The sites are currently used for HDC's reserves, community facilities and public halls in Levin, Foxton, Foxton Beach, Mangaore, Shannon and Waitarere Beach where existing or proposed reserves and facilities are required to meet current and future community demand and to achieve the communities expected levels of service.

2. The notice of requirement provides the following information in respect of the nature of the public works: *The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

Environmental Effects

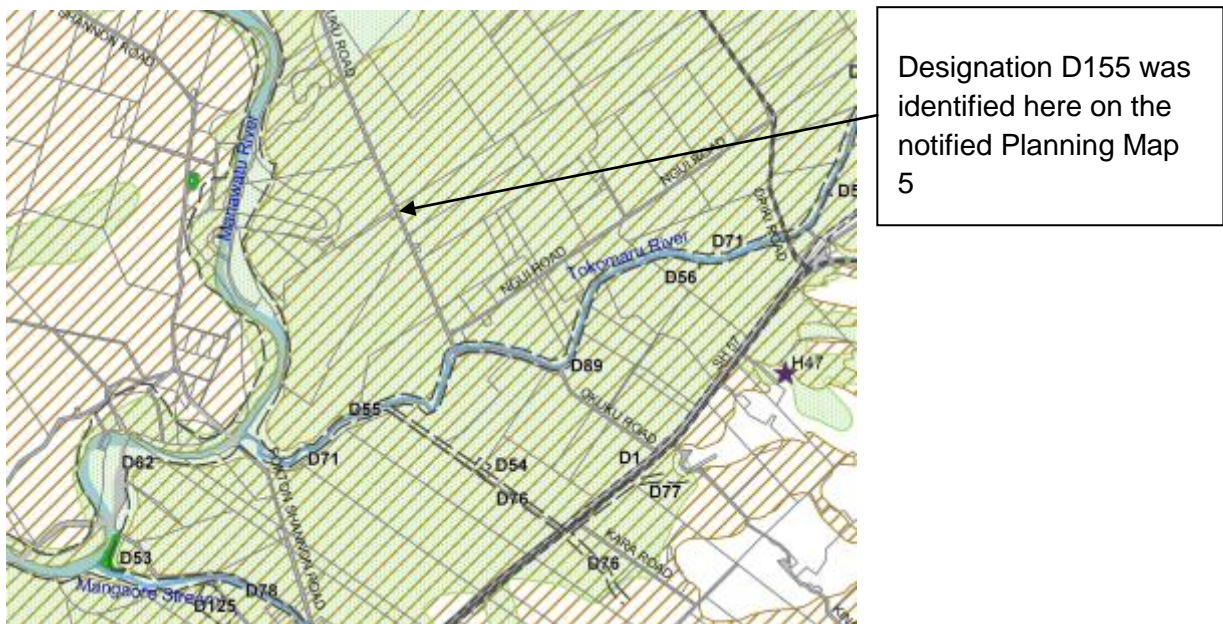
3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment.

4. Council as a Requiring Authority has sought numerous new designations for Council owned facilities throughout the District. The majority of these facilities serve a public purpose, while some are commercial enterprises (e.g. the Motor Camps). In most cases, these sites contain existing and established buildings and the designation purpose reflects the existing use of the site.
5. While it is generally accepted that the existing use of these sites does not give rise to significant adverse effects, the designation would have the effect of enabling future development of these sites that was consistent with the purpose. The effect of the designation would mean that any works undertaken on the site in accordance with the purpose of the designation would see the rules for the underlying zone no longer apply.
6. The variety of sites and purposes means the development potential on some of these sites is significant. Whether the proposed development would have a significant adverse effect on the environment including adjacent properties is difficult to determine based on the information provided by the Requiring Authority. I note that no conditions have been suggested by the Requiring Authority as an additional means of managing the environmental effects of any development or giving some certainty about the scale of development that could be anticipated.
7. While imposing conditions as part of the designation remains an option, without more information regarding future development and use of these sites, a very extensive list of conditions could be necessary to address the potential adverse effects that could arise. I consider it more appropriate to allow the Requiring Authority to provide additional information at the hearing before I consider the appropriateness of the designation.
8. On balance, given the need for further information to be provided by the requiring authority I am not in a position at this time to recommend that the designations be confirmed, modified or withdrawn. Should the Requiring Authority provide additional information at the hearing that satisfactorily addresses the potential adverse effects that could result from development associated with the designation purposes, I could be persuaded to consider recommending that the designations be confirmed or confirmed with conditions imposed.

Submissions

9. Three submissions were made on designation D155 for the Okunui Hall Domain site.
10. Kathleen Bills (52.01) and the Taupunga Farming Company (53.01) oppose the proposed designation of the site and seek the removal of the designation.
11. HDC (Community Assets Department) (91.10) also sought the deletion of designation D155 from Schedule 1. This submission was generically opposed by Truebridge (526.12) who made a general further submission opposing all matters in the HDC (Community Assets Department) submission.
12. HDC (Community Assets Department) originally gave notice of a requirement for the designation of the Okunui Hall Domain Site to provide for the ongoing use of this community facility. However, the Community Assets Department have subsequently submitted seeking to withdraw this proposed designation. Given this request to now withdraw the designation, it is recommended that submission points 91.10, 52.01 and 53.01 be accepted and designation D155 be deleted from Schedule 1 and Planning Map 5 of the Proposed Plan.
13. Further submission point 526.12, opposed submission point 91.10. In this case, this further submission 526 was made on all points made by the submitter and no specific comment was made in relation to submission point 91.10. I recommend that D155 is removed from Schedule 1 and Planning Map 5 as shown on the map extract below.



Planning Map 5 -Designation D155 deleted.

4.31.3 Reporting Officer's Recommendation

Notice of Requirement

For the reasons outlined in the assessment above, no recommendation has been made at this time on the notice of requirement for designations D149, D150, D151, D153, D157, D160-D163 and D178

Designation D155 is recommended to be deleted as a result of the submission from HDC (Community Assets Department) (91.10).

Submissions

I recommend that submission points 52.01, 53.01 and 91.10 are accepted and submission point 526.12 be rejected.

4.32 Horowhenua District Council - D152

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D152	15A	St John Ambulance Building	8 Whyte Street, Foxton	Lot 1 DP 80945	New

Nature of Public Work

1. HDC has sought to designate the above site for the St John Ambulance Building. The building and use is established on the site proposed to be designated.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

Environmental Effects

3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment.

4. In assessing the environmental effects of the designation of the St John Ambulance Building in Foxton, the primary effects are considered to relate to visual amenity, noise and traffic movements. The St John Ambulance Building is already in existence and fronts on to Whyte Street, Foxton. In terms of visual effects, the existing building occupies the majority of the footprint of the site and is not considered to detract from the surrounding land uses which consist of commercial, recreational and residential as it is part of the existing environment. Noise associated with traffic movements and ambulance operations will be sporadic and temporary in nature. Considering the site fronts Whyte Street which connects to the Main Street in Foxton, general noise generated from traffic movements is anticipated and expected.
5. As the site was previously designated in part as part of the Easton Park designation in the Operative Plan, and the building is already constructed and functioning as proposed for the designated purpose, the adverse environmental effects are considered to be no more than minor.

Alternative Sites, Routes or Methods

6. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
- the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
7. The notice of requirement provides:

Council's purpose as outlined within the Local Government Act (LGA) is to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing community facilities, recognising that these facilities can bring economic, social, cultural and environmental benefits to the district.

Other Matters

8. No resource consents are needed for the activity and no consultation has been undertaken, as this notice of requirement for a designation is for an existing public work.

4.32.2 Reporting Officer's Recommendation

Pursuant to Section 171 of the Resource Management Act 1991, the Hearing recommends that the notice of requirement for designation D152 for St Johns Ambulance Building, be confirmed

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.33 Horowhenua District Council - D154

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D154	16	Tokomaru Hall Carpark	State Highway 57, Tokomaru	Pt Section 27 Town of Tokomaru	New

Nature of Public Work

1. HDC has sought to designate the above site for the Tokomaru Hall Carpark. The site is currently used as a carpark for the Tokomaru Town Hall and the Tokomaru Recycling Station.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

Environmental Effects

3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment.

4. Council gave notice of a requirement for the designation of the carpark adjoining the Tokomaru Town Hall. In assessing the environmental effects of this designation, vehicle movements and noise are considered. It can be expected that at certain times there will be regular vehicle movements both entering and exiting the site. With this, there would be noise associated with traffic movements. The carpark fronts the State Highway, and it is not expected that vehicle movements or noise will be out of context with the local environment. As the carpark is already in existence and currently serves the town hall and Tokomaru Recycling Station, and vehicle movements are frequent along the state highway, environmental effects are considered to be no more than minor.

Alternative Sites, Routes or Methods

5. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:

- the sites and facilities are in existence;
- the requiring authority has an interest in the land as an owner and occupier of the site;
- adverse effects on the environment are expected to be no more than minor; and
- to move the facilities would come at a considerable expense and inconvenience to the community.

6. The notice of requirement provides:

Council's purpose as outlined within the Local Government Act (LGA) is to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing community facilities, recognising that these facilities can bring economic, social, cultural and environmental benefits to the district.

Other Matters

7. No resource consents are needed for the activity and no consultation has been undertaken, as this notice of requirement for a designation is for an existing public work.

4.33.2 Reporting Officer's Recommendation

Pursuant to Section 171 of the Resource Management Act 1991, the Commissioner recommends that the notice of requirement for designation D154 for Tokomaru Carpark, be confirmed

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.34 Horowhenua District Council - D158

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D158	21A	Public Toilets	Shannon Public Toilets, 7 Ballance Street, Shannon	Pt Lot 236 DP 368	New

Nature of Public Work

1. HDC has sought to designate the above site for Public Toilets. The site is currently used for public toilet facilities in Shannon.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

Environmental Effects

3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment.

4. In assessing the environmental effects for this designation of the Shannon Public Toilets, visual amenity, vehicle movements and parking are considered. A block of public toilets exists on the site proposed for the Shannon Public Toilets designation. This facility is a small

building located close to the road boundary of State Highway 56. The designating purpose of a public toilet, limits development on the site to buildings designed to provide toilet facilities for the public. Given the scope of the designating purpose, additions or upgrades to the existing facilities are not considered to have significant adverse effects on the amenity of the surrounding area which is primarily used for commercial activities. In terms of vehicle movements, it can be expected that on a main highway route, public toilets will serve many people which may generate additional traffic movements around the site. In assessing environmental effects of the designation of Public Toilets in Shannon, I am satisfied that effects will be no more than minor.

Alternative Sites, Routes or Methods

5. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
- the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.

6. The notice of requirement provides:

Council's purpose as outlined within the Local Government Act (LGA) is to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing community facilities, recognising that these facilities can bring economic, social, cultural and environmental benefits to the district.

Other Matters

7. No resource consents are needed for the activity and no consultation has been undertaken, as this notice of requirement for a designation is for an existing public work.

4.34.2 Reporting Officer's Recommendation

Pursuant to Section 171 of the Resource Management Act 1991, the Commissioner recommends that the notice of requirement for designation D158 for Public Toilets, be confirmed

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.35 Horowhenua District Council - D156, D179, D180 & D181

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D156	22	Mangaore Village Reserves	Mangahao Road, Mangaore Village	Lot 33 DP 71906, Lot 48 DP 71905	New
D179	21	Recreation Reserve	Shannon Domain Ballance Street, Stout Street, Shannon	Lot 703 DP 368, Lot 706 Town of Shannon	New
D180	21A	Recreation Reserve	Te Maire Park, Plimmer Terrace, Shannon	Lot 1 DP 71514	New
D181	27B/28B	Levin Public Gardens	4 Kent Street, Levin	Lot 1 DP 45757 and Lot 2 DP45727	New

Nature of Public Work

1. HDC has sought to designate the above sites for a range of civic purposes. The sites are currently used for HDC's reserves, community facilities and public halls in Levin, Mangaore and Shannon where existing or proposed reserves and facilities are required to meet current and future community demand and to achieve the communities expected levels of service.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The use and development of community facilities and public halls where the primary purpose of that building is associated with community services and purposes, including all ancillary buildings, structures and infrastructure.*

Environmental Effects

3. The notice of requirement provides:
4. *There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Actual adverse effects of the activities are mitigated through the enclosed nature of these community facilities i.e. within an enclosed building. Transportation effects linked with the use of these community uses will be consistent with current effects. Visually, existing buildings form part of the existing environment.*
5. For Council's parks and reserves, Levin Public Gardens, Shannon Domain and Te Maire Park, Council has sought new designations for the purposes Levin Public Gardens (D181), Mangaore Village Reserves (D156) and Recreation Reserve (D179 and D180).
6. As discussed earlier in this report for the new designation sought for the Levin Domain, the timing of requesting designations and confirming details of the Open Space Zone did not align. What has transpired is that these sites in question are now proposed to be zoned Open Space and designated.
7. The effect of the designation would mean that any works undertaken on the site in accordance with the purpose of the designation would see the rules for the underlying Open Space zone no longer apply. I therefore question whether the designation is reasonably necessary, given that the Open Space zone specifically provides for the use and development of these sites as recreation reserves. While conditions apply to this new zone,

these conditions are designed to enable appropriate forms of development on these sites while managing the adverse effects on adjoining properties. Usually an advantage of a designation would be to enable a use or activity that might not have otherwise been provided for by the underlying zone.

8. The assessment of environmental effects in the Notice of Requirement (NoR) for these designations indicates as the reserves and facilities are existing, “there will be negligible change in environmental effects resulting from the designation”. However, this assessment does not consider the potential new development that would be enabled by the designation. The NoR (form 18) documents received for these and other designations included very generic statements about the use and development of community facilities & public halls where the primary purpose of that building is associated for community services and purposes, including all ancillary buildings, structures and infrastructure. Given the variance between the sites and the large size of the Shannon Domain and Levin Public Garden sites, the potential for development to occur that could be argued to fit the purpose is significant. The lack of supporting information from the Requiring Authority has meant that it has not been possible to accurately assess the potential adverse effects on these sites.
9. It is accepted that the existing levels of development may well be at an acceptable level. However, at this time, the potential future development that could occur is uncertain and needs to be considered in making a recommendation on these designations. By virtue of the proximity of these sites to residential properties, there is potential for adverse effects that are more than minor on the amenity of these adjacent properties.
10. While imposing conditions as part of the designation remains an option without more information regarding future development and use of these sites, a very extensive list of conditions could be necessary to address the potential adverse effects that could arise. I consider it more appropriate to allow the Requiring Authority to provide additional information at the hearing before I consider the appropriateness of any conditions. The Requiring Authority may also wish to re-consider whether a designation over these sites is necessary in light of the extent of the Council parks and reserves that have been zoned as Open Space in the Proposed Plan with no submissions in opposition.

Alternative Sites, Routes or Methods

11. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - to move the facilities would come at a considerable expense and inconvenience to the community.
12. The notice of requirement provides:

Council's purpose as outlined within the Local Government Act (LGA) is to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing community facilities, recognising that these facilities can bring economic, social, cultural and environmental benefits to the district.

Other Matters

13. No resource consents are needed for the activity and no consultation has been undertaken, as this notice of requirement for a designation is for an existing public work.
14. On the balance, given the need for greater information to be provided by the requiring authority I am not in a position at this time to recommend that the following designations be confirmed, modified or withdrawn. Should the Requiring Authority provide additional information at the hearing that satisfactorily addresses the potential adverse effects that could result from development associated with the designation purpose, I could be persuaded to consider recommending that the designations be confirmed or confirmed with conditions imposed.

4.35.2 Reporting Officer's Recommendation

Notice of Requirement

For the reasons outlined in the assessment above, no recommendation has been made at this time on the notice of requirement for designations D156, D179, D180 and D181.

4.36 Horowhenua District Council - D164-D166

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D164	7	Cemetery	Avenue North Road, Levin	Lot 3 DP 397828	New
D165	15A	Cemetery	Park Street/Avenue Road	Awahou 97B	New
D166	10	Manakau Cemetery	State Highway 1/South Manakau Road	Pt Lot 28A DP 415	New

4.36.1 Submissions Received

No submissions were received on designations D164-D166.

4.36.2 Discussion & Evaluation

Nature of Public Work

1. HDC has sought to designate the above sites for Cemetery Purposes. The sites are currently used for existing cemeteries at Foxton, Levin, Shannon and Manakau with capacity for extensions associated with continued cemetery growth.
2. The notice of requirement provides the following information in respect of the nature of the public works: *The use and development of the district's cemeteries as public demand requires it, including all ancillary building, structures and infrastructure.*

Environmental Effects

3. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Any future expansion of the resource will be within the proposed designation footprint. The nature of the activities at the sites means that adverse effects will be minimal.

4. Council gave a Notice of Requirement for the designation of three existing cemeteries located at Avenue North Road, Levin, Avenue Road, Foxton and State Highway 1, Manakau. In assessing the environmental effects of the designation of these sites, vehicle movement and noise are considered. As these sites are already established and used for the purpose of cemeteries, it is not considered that the sites will be developed for any other development given the sensitive nature of the existing land use. The only effects associated with the proposed designating purpose are vehicle movements around the site and noise associated with these movements. Vehicle movements are considered to be intermittent having temporary effects and I do not consider that this would result in adverse effects for adjacent land owners or generate traffic for prolonged periods. On this basis, environmental effects are considered to be no more than minor.

Alternative Sites, Routes or Methods

5. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
- the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
6. The designations are considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority in that it provides for the ongoing use and management of the sites as part of the cemetery purposes for the community.
7. The notice of requirement provides:

The proposed designations enhance the implementation of Council's Cemetery Management Plan adopted by Council in the year 2000, which gave a clear focus on providing cemetery facilities at each locality in the district.

4.36.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Commissioner recommends that the notice of requirement for designations D164-D166 for Cemetery Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.

- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.37 Horowhenua District Council - D167

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D167	7	Sewage Treatment & Disposal	383 Hokio Sand Road	Defined on the Planning Maps	New

4.37.1 Submissions Received

No submissions were received on designation D167.

4.37.2 Discussion & Evaluation

Nature of Public Work

1. HDC has sought to designate the above site for Sewage Treatment and Disposal Purposes. The site is proposed to be used for the treatment of sewage and application of effluent to land including all associated wastewater management and site infrastructure required for sewage treatment and application purposes.
2. The notice of requirement provides the following information in respect of the nature of the public works:

Wastewater works: The application of treated effluent and sludge to land, including the associated discharge of odour. The proposed public work also includes the construction, operation and maintenance of facilities, buildings, structures and infrastructure for the purposes of receiving and treating sewage prior to its application to land and air.

Environmental Effects

3. In terms of environmental effects of the proposed designation, the notice of requirement provides:

There will be minimal noise and dust effects beyond the boundary of the proposed designated site. The management of wastewater shall be restricted by:

- *No treatment of wastewater within 50m of a public road or neighbouring property boundary; and*
- *No application of treated wastewater to land within 20m of a public road or neighbouring property boundary; and*

- *No offensive or objectionable odour beyond the boundary from any treatment facility or land application system.*

Noise effects associated with the proposed treatment of sewage and management of effluent will not be noticeable at the boundary of the proposed designated site due to the separation distances proposed. The proposed separation distances from activities and operations will mitigate adverse effects.

The proposed designated site is located adjacent an existing designation for the purpose of disposing of treated effluent to land. The effects of the proposed designation will be consistent with this existing designated use.

4. The purpose of the designation could result in the construction, operation and maintenance of facilities, buildings, structures and infrastructure for sewage treatment and disposal purposes. The site is not currently use or developed for this purpose, and is currently grazed pasture. The subject site adjoins the existing sewage disposal area on its western boundary which is already designated for this purpose (D119). While the Requiring Authority has concluded that minimal effects will be associated with the use of this site for this purpose, very few details of the potential development for this purpose have been provided to assess the environmental effects, such as construction effects. Notwithstanding this, the nature and level of development on the adjoining site could provide an indication of what development may occur on the new site, and an understanding of the effects of from the new sites operation and maintenance activities.
5. The jurisdiction of the territorial authority in this case is to consider the land use impacts, the key effects being those on the amenity of adjacent properties such as noise, dust and odour. The Regional Council's functions would ensure that environmental effects associated with the discharges would be appropriately managed. The Requiring Authority has identified some potential measures that could assist with the management of the land use effects. These include that the management of wastewater shall be restricted by:
 - No treatment of wastewater within 50m of a public road or neighbouring property boundary; and
 - No application of treated wastewater to land within 20m of a public road or neighbouring property boundary; and
 - No offensive or objectionable odour beyond the boundary from any treatment facility or land application system.
6. While there could be merit in imposing these measures as conditions on the designation, there is a need to better understand the potential development on the subject site. Once this development is better understood, a more complete assessment of the environmental effects can be undertaken and any potential conditions can be imposed to ensure that there were no significant adverse environmental effects.

Alternative Sites, Routes or Methods

7. The notice of requirement provides that "no alternative sites have been considered for this application as the site is adjacent to an existing works area which has been used for effluent application purposes for many years. The proposed designation will complement the existing adjacent designated site". HDC also owns the subject land.

8. The designation is considered reasonably necessary for ensuring the use of the site for achieving the objectives of the requiring authority in that it provides for the use and management of the site as part of the sewage treatment and disposal purposes for the community.
9. The notice of requirement provides:

Council's purpose as outlined within the Local Government Act (LGA) is to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing for wastewater management in a way that avoids any significant adverse effects on the environment and that sustains the life supporting capacity of the natural environment while sustaining urban growth.

Other Matters

10. The notice of requirement provides the relevant resource consents needed for the public works and the consultation undertaken with parties likely to be affected.

No resource consents from HDC are needed for the proposed activity. Resource consents will be required from Horizons Regional Council for works on the proposed designated site. Those regulatory approvals will manage the proposed discharges to land while mitigation measures proposed and conditions imposed on any consents will ensure environmental effects will be avoided, remedied or mitigated as regulated by the Regional Council.

No consultation has been undertaken, as HDC is the landowner and no other affected parties have been identified.

11. Given the need for further information to be provided by the requiring authority I am not in a position at this time to recommend that this designation be confirmed, modified or withdrawn. Should the Requiring Authority provide additional information at the hearing about potential development on the subject site and the potential adverse effects that could result from this development, I could be persuaded to consider recommending that the designations be confirmed or confirmed with conditions imposed.

4.37.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, no recommendation has been made at this time on the notice of requirement for designation D167.

4.38 Horowhenua District Council - D168

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D168	22	Sewage Facility	Mangahao Road, Shannon	Lot 55 DP 71906	New

4.38.1 Submissions Received

No submissions were received on designation D168.

4.38.2 Discussion & Evaluation

Nature of Public Work

1. HDC has sought to designate the above site for Sewage Facility Purposes. The site is currently used for a wastewater pump station and associated buildings, structures, infrastructure and operations. The nature of the proposed public work is all wastewater works involved with the transfer and pumping of sewage.

Environmental Effects

2. The notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing public work. Noise effects from the existing pump station are restricted to pumps and other machinery, none of which generate adverse noise emissions beyond the boundary of the proposed designated site. There are no odour effects as sewage is contained in pipework and other subsurface infrastructure. Visually, existing buildings and structures form part of the existing environment. Apart from the maintenance works, operations at the site are largely dormant.

3. The proposed designation site is not located in close proximity to domestic dwellings, with the closest dwellings being approximately 100 metres away and located within Mangaore Village. There is a considerable difference in elevation between the designated site and the nearest dwellings. The site is traversed by overhead electricity lines running from the Managhao Power Station and Substation which would constrain alternative uses of this land and the surrounding rural farm land. I note that only a small portion of the 1366m² site is currently developed for the designation purpose. While the designation purpose would enable further development on this site (that is consistent with the designation purpose), I am satisfied that this would not give rise to significant adverse environmental effects.

Alternative Sites, Routes or Methods

4. A consideration of alternative sites, routes or methods is not considered necessary for the following reasons:
 - the sites and facilities are in existence;
 - the requiring authority has an interest in the land as an owner and occupier of the site;
 - adverse effects on the environment are expected to be no more than minor; and
 - to move the facilities would come at a considerable expense and inconvenience to the community.
5. The designation is considered reasonably necessary for ensuring the on-going use of the sites for achieving the objectives of the requiring authority in that it provides for the ongoing use and management of the sites as part of the cemetery purposes for the community.
6. The notice of requirement provides:

Council's purpose as outlined within the Local Government Act (LGA) is to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing for wastewater management in a way that avoids any significant adverse effects on the environment and that sustains the life supporting capacity of the natural environment while sustaining urban growth.

Other Matters

7. No resource consents are needed for the activity and no consultation has been undertaken, as this notice of requirement for a designation is for an existing public work.

4.38.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Commissioner recommends that the notice of requirement for designations D168 for Sewage Facility Purposes, be confirmed.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.39 Horowhenua District Council - D169 and D171-D176

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D169	12,13	Stormwater Management	Palmer Road, Foxton Beach	Lot 115 DP 400224	New
D171	12	Stormwater Management	Nash Parade, Seabury Avenue, Foxton Beach	Lot 2 DP 46385	New
D172	12	Stormwater Management	Holben Reserve, Foxton Beach	Lot 4 DP 46385	New
D173	25	Stormwater Management	Kennedy Drive Reserve, Levin	Defined on the Planning Maps	New
D174	25	Stormwater Management	Kawiu Reserve, The Avenue, Levin	Lot 7 DP16252, Lot 8 DP 16252, Pt Lot 6 DP 16252	New
D175	28	Stormwater Management	MacArthur Street, Cambridge Street, Levin	Section 73 Levin Suburban	New

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D176	28	Stormwater Management	Vincent Drive Reserve, Easton Way, Gimblett Court, Levin	Lot 118 DP 74864, Lot 119 DP 74864	New

4.39.1 Submissions Received

No submissions were received on designations D169 and D171-D176.

4.39.2 Discussion & Evaluation

Nature of Public Work

1. HDC has sought to designate the above sites for Stormwater Management Purposes. The sites are proposed to be used for stormwater management purposes including ancillary buildings, structures, infrastructure, operations and activities required for that management.

Environmental Effects

2. In terms of environmental effects of the proposed designations, the notice of requirement provides: *To the extent possible, stormwater management areas have been identified and sized accordingly to ensure that adverse effects are minimised. However, there is a risk that during heavy rainfall, stormwater management systems could reach capacity, which may result in some temporary adverse effects on the environment.*
3. Council gave Notice of Requirement for the designation of areas of reserve land for Storm Water Management purposes. In assessing the environmental effects of various pieces of land for storm water management purposes, visual amenity, noise and accessibility will be considered. The subject sites are all currently used for storm water purposes to varying degrees and the visual impact is not considered to be significant.
4. The designation would provide for large ponding areas to collect storm water and associated structures, infrastructure and ancillary buildings, many of which are already in place. As the areas identified are reserve land, sizable buildings may have an impact on visual amenity. As reserves have high amenity values for the community, there are expectations of appropriate development on such sites. It is recommended that a condition is imposed on these designations to ensure that these values are protected and amenity levels are maintained. The operation of pumping devices for stormwater management purposes has the potential to generate noise. However, it is considered that noise effects would not extend beyond the boundary of the designations. High rainfall and ponding on these sites may also reduce accessibility to and around these sites. This effect is considered to be temporary and would not have long lasting significant effects on adjacent land owners or the wider community.
5. As the sites are currently serving storm water management purposes, I am satisfied that the environmental effects will be no more than minor if a condition controlling the size of ancillary buildings is imposed.
6. Recommended condition is:

- (a) No ancillary building for stormwater management purposes shall exceed a gross floor area of 20m². In the case of an ancillary building exceeding 20m² gross floor area, the proposal will be subject to the provisions of the underlying zone.

Alternative Sites, Routes or Methods

7. The notice of requirement states no alternative sites have been considered for these designations as the locations represent the most appropriate locations to collect, treat and manage the stormwater within the district in relation to natural stormwater flow paths and overflow paths. Council owns all the subject sites.
8. The designations are considered reasonably necessary for ensuring the use of the site for achieving the objectives of the requiring authority in that it provides for the use and management of the site as part of the stormwater purposes for the community.
9. In respect of consideration of alternative sites, the notice of requirement provides:

Council's purpose as outlined within the Local Government Act (LGA) is to 'promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future'.

Council are providing for stormwater management in a way that avoids any significant adverse effects on the environment and that sustains the life supporting capacity of the natural environment while sustaining urban growth.

Other Matters

10. The notice of requirement provides the relevant resource consents needed for the public works and the consultation undertaken with parties likely to be affected.

Stormwater management practices will be governed by resource consents issued by Horizons Regional Council, which will provide measures to avoid, remedy or mitigate any adverse effects on the environment. At this stage there are no resource consents in place but relevant consents will be applied for in due course. No consultation has been undertaken. HDC is the landowner of the site and no other affected parties have been identified.

4.39.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Commissioner recommends that the notice of requirement for designations D169 and D171-D176 for Storm Water Management Purposes, be confirmed with the following condition imposed:

- (a) No ancillary building for stormwater management purposes shall exceed a gross floor area of 20m². In the case that an ancillary building exceeds 20m², the activity will be subject to the provisions of the underlying zone.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.

- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.40 Horowhenua District Council - D170

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D170	12,3	Wastewater and Stormwater Management	Carex Grove, Foxton Beach	Lot 58 DP 407170	New

4.40.1 Submissions Received

No submissions were received on designation D170.

4.40.2 Discussion & Evaluation

Nature of Public Work

1. HDC has sought to designate the above site for Stormwater and Wastewater Management Purposes. The site is currently used for stormwater and wastewater management purposes including ancillary buildings, structures, infrastructure and operations.
2. The notice of requirement provides that the nature of the proposed work is "the collection, treatment and management of stormwater including all ancillary buildings, structures, infrastructure and activities plus the management and pumping of wastewater and all ancillary buildings, structures, infrastructure and activities".

Environmental Effects

3. In terms of environmental effects of the proposed designation, the notice of requirement provides:

There will be negligible change in environmental effects resulting from the designation, as it is for an existing work for the management of both wastewater and stormwater. Noise effects at the proposed designated site are restricted to operational machinery, none of which generate adverse noise emissions beyond the boundary of the site. There are no known odour effects beyond the boundary of the site which would be considered objectionable due to the nature of on-site activities. Visually, existing buildings and infrastructure form part of the existing environment. Apart from maintenance works, activities at the site are largely dormant.

4. The subject site is part of a relatively new subdivision development. The area identified for this designation has already been developed for this purpose as part of the new subdivision with the subject site nearly fully occupied by a pond and wastewater infrastructure. Several small buildings are currently located on this site housing equipment relating to the stormwater and wastewater management system for the subdivision. While the designation purpose would enable further development on this site consistent with the designation

purpose, given the high level of existing development, any future development is likely to be limited. I am satisfied that the environmental effects of this future development could be adequately managed through the imposition of a condition as part of the designation.

5. The Requiring Authority has assessed that the noise and odour effects from this activity would not have any adverse effect beyond the boundary. Therefore, the main potential environmental effect that needs to be considered with any increased development relating to this designation would be the visual effects of additional buildings and structures. I note that there is only a narrow strip of land around the pond available for further buildings and structures. To provide some certainty about the size of the buildings that may be constructed on this site as part of the designation, I recommend a condition be imposed to manage the visual amenity. A condition is recommended that limits the gross floor area of any ancillary building to 20m² to ensure that these buildings are of a subordinate scale to the domestic dwellings and accessory buildings likely to be constructed on the adjoining properties.
6. Recommended condition to be imposed
 - (a) No ancillary building shall exceed a gross floor area of 20m². In the case of an ancillary building exceeding 20m² gross floor area the activity will be subject to the provisions of the underlying zone.

Alternative Sites, Routes or Methods

7. No alternative sites have been considered as this notice of requirement is for existing stormwater and wastewater public works on an established site.
8. The designation is considered reasonably necessary for ensuring the on-going use of the site for achieving the objectives of the requiring authority in that it provides for the ongoing use and management of the site as part of the wastewater and stormwater management purposes for the community.
9. In regards to the consideration of alternative sites, the notice of requirement provides: *This enhances the Council's vision for social and cultural well-beings in that management of wastewater and stormwater is for the health of the people and the protection of the environment.*

Other Matters

10. No resource consents are required for the existing activity and no consultation has been undertaken as this notice of requirement is for an existing public work.

4.40.3 Reporting Officer's Recommendation

For the reasons outlined in the assessment above, it is recommended that:

Pursuant to Section 171 of the Resource Management Act 1991, the Commissioner recommends that the notice of requirement for designation D170 for Wastewater and Stormwater Management Purposes, be confirmed with the following condition imposed.

- (a) No ancillary building shall exceed a gross floor area of 20m². In the case that an ancillary building exceeds 20m², the activity will be subject to the provisions of the underlying zone.

Reasons for Recommendation:

- The activities to be carried out on the site will have no more than minor adverse environmental effects.
- Given the established nature of the site and activities, that there are no anticipated significant adverse effects and that Council has an interest in the land, a consideration of alternatives is not required.
- No submission in opposition has been received on the notice of requirement.

4.41 Horowhenua District Council - Withdrawn Designation

Since notification of the Proposed Plan, notice has been received from Horowhenua District Council requesting that the following designation in the Operative District Plan be withdrawn.

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D89		Proposed Road Widening	State Highway 57 Tokomaru	Pt Sec 27 SO 12359 & Lot 1 DP 80547	

I recommend that the notice of requirement for the withdrawal of the above designation be confirmed.

4.42 Horowhenua District Council - Other submissions

Four submissions were received in regards to the designation of sites that were not proposed to be designated in the Proposed Plan by any requiring authority.

4.42.1 Submissions Received

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
11.38	Philip Taueki	In-Part	The Kimberley site, the Kohitere site and the Horticulture Research site should be designated so they can continue to be used for special purposes other than rural or marae-based activities. this would provide greater flexibility regarding future usage and would not compromise the landscape, soil usage or even traffic management.	Designate the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes other than just rural and marae-based activities.	511.16 HDC (Community Assets Department) - In Part 519.25 Charles Rudd(Snr) - Support
60.20	Muaupoko Co-operative Society	In-Part	The submitter relies on the submission made by Philip Taueki for the following matters. The Kimberley site, the Kohitere site and the Horticulture Research site should be designated so they can continue to be used for special	Designate the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes and rural and marae-based activities.	

Sub No.	Submitter Name	Support/ In-Part/ Oppose	Summary of Submission	Decision Requested	Further Submission
			purposes other than rural or marae-based activities. This would provide greater flexibility regarding future usage and would not compromise the landscape, soil usage or even traffic management.		
11.32	Philip Taueki	In-Part	The Kimberley site, the Kohitere site and the Horticulture Research site should be identified as designations allowing the facilities to be utilised as of right.	Amend Planning Map 7 to show the following sites as designations: the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes and rural and marae-based activities.	
60.26	Muaupoko Co-operative Society	In-Part	The submitter relies on the submission made by Philip Taueki for the following matters. The Kimberley site, the Kohitere site and the Horticulture Research site should be identified as designations allowing the facilities to be utilised as of right.	Amend Planning Map 7 to show the following sites as designations: the Kimberley site, the Kohitere site and the Horticulture Research site for special purposes and rural and marae-based activities.	

4.42.2 Submissions Received

Four submissions were received seeking new designations with two further submissions. .

4.42.3 Discussion & Evaluation

1. Taueki (11.38, 11.32) and Muaupoko Co-operative Society (60.20, 60.26) seek the designation of the Kimberley site and the Kohitere site for special purposes and rural and marae-based activities. The submitters request that Council designate these sites to provide for the on-going public use of the sites and to ensure there is flexibility in how the sites are used in the future. HDC (Community Assets Department) (511.16) oppose submission point 11.38 in-part and Rudd (519.25) supports this point.
2. For Council to designate a site, there must be a defined purpose or vision for the use of that site. In addition, land can only be designated by parties with 'requiring authority' status under the RMA and not by third parties. In designating land, a requiring authority would typically have a specific interest in the land (e.g. as owner or occupier). Both sites addressed in the submissions above, are understood to form part of the landbank held by the Office of Treaty Settlements. Any plans for Council to consider acquiring or developing these sites would be considered as part of the Long Term Plan process. I note there is currently no provision for such a proposal in the 2012 Long Term Plan. If Council were to choose to pursue this matter, a designation could be sought at a later date if appropriate.

4.42.4 Reporting Officer's Recommendation

On the basis of the above assessment, I recommend submission points 11.38, 11.32, 60.20 and 60.26 are rejected and further submission 511.16 is accepted in-part.

4.43 Metservice

Metservice requested that their one designation in the Operative District Plan be withdrawn. This designation will no longer be identified.

DESIGNATING AUTHORITY : METSERVICE					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Conditions
D44	7	Meteorological Activities	Kimberley Road, Levin	Sections 32-37 DP420	

I recommend that the notice of requirement for the withdrawal of the above designation be confirmed.

5. Conclusion and Main Recommended changes from Proposed Horowhenua District Plan (as notified)

In preparing Proposed Schedule 1 - Designations notices of requirement were called for from requiring authorities with existing designations in the Operative Plan. Notices of Requirement were received for the roll over of existing designations, roll over of existing designations with modification and the inclusion of new designations in the Proposed Plan. Proposed Schedule 1 – Designations was notified in the Proposed Plan September 2012 and 30 submissions were received on this part of the Proposed Plan. This report outlines recommendations on the submissions and notice of requirements received.

The majority of submissions received were from requiring authorities, Horowhenua District Council (Community Assets Department) and land owners directly affected by designations. Requiring authorities made submissions largely in support of their designations with some minor changes sought to the text description of designations and spatial extent of designations on the Planning Maps. HDC (Community Assets Department) requested a reduction in size of one designation and the deletion one designation (in its entirety). These submission points by Council aligned with submissions made by members of the public who raised concern as property owners with particular interest in proposed sites to be designated. One submission was received on a Chorus NZ Ltd designation and sought amendment to protect private land adjacent to the utilities designation. Recommendations on submissions are summarised below:

- Accept minor amendments to text descriptions and Planning Maps
- Amend designation D117 to remove Lot 5 DP1713 (28 Durham Street, Levin)
- Delete designation D155 Okonui Hall Domain
- Include a condition for designation D11.

Notices of requirement for the roll over of designations, with the exception of one, were not assessed in this report as no recommendations on roll over designations can be made unless a submission is made on such designations. One submission was made on designation D122 and this designation is assessed in section 4.20 of this report. No changes were recommended as a result of this submission. Roll over designations are listed in Appendix One of this report.

Notices of requirement for the roll over with modification designations are assessed in this report. Modifications sought by requiring authorities varied in scale and content. Minor alterations included the correction of text descriptions of designations such as the requiring authority name, the designating purpose, street address and legal description of designations. Other modifications sought included amendment to the extent of the boundary of existing designations.

Notices of requirement for new designations were made by Horizons Regional Council and HDC (Community Assets Department). Horizons sought the designation for existing works for flood protection, land drainage, erosion control, water diversion and water level control for the ongoing maintenance of such works. HDC sought the designation of a wide range of existing and future works. In assessing notices of requirement for new designations, it is recommended that a number of new designations be confirmed with conditions imposed to ensure environmental effects of existing and future works are not significant.

From this assessment of notices of requirement for new designations, it was also identified that there is need for further information to be provided by HDC (Community Assets Department) for a number of proposed new designations before an informed and sound recommendation can be

made to the Hearing Panel. For this reason there are designations within this report on which no recommendation has been made at this time.

Recommendations on the notices of requirements for new designations are summarised below:

- Include conditions for designation D145 Tokomaru Recycling Station.
- Include a condition for designations D169 -D176 for Storm Water Management Purposes
- Accept all notices of requirement for new designations by Horizons Regional Council

Designations on which no recommendation has been made:

- D148 Recreation Reserve Levin Domain, Queen Street West/Salisbury Street
- D149 Foxton Beach Motor Camp Holben Parade, Foxton Beach
- D150 Foxton Beach Community Centre Seabury Avenue, Foxton Beach
- D151 Foxton Library Clyde Street, Foxton
- D153 Community Facility 88 Main Street, Foxton
- D156 Mangaore Village Reserves Mangahao Road, Mangaore Village
- D157 Waitarere Beach Motor Camp Park Avenue, Waitarere Beach
- D160 Community Centre Jack Allen Centre 21/23 Durham Street, Levin
- D161 Cinema Salisbury Street, Levin
- D162 Council Offices 126-148 Oxford Street, Levin
- D163 Motor Camp Playford Motor Camp, Park Avenue, Levin
- D167 Sewage Treatment and Disposal 383 Hokio Sand Road
- D178 Town Hall Foxton Memorial Hall, Main Street, Clyde Street, Foxton
- D179 Recreation Reserve Shannon Domain Ballance Street, Stout Street, Shannon
- D180 Recreation Reserve Te Maire Park, Plimmer Terrace, Shannon
- D181 Levin Public Gardens 4 Kent Street, Levin

Overall, it is recommended that Council proceed with Schedule 1 - Designations, subject to the amendments recommended in this report. These are set out in their entirety in Appendix Two of this report.

6. Appendices

Appendix One lists roll over designations that Council has received no submissions on and does not wish to recommend any new conditions.

Appendix Two of this report outlines those amendments that have been recommended in this report (additions are shown with underline and deletions are shown with ~~strike through~~). In addition to those changes that have come from the assessment of notice of requirements and submissions on proposed designations, Clause 16 changes have been included. Appendix Two provides a full Schedule 1 - Designations and a set of relevant Planning Maps with all recommended changes recorded.

Appendix Three is the written response of Chorus NZ Ltd to the submission received on designation D11.

6.1 Appendix One Schedule 1 - Roll Over Designations

DESIGNATING AUTHORITY : MINISTER FOR COURTS					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D35	27A	Levin Courthouse	Stanley Street/Bristol Street, Levin	Section 8 Blk IX Town of Levin	Roll over

DESIGNATING AUTHORITY : MINISTER OF POLICE					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D36	14,15	Foxton Police Station	3 Main Street, Foxton	Pt Lot 2 DP 30219	Roll over
D38	21A	Shannon Police Station	25 Ballance Street, Shannon	Lot 241 DP 368	Roll over

DESIGNATING AUTHORITY : ELECTRA					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D41	15	Depot and Substation	11A Union Street, Foxton	Lot 4 DP 67167	Roll over
D42	21	Depot and Substation	Stafford Street, Shannon	Pt Lot 3 DP 71149	Roll over
D43	24	Depot and Substation	270 Kawi Road, Levin	Lot 1 DP 42722	Roll over
D44	29	Electricity Substation and Telecommunication, Radiocommunication and Ancillary Activities	69 Taranua Road, Levin	Lot 2 DP 59877	Roll over

DESIGNATING AUTHORITY : POWERCO					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D45	1	Gas Metering Site	Foxton Beach Road	Lot 1 DP 77026	Roll over

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL					
Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D46	4,5	Flood Protection	Moutoa Floodway	Defined on the Planning Maps	Roll over
D47	4	Land Drainage	Diagonal Pump Station	Defined on the Planning Maps	Roll over
D48	5	Land Drainage	Cooks Pump Station	Defined on the Planning Maps	Roll over
D50	5	Land Drainage	Koputaroa No. 2 Pump Station	Defined on the Planning Maps	Roll over

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL

Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D53	5	Land Drainage	Mangaore Pump Station	Defined on the Planning Maps	Roll over
D57	5	Land Drainage	Birnie Coombs Pump Station	Defined on the Planning Maps	Roll over
D59	5	Land Drainage	Boundary Pump Station	Defined on the Planning Maps	Roll over
D60	3	Land Drainage	Ashlea Road Pump Station	Defined on the Planning Maps	Roll over

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL

Des. No	Map No	Designating Purpose	Street Address	Legal Description	Modification Sought
D96	14	Local Purpose Reserve (Water Works)	Herrington Street, Foxton	Lot 32 DP 17402	Roll over
D108	13	Recreation Reserve	Foxton Beach	Lot 2 DP 422595	Roll over
D109	13	Recreation Reserve	Hartley Street, Foxton Beach	Pt Section 268 Town of Foxton	Roll over
D110	1,15	Waste Transfer Station and Closed Landfill	Purcell Street, Stewart Street, Foxton	Section 591 Town of Foxton, Lot 1 DP 14663, Crown Land Survey Office Plan 21809	Roll over
D112	5	Cemetery	Hickford Road, Foxton	Sec 614 Town of Foxton, Lot 2 DP 61106	Roll over
D115	27	Cemetery	Mako Mako Road, Levin	Section 29 Blk I Waiopahu SD	Roll over
D121	5	Cemetery	Koputaroa Road, Levin	Pt Lot 1 DP 4297	Roll over
D123	16	Segregation Strip	State Highway 57, Tokomaru	Road Reserve	Roll over
D124	16	Sewage Treatment Plant	Nikau Street, Tokomaru	Lot 1 DP 45200, Lot 2 DP 45200	Roll over
D125	5	Sewage Treatment Plant	Johnson Street, Shannon	Lot 1 DP 30807	Roll over
D126	5	Cemetery	Brown Street, Shannon	Lot 486 DP 369, Lot 488 DP 369	Roll over
D131	23	Proposed Foreshore Reserve	Hokio Beach	Defined on the Planning Maps	Roll over
D132	36	Proposed Foreshore Reserve	Waikawa Beach	Defined on the Planning Maps	Roll over
D134	19	Proposed Foreshore Reserve	Waiterere Beach	Defined on the Planning Maps	Roll over
D135	4,7,17,19,23	Proposed Foreshore Reserve	Hokio Beach, Waikawa Beach, Waitarere Beach	Defined on the Planning Maps	Roll over

6.2 Appendix Two Proposed District Plan as amended per officer's recommendations

It is recommended that the following amendments be made to Schedule 1 - Designations:

1.1 Purpose of a Designation

Under the provisions of the RMA, a Minister of the Crown or a local authority with financial responsibility for a public work, or a network utility operator which has been approved as a requiring authority under Section 167 of the RMA, may designate land for public works.

The effect of designating land is to authorise the use of that land for a particular work. Once a designation is in place it takes precedence over the zoning of the land. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work.

The 'underlying zone' of a designation applies to any other activities that are for a purpose different to the designation purpose (or activities undertaken by a party other than the requiring authority) under s176 of the RMA. Any activity or works outside the scope of a designation will require resource consent unless the activity or works are a permitted activity within the underlying zone.

1.2 Existing Designations

The process to include existing designations in the Proposed District Plan is described in Clause 4 of the First Schedule of the RMA. Prior to a Territorial Authority publicly notifying a Proposed District Plan, it is required to invite Requiring Authorities which have an existing designation in the Operative District Plan, to give written notice advising that the designation is required to be included in the Proposed District Plan, with or without modification. A modification means that the earlier boundary, purpose or some other aspect of the existing designation has been changed in some way.

Where the Requiring Authority states that a designation is to be included in the District Plan with modification, it is required to submit the nature of and reasons for the modification.

If no notification is given to the Territorial Authority, then that designation will not be included in the Proposed District Plan. A designation lapses on the expiry of five years after the date which it is included in the Proposed District Plan unless it is given effect to before the end of that period.

1.3 New Requirements for Designations

The process for new requirements for designations is specified in Part VIII of the RMA. A new requirement for a designation can be made at any time, but Requiring Authorities have the opportunity to include any new requirements in the Proposed District Plan, for public notification pursuant to Section 170 of the RMA. Section 168 of the RMA and Form 12 of the Resource Management (Forms) Regulations 1991 prescribe the information to be supplied with new requirements.

1.4 Public Submission Process

Submissions in support or opposition to a new requirement may be made under Section 169 of the RMA. Submissions in support or opposition to a designation or new requirement notified with the

Proposed District Plan can be made as part of the public notification process of the Proposed District Plan.

1.5 Determination of Designations

If no submissions are received on an existing designation included in the Proposed District Plan, Council can allow the designation to continue without making any recommendations. However, for new requirements, Council must make a recommendation to the Requiring Authority. The Requiring Authority then decides whether or not to accept the recommendation.

LIST OF DESIGNATIONS

DESIGNATING AUTHORITY : NEW ZEALAND RAILWAYS CORPORATION				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D1	<u>3,5,7,8,10,16,21,21A,25,27,27B,28,28A,28B,29,34,35,37</u>	Railway Purposes	State Highway and Cambridge Street, Levin	Defined on the Planning Maps

DESIGNATING AUTHORITY : NZ TRANSPORT AGENCY				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D2	<u>1,2,4,7,10,14,15,15A,25,27,27A,27B,28,28A,28B,29,34,35,37</u>	State Highway 1 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps
D3	2,5	State Highway 56 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps
D4	<u>3,5,6,6A,7,8,16,21,21A,28,30,32</u>	State Highway 57 - To undertake maintenance, operation and use of, and improvement of a State Highway		Defined on the Planning Maps

DESIGNATING AUTHORITY : TELECOM NZ LTD				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D5	10	Telecommunication Radiocommunication and Ancillary Activities	State Highway 1/Waitohu Valley Road, Manakau	Section 1 SO 26184 CT: WN46B/608
D6	28A	Telecommunication Radiocommunication and Ancillary Activities	10-12 Devon Street, Levin	Sections 7, 9 Blk IV Town of Levin CT: WN39B/997 and WN35D/858
D7	5	Telecommunication Radiocommunication and Ancillary Activities	Heights Road, Shannon	Lot 1 DP 72490 CT: WN41A/293

DESIGNATING AUTHORITY : CHORUS NZ LTD				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D8	2	Telecommunication Radiocommunication and Ancillary Activities	3 Poplar Road, Opiki	Section 1 SO 25041 CT: WN36A/664
D9	21A	Telecommunication Radiocommunication and Ancillary Activities	4 Stout Street, Shannon	Lot 2 DP 66855 CT: WN40A/207
D10	17,19	Telecommunication Radiocommunication and Ancillary Activities	667 Waitarere Beach Road, Waitarere	Section 1 SO 25757 CT: WN37A/958
D11	37	Telecommunication Radiocommunication and Ancillary Activities	33A Honi Taipua Street, Manakau	Lot 1 DP 81871 CT: WN48B/764

DESIGNATING AUTHORITY : CHORUS NZ LTD				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D12	7	Telecommunication Radiocommunication and Ancillary Activities	685 State Highway 1, Kuku	Section 1 SO 24101 CT:WN36A/476
D13	4	Telecommunication Radiocommunication and Ancillary Activities	805 State Highway 1, Poroutawhao	Section 1 SO 24078 CT:WN36A/596
D14	12,13	Telecommunication Radiocommunication and Ancillary Activities	1A Linklater Avenue, Foxton Beach	Lot 1 DP 72853 CT:WN39B/611
D15	2	Telecommunication Radiocommunication and Ancillary Activities	State Highway 1, Himatangi	
D16	15A	Telecommunication and Radiocommunication and Ancillary Activities	Johnston Street, Foxton	Section 623 Town of Foxton CT:WN36A/856

DESIGNATING AUTHORITY : MINISTER OF EDUCATION				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D17	14	Educational Purposes	Manawatu College, Ladys Mile, Foxton	Pt Lot 1 DP 15206, Lots 4, 5 Deeds 586, Lot 2 DP 15206, Sections 621, 624 Town of Foxton
D18	14,15	Educational Purposes	Foxton Primary, Park Street, Foxton	Sections 94, 96, 527 Town of Foxton, Lots 1, 2 DP 2612, Lots 1, 2 DP 12396
D19	15	Educational Purposes	Coley Street Primary, Coley Street, Foxton	Sections 489, 490, 491, 494 Town of Foxton, Pt Sections 492, 493 Town of Foxton, Lot 10 DP 24627, Lot 1 DP 26102, Pt Lot 2 DP 10437
D20	2	Educational Purposes	Opiki Primary, Opiki Road (566 Tane Road), Opiki	Pt Lot 8 DP 8800
D21	5	Educational Purposes	Koputaroa Primary, 399 Koputaroa Road, Koputaroa	Pt Section 20 Blk XIV Mt Robinson SD
D22	4	Educational Purposes	Poroutawhao Primary, 796-800 State Highway 1, Koputaroa	Pt Lot 1 DP 6258
D23	16	Educational Purposes	Tokomaru Primary, Tokomaru Road, Tokomaru	Sections 166, 167 Town of Tokomaru
D24	21A	Educational Purposes	Shannon Primary, State Highway 57, Shannon	Lots 3-8 DP 15463, Pt Lot 15 DP 7724, Lot 2 DP 364308
D25	34,35	Educational Purposes	Ohau Primary, 13 Muhunoa East Road, Ohau	Lot 2 DP 83084
D26	37	Educational Purposes	Manakau Primary, State Highway 1, Manakau	Sections 32-37 Town of Manakau
D27	12	Educational Purposes	Foxton Beach Primary, Thomas Place, Foxton Beach	Pt Section 270 Town of Foxton
D28	24,25,27,28	Educational Purposes	Levin North Primary, Weraroa Road, Levin	Section 85 Levin Suburban
D29	27	Educational Purposes	Levin Intermediate and Levin School, Collingwood Street, Levin	Lot 1 DP 28645, Pt Lot 2 DP 15701, Lot 1 DP 40425
D30	27,27A,27B	Educational Purposes	Horowhenua College, Weraroa Road, Levin	Lot 2 DP 329514

DESIGNATING AUTHORITY : MINISTER OF EDUCATION

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D31	28	Educational Purposes	Fairfield Primary, MacArthur Street, Levin	Lots 7, 8 DP 18673, Pt Lot 15, 17, 19 DP 1824
D32	28	Educational Purposes	Levin East Primary, 78-92 Bartholomew Road, Levin	Pt Section 31 Blk I Waiopahu SD
D33	28,30	Educational Purposes	Waiopahu College, Bartholomew Road, Levin	Lot 2 DP 42596, Lot 43 DP 32857, Pt Section 31 Blk I Waiopahu SD
D34	30	Educational Purposes	Taitoko Primary, Balmoral Street, Levin	Pt Lot 65 DP 27947

DESIGNATING AUTHORITY : MINISTER FOR COURTS

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D35	27A	Levin Courthouse	Stanley Street/Bristol Street, Levin	Section 8 Blk IX Town of Levin

DESIGNATING AUTHORITY : MINISTER OF POLICE

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D36	14,15	Foxton Police Station	3 Main Street, Foxton	Pt Lot 2 DP 30219
D37	27A	Levin Police Station	5-7 Bristol Street, 17 Stanley Street, Levin	Lot 1 DP 76606
D38	21A	Shannon Police Station	25 Ballance Street, Shannon	Lot 241 DP 368

DESIGNATING AUTHORITY : TRANSPower NZ LTD

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D39	22	Substation	Mangahao Road, Mangaore Village	Section 1 SO 37062
D40	22	Outdoor Switchyard	Te Paki Road, Mangaore Village	Pt Section 1 SO 37683

DESIGNATING AUTHORITY : ELECTRA

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D41	15	Depot and Substation	11A Union Street, Foxton	Lot 4 DP 67167
D42	21	Depot and Substation	Stafford Street, Shannon	Pt Lot 3 DP 71149
D43	24	Depot and Substation	270 Kawi Road, Levin	Lot 1 DP 42722
D44	29	Electricity Substation and Telecommunication, Radiocommunication and Ancillary Activities	69 Tararua Road, Levin	Lot 2 DP 59877

DESIGNATING AUTHORITY : POWERCO				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D45	1	Gas Metering Site	Foxton Beach Road	Lot 1 DP 77026

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D46	4,5	Flood Protection	Moutoa Floodway	Defined on the Planning Maps
D47	4	Land Drainage	Diagonal Pump Station	Defined on the Planning Maps
D48	5	Land Drainage	Cooks Pump Station	Defined on the Planning Maps
D49	5	Land Drainage	Koputaroa No. 1 Pump Station	Defined on the Planning Maps
D50	5	Land Drainage	Koputaroa No. 2 Pump Station	Defined on the Planning Maps
D51	5	Land Drainage	Koputaroa No. 3 Pump Station	Defined on the Planning Maps
D52	4	Land Drainage	Koputaroa No. 4 Pump Station	Defined on the Planning Maps
D53	5	Land Drainage	Mangaore Pump Station	Defined on the Planning Maps
D54	5	Land Drainage	Speirs Pump Station	Defined on the Planning Maps
D55	5	Land Drainage	Okuku Pump Station	Defined on the Planning Maps
D56	5	Land Drainage	Makerua East Pump Station	Defined on the Planning Maps
D57	5	Land Drainage	Birnie Coombs Pump Station	Defined on the Planning Maps
D58	5	Land Drainage	Donnelly Pump Station	Defined on the Planning Maps
D59	5	Land Drainage	Boundary Pump Station	Defined on the Planning Maps
D60	3	Land Drainage	Ashlea Road Pump Station	Defined on the Planning Maps
D61	1	Flood Control	Lake No. 1 Stopbank	Defined on the Planning Maps
D62	2,3,5	Flood Control	Manawatu River Stopbank – true left bank PNC boundary to Tokomaru River	Defined on the Planning Maps
D63	4,5	Flood Control	Manawatu River Stopbank – true left bank Tokomaru River to Levin Road	Defined on the Planning Maps
D64	2,5	Flood Control	Manawatu River Stopbank – true right bank from Himatangi 2B1C2 to Moutoa Sluice gates	Defined on the Planning Maps
D65	4,5	Flood Control	Manawatu River Stopbank – Moutoa sluice gates to Matararapa Road	Defined on the Planning Maps
D66	1,4,13, 15	Flood Control	Manawatu River and Foxton Loop Stopbank – Matararapa Road to Whitebait Creek	Defined on the Planning Maps
D67	12,13	Flood Control	Manawatu River Stopbank, and concrete and timber floodwalls – Foxton Beach township	Defined on the Planning Maps
D68	4,5	Flood Control	Moutoa Floodway Stopbanks – both banks from Moutoa sluice gates to Foxton Loop confluence	Defined on the Planning Maps

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D69	5	Flood Control	Moutoa Sluice gates – Foxton/Shannon Road	Defined on the Planning Maps
D70	4	Flood Control	Duck Creek Stopbanks – both banks and ringbank on true left bank opposite Newth Road/Levin Road Junction	Defined on the Planning Maps
D71	5,6	Flood Control	Tokomaru River Stopbanks – both banks from Manawatu confluence to the NIMT	Defined on the Planning Maps
D72	3,5,6	Flood Control	Linton Main Drain Stopbanks – both banks from Tokomaru confluence to PNCC boundary	Defined on the Planning Maps
D73	5,8	Flood Control	Koputaroa Stream Stopbanks – both banks from Manawatu confluence to NIMT	Defined on the Planning Maps
D74	5,8	Flood Control	Koputaroa Stream Stopbank – true left bank from NIMT to SH 57 and tributary drains	Defined on the Planning Maps
D75	4,5	Flood Control	Aratangata Drain Stopbanks – both banks from Manawatu confluence to 800m south of Koputaroa Road	Defined on the Planning Maps
D76	5	Flood Control	Kara Creek Stopbanks – both banks from Tokomaru confluence to midway between SH 57 and Hennessy Road	Defined on the Planning Maps
D77	5	Flood Control	Mangapuketea Stream Stopbanks – both banks from Kara confluence to south of Kingston Road	Defined on the Planning Maps
D78	5,21	Flood Control	Mangaore Stream Stopbanks – both banks from Manawatu confluence to NIMT	Defined on the Planning Maps
D79	7	Flood Control	Ohau River Stopbank – true right bank from opposite Hogg's Road to Lot 2 DP 68543	Defined on the Planning Maps
D80	7	Flood Control	Ohau River Stopbank – true left bank from the end of Hogg's Road to the river mouth	Defined on the Planning Maps
D81	7	Flood Control	Coastal Stopbank - 150m long centred on E2692829/N6059055	Defined on the Planning Maps
D82	7	Flood Control	Kuku Stream Stopbanks – both banks from Ohau confluence to 600m upstream	Defined on the Planning Maps
D83	7	Flood Control	Parkins Stopbank – 180m long centred on E2696011/N6058563	Defined on the Planning Maps
D84	7	Flood Control	Haynes Drop Structure and Spillway Gates – centred on E2694975/N6057767	Defined on the Planning Maps
D85	4	Land Drainage	Pleuger Pump Station – at drain outlet on northern side of floodway	Defined on the Planning Maps
D86	4	Land Drainage	Whirokino Pump Station – at outlet drain on Duck Creek	Defined on the Planning Maps
D87	5	Land Drainage	Bowler Pump Station – Moutoa floodway	Defined on the Planning Maps

DESIGNATING AUTHORITY : HORIZONS REGIONAL COUNCIL				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D88	5	Land Drainage	Kere Kere Road Pump Station – Moutoa floodway	Defined on the Planning Maps
D89	5	Land Drainage	Kingston Pump Station – Tokomaru River adjacent to Okuku Road	Defined on the Planning Maps
D90	14,15	Land Drainage	Kings Canal Drain – between Nye Street and Avenue Road, Foxton	Defined on the Planning Maps
D91	15	Land Drainage	Foxton East Culvert – adjacent to Harbour Street/Purcell Street junction, Foxton Loop	Defined on the Planning Maps
D92	7	Erosion Control	Parkins Drop Structure – centred on E2696272/N6058480	Defined on the Planning Maps
D93	2,3,5	Water Diversion	Manawatu River Guidebanks – at 40, 44, 53, 54, 58 and 62km	Defined on the Planning Maps
D94	1	Water Level Control	Lake No. 2, Lake No. 3 and Lake Koputara Control Weirs – North of Foxton Beach township	Defined on the Planning Maps
D95	7	Water Level Control	Lake Horowhenua Control Weir – Hokio Stream at E2699288/N6064334	Defined on the Planning Maps

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL				
Des. No	Map No	Designating Purpose	Street Address	Legal Description
D96	14	Local Purpose Reserve (Water Works)	Herrington Street, Foxton	Lot 32 DP 17402
D97	15	Water Treatment and Council Depot	Union Street, Harbour Street, Foxton	Pt 169 Section Town of Foxton, Lot 1 DP 30185, Road Reserve Harbour Street, Foxton
D98	15	Water Treatment Plant	Harbour Street, Foxton	Section 1 SO 18592
D99	15A	Town Hall	Coronation Hall, Avenue Road, Foxton	Lot 1 DP 86249
D100	15A	Museum	Main Street, Foxton	Section 640 Town of Foxton
D101	15A	Council Offices	Main Street, Foxton	Pt Section 598 Town of Foxton
D102	15A	Proposed Local Purpose Reserve (Park, Heritage)	Flax Mill Reserve, Main Street, Foxton	Pt Lot 2 DP 69076, Lot 1 DP 20930, Lot 2 DP 20930
D103	15A	Recreation Reserve (Eastern Park & Potaka Park)	Johnston Street, Foxton	Defined on the Planning Maps
D104	1,14	Recreation Reserve	State Highway 1	Pt Sections 410, 477 Town of Foxton, Sections 634, 635 Town of Foxton
D105	12	Surf Lifesaving Clubrooms and Car Park	Foxton Beach	Pt Lot 1 DP 17622
D106	1,12	Refuse Disposal Site (Closed)	Foxton Beach	Pt Section 3 Blk II Moutere SD, Pt Sections 6, 7 Blk I Moutere SD
D107	13	Water Treatment and Reservoir	Edinburgh Street, Foxton Beach	Pt Lot 3 DP 10243, Pt Lot 4 DP 9897, Pt Lot 3 DP10243, Pt Lot 4 DP 4897, Pt Lot 3 DP10243, Pt Lot 4 DP 4897

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D108	13	Recreation Reserve	Foxton Beach	Lot 2 DP 422595
D109	13	Recreation Reserve	Hartley Street, Foxton Beach	Pt Section 268 Town of Foxton
D110	1,15	Waste Transfer Station and Closed Landfill	Purcell Street, Stewart Street, Foxton	Section 591 Town of Foxton, Lot 1 DP 14663, Crown Land Survey Office Plan 21809
D111	4	Oxidation Ponds	Newth Road, Foxton	Manawatu-Kukutauaki 7E1A, 7E2A
D112	5	Cemetery	Hickford Road, Foxton	Section 614 Town of Foxton, Lot 2 DP 61106
D113	1,12	Sewage Treatment Plant	248 Palmer Road, Foxton Beach	Lot 3 DP 395314
D114	26,27	Sewage Treatment Plant	Mako Mako Road, Levin	Lot 1 DP 28296, Lot 1 DP 30808, Lot 3 DP 59892, Pt Section 22 Blk I Waiopahu SD, Pt Section 22 Blk I Waiopahu SD
D115	27	Cemetery	Mako Mako Road, Levin	Section 29 Blk I Waiopahu SD
D116	27B	Library and Community Centre	Te Takere, Bath Street Levin,	Lot 1 DP 31552, Pt Sec 15 Blk XI Town of Levin, Pt Sec 13 Blk XI Town of Levin, Lot 14 DP 31985, Lot 12 DP 31985, Sec 1 SO 449786
D117	27B	Car Park	Bath Street, Levin	Pt Lot 1 DP 1713, Pt Lot 3 DP1713, Lot 2 DP1713, Lot 1 DP1713, Lot 5 DP1713, Lot 6 DP 1713
D118	4,19	Sewage Treatment and Disposal	Waitarere	Lot 1 DP 70579
D119	7	Sewage Treatment and Disposal	Hokio Sand Road, Hokio Beach	Horowhenua XIB41SouthP, Horowhenua XIB41SouthS, Horowhenua XIB41SouthN1, Lot 1 DP 59628
D120	5	Rubbish Dump	Hennesey Road, Shannon	Lot 1 DP 6241
D121	5	Cemetery	Koputaroa Road, Levin	Pt Lot 1 DP 4297
D122	7	Rubbish Dump	Hokio Beach Road, Hokio Beach	Lot 3 DP 40743
D123	16	Segregation Strip	State Highway 57, Tokomaru	Road Reserve
D124	16	Sewage Treatment Plant	Nikau Street, Tokomaru	Lot 1 DP 45200, Lot 2 DP 45200
D125	5	Sewage Treatment Plant	Johnson Street, Shannon	Lot 1 DP 30807
D126	5	Cemetery	Brown Street, Shannon	Lot 486 DP 369, Lot 488 DP 369
D127	21	Waste Transfer Station and Depot, Refuse Collection and Transfer	Thomson Street, Shannon	Lot 625 DP 369, Lot 627 DP 369
D128	21A	Reserve for Civic Purposes (Shannon Library)	Plimmer Street, Stout Street, Shannon	Road Reserve, Pt Lot 232 DP368, Lot 3 DP 76783, Pt Lot 233 DP 368, Pt Lot 234 DP368, Pt Lot 235 DP 368
D129	29	Council Depot	Sheffield Street, Coventry Street, Levin	Section 62 Horowhenua Settlement
D130	17	Reserve for Civic Purposes	Park Avenue, Waitarere	Section 2 Blk III Moutere SD
D131	23	Proposed Foreshore Reserve	Hokio Beach	Defined on the Planning Maps
D132	36	Proposed Foreshore Reserve	Waikawa Beach	Defined on the Planning Maps

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL

Des. No	Map No	Designating Purpose	Street Address	Legal Description
D133	17,19	Surf Lifesaving Clubrooms and Car Park	Waitarere Beach Road	Lot 60 DP 10023
D134	19	Proposed Foreshore Reserve	Waitarere Beach	Defined on the Planning Maps
D135	4,7,17,19,23	Proposed Foreshore Reserve	Hokio Beach, Waikawa Beach, Waitarere Beach	Defined on the Planning Maps
D136	6	Tokomaru Water Treatment Plant	Tokomaru East Road, Tokomaru	Lot 1 DP 55439, Road Reserve
D137	6	Tokomaru Water Intake	186 Tokomaru East Road, Tokomaru	Lot 1 DP 25126
D138	5	Shannon Water Treatment Plant	166 Mangahao Road, Shannon	Lot 1 DP 56692, Pt Section 2 Blk XVI Mt Robinson SD, Pt Section 2 Blk XVI Mt Robinson SD
D139	22	Shannon Water Intake	Mangaore Road, Shannon	Lot 1 DP 343456
D140	8,33	Levin Water Treatment Plant	282 Gladstone Road, Levin	Defined on the Planning Maps
D141	14	Ladys Mile Water bore	Ladys Mile, Foxton	Section 622 Town of Foxton
D142	13	Flagstaff Street Water bore	Unformed Flagstaff Street, Foxton Beach	Lot 1 DP 25288, Lot 1 DP 441451, Road Reserve
D143	14,15,15A	Clyde Street Water bore	Clyde Street, Foxton	Section 4 SO 31290
D144	12,13	Foxton Beach Recycling Station	Seabury Avenue, Foxton Beach	Lot 1 DP 91336
D145	16	Tokomaru Recycling Station	761 Makerua Road, State Highway 57	Lot 3 DP 50706
D146	21A	Shannon Recycling Station	20 Ballance Street, Shannon	Pt Lot 266 DP 368
D147	2	Opiki Recycling Station	566 Tane Road/Opiki School	Road Reserve, Tane Road
D148	27A,27B	Recreation Reserve	Levin Domain, Queen Street West/Salisbury Street	Section 24 Levin Suburban
D149	12	Foxton Beach Motor Camp	Holben Parade, Foxton Beach	Pt Section 7 Blk I Moutere SD
D150	12,13	Foxton Beach Community Centre	Seabury Avenue, Foxton Beach	Lot 1 DP 74876
D151	15A	Foxton Library	Clyde Street, Foxton	Lot 1 DP 21372
D152	15A	St John Ambulance Building	8 Whyte Street, Foxton	Lot 1 DP 80945
D153	15A	Community Facility	88 Main Street, Foxton	Lot 5 DP 16224
D154	16	Tokomaru Hall Carpark	State Highway 57, Tokomaru	Pt Section 27 Town of Tokomaru
D155	5	Okonui Hall Domain-Levin	Okuku Road-Shannon-North	Lot 4 DP 20312
D154-D155	<u>27B/28B</u>	<u>Levin Public Gardens</u>	<u>4 Kent Street Levin</u>	<u>Lot 1 DP 45757 and Lot 2 DP45727</u>
D156	22	Mangaore Village Reserves	Mangahao Road, Mangaore Village	Lot 33 DP 71906, Lot 48 DP 71905
D157	17	Waitarere Beach Motor Camp	Park Avenue, Waitarere Beach	Lot 1 DP 13250, Lot 2 DP 13250, Lot 12 DP 10678, Pt Lot 63 DP 10023
D158	21A	Public Toilets	Shannon Public Toilets, 7 Ballance Street, Shannon	Pt Lot 236 DP 368
D159	21A	Reserve for Civic Purposes	Shannon War Memorial Hall, 10 Grey	Pt Lots 186 DP 368, Pt Lots 187 DP

DESIGNATING AUTHORITY : HOROWHENUA DISTRICT COUNCIL

Des. No	Map No	Designating Purpose	Street Address	Legal Description
			Street, Shannon	368, Pt Lot 187 DP 368
D160	27B	Community Centre	Jack Allen Centre, 21/23 Durham Street, Levin	Lot 43 DP 1734, Lot 44 DP 1734
D161	27B	Cinema	Salisbury Street, Levin	Lot 12, 13 DP 2234
D162	27B	Council Offices	126-148 Oxford Street, Levin	Defined on the Planning Maps
D163	28,30	Motor Camp	Playford Motor Camp, Park Avenue, Levin	Section 68 Levin SUBURBAN
D164	7	Cemetery	Avenue North Road, Levin	Lot 3 DP 397828
D165	15A	Cemetery	Park Street/Avenue Road	Awahou 97B
D166	10	Manakau Cemetery	State Highway 1/South Manakau Road	Pt Lot 28A DP 415
D167	7	Sewage Treatment & Disposal	383 Hokio Sand Road	Defined on the Planning Maps
D168	22	Sewage Facility	Mangahao Road, Shannon	Lot 55 DP 71906
D169	12,13	Stormwater Management	Palmer Road, Foxton Beach	Lot 115 DP 400224
D170	12,3	Wastewater and Stormwater Management	Carex Grove, Foxton Beach	Lot 58 DP 407170
D171	12	Stormwater Management	Nash Parade, Seabury Avenue, Foxton Beach	Lot 2 DP 46385
D172	12	Stormwater Management	Holben Reserve, Foxton Beach	Lot 4 DP 46385
D173	25	Stormwater Management	Kennedy Drive Reserve, Levin	Defined on the Planning Maps
D174	25	Stormwater Management	Kawiu Reserve, The Avenue, Levin	Lot 7 DP16252, Lot 8 DP 16252, Pt Lot 6 DP 16252
D175	28	Stormwater Management	MacArthur Street, Cambridge Street, Levin	Section 73 Levin Suburban
D176	28	Stormwater Management	Vincent Drive Reserve, Easton Way, Gimblett Court, Levin	Lot 118 DP 74864, Lot 119 DP 74864
D177	15	Water Treatment Plant	Foxton Water Treatment Plant	Pt Lot 1 DP 15523, Lot 14 DP 54494, Pt Section 169 Town of Foxton
D178	15A	Town Hall	Foxton Memorial Hall, Main Street, Clyde Street, Foxton	Pt Sections 104, 105 Town of Foxton
D179	21	Recreation Reserve	Shannon Domain Ballance Street, Stout Street, Shannon	Lot 703 DP 368, Lot 706 Town of Shannon
D180	21A	Recreation Reserve	Te Maire Park, Plimmer Terrace, Shannon	Lot 1 DP 71514

Designations shaded in grey are yet to receive a recommendation.

Appendix 1: ~~Telecom New Zealand Limited and Chorus New Zealand Limited~~ Designation Conditions

Telecom New Zealand Limited and Chorus New Zealand Limited Designation Conditions:

Masts and Antennas

The height of any (new) mast and associated antennas (including any lightning rod) shall not exceed the following height limits in the respective underlying zones of the designations:

<i>Residential</i>	<i>15m</i>	
<i>Rural</i>	<i>25m</i>	
<i>Commercial (within Pedestrian Overlay Areas)</i>		<i>20m</i>
<i>Commercial (outside Pedestrian Overlay Areas)</i>		<i>15m</i>

2. Notwithstanding condition 1, the antennas on the mast existing as at the date of the Proposed District Plan [*insert date once notified*] may be upgraded, reconfigured or additional antennas installed subject to there being no increase in the overall height of the mast and attached antennas.

3. Antennas mounted on the roof of buildings shall not exceed more than 3 metres above the maximum height of the roof of any existing building in the Residential or Commercial (outside Pedestrian Overlay Areas) zones, and 6 metres above the maximum height of the roof of any existing building in the Rural or Commercial (within Pedestrian Overlay Areas) zones.

Buildings

4. Any buildings, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:

Residential and Commercial (outside Pedestrian Overlay Areas)

<i>Height</i>	<i>8.5m</i>
<i>Boundary Setback</i>	<i>3m from a road boundary and 1.5m from any other boundary</i>
<i>Floor Area</i>	<i>50m²</i>

Rural and Commercial (within Pedestrian Overlay Areas)

<i>Height</i>	<i>15m</i>
<i>Boundary Setback</i>	<i>3m from a road boundary and 1.5m from any other boundary</i>
<i>Floor Area</i>	<i>50m²</i>

Except this shall not restrict the maintenance, upgrading and replacement of any existing building where it infringes this condition provided there is no additional exceedence of the standards with this condition.

Height in relation to boundary - shall comply with the relevant height in relation to boundary controls from adjoining residential boundaries as included in the Horowhenua District Plan as at the [*date the Plan Review is notified*].

Noise

5. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall not exceed the following noise limits:

At the boundary with any Rural or Residential Zoned land:

7am - 10pm: 55 dBA. L10

10pm - 7am: 40 dBA.L10

10pm - 7am: 65 dBA. Lmax

At the boundary with any Commercial Zoned land:

At any time on any day: 65 dBA. L10

6. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 5 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise level to confirm compliance with this condition.

7. For any changes or additions to any electricity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in Condition 5, an Outline Plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level, and do not exceed existing noise levels.

Radiofrequency Fields

8. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in New Zealand Standard NZS2772.1:1999.1 at all times.

Outline Plan of Works

9. That an Outline Plan of works shall not be required for any internal building works (excluding equipment generating external noise), general site maintenance and repair work, like for like replacement of equipment, or for the replacement of any antennas with antennas of similar size, provided that there is no overall increase in the overall height of the facility.

The following condition applies to Designation D11 Telecommunication Radiocommunication and Ancillary Activities 33A Honi Taipua Street, Manakau Lot 1 DP 81871 CT:WN48B/764

(a) That new mobile equipment, being masts and antennas forming part of the cellular network, shall be subject to the rules for the underlying zone.

Horowhenua District Council Designation Conditions:

The following conditions apply to Designation D145 Tokomaru Recycling Station 761 Makerua Road, State Highway 57, Lot 3 DP 50706.

(a) No building or structure shall exceed a gross floor area of 40m² and the portion of the site covered by buildings and structures for this purpose shall not exceed 20% of the net site area.

(b) That the transfer of stored recycled materials shall occur between the hours of 8:00am and 6:00pm.

The following condition applies to Designations D169-D178 for Storm Water Management and Waste Water Management Purposes.

- (c) No ancillary building for stormwater management purposes shall exceed a gross floor area of 20m². In the case that an ancillary building exceeds 20m², the activity will be subject to the provisions of the underlying zone.

Recommended Amendment to Chapter 26 - Definitions

It is recommended that the following amendments are made to Chapter 26 - Definitions:

~~Waste~~Water Works (for the purpose of sewage and waste-water designations) means any construction, operation and/or maintenance of facilities, buildings and structures for the purpose of receiving and treating sewage; and managing effluent, sludge and odour discharges from the processes. This includes, but is not limited to site management, fencing, landscaping, earthworks, monitoring, liquid storage facilities, buildings, pipework and structures.

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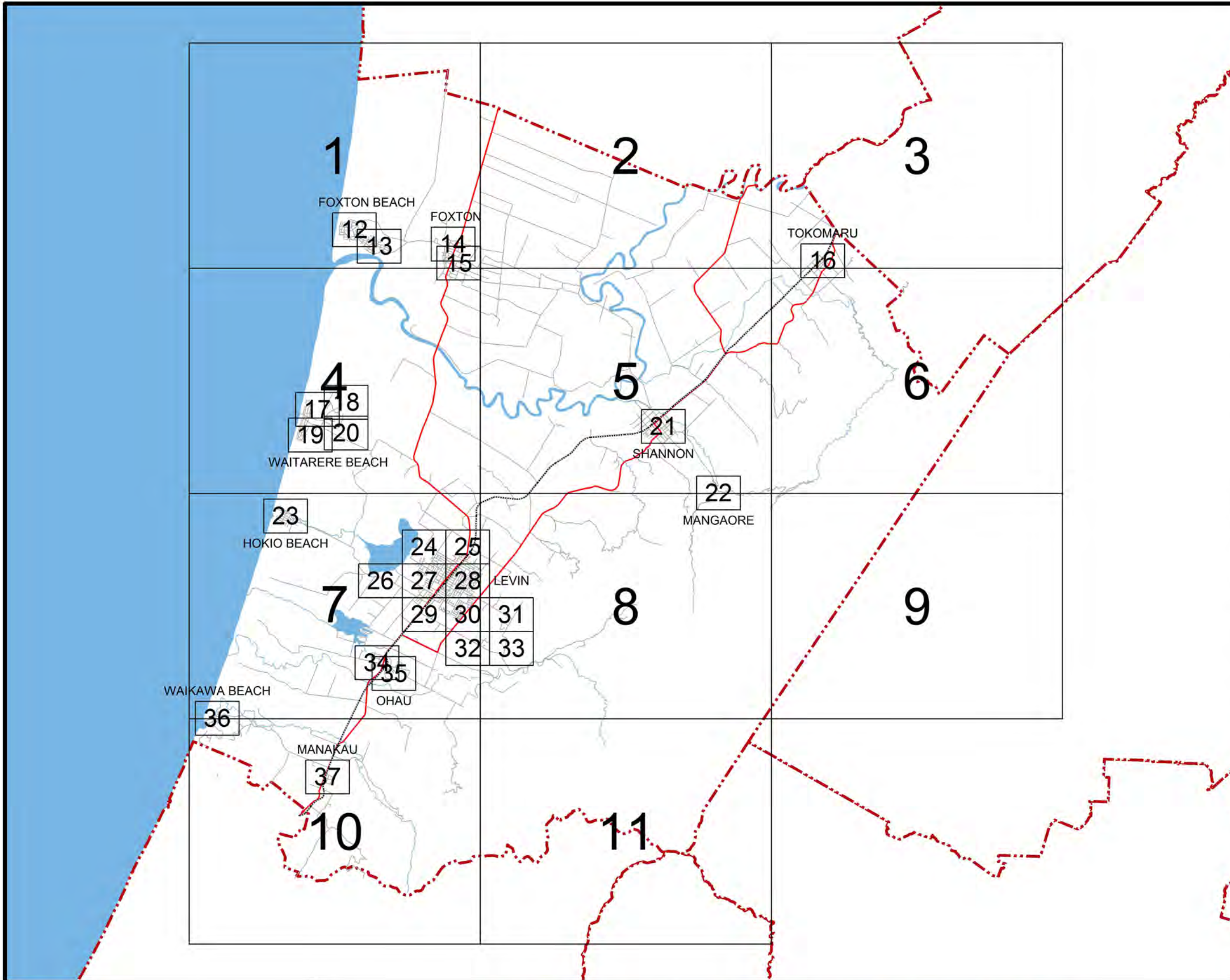
DISCLAIMER

The information on these Planning Maps is prepared to inform and assist the application of Council's District Plan only. Horowhenua District Council is not responsible for, and excludes to the full extent permissible by law, any liability for any loss or damage (including any direct, indirect, incidental or consequential loss, economic or otherwise) which may be caused by using the information displayed on the Planning Maps for any private purpose whatsoever, for any error on the Planning Maps that may be established by submission, consent or otherwise within the planning/resource management process generally and as may otherwise apply by application of common law principles generally.

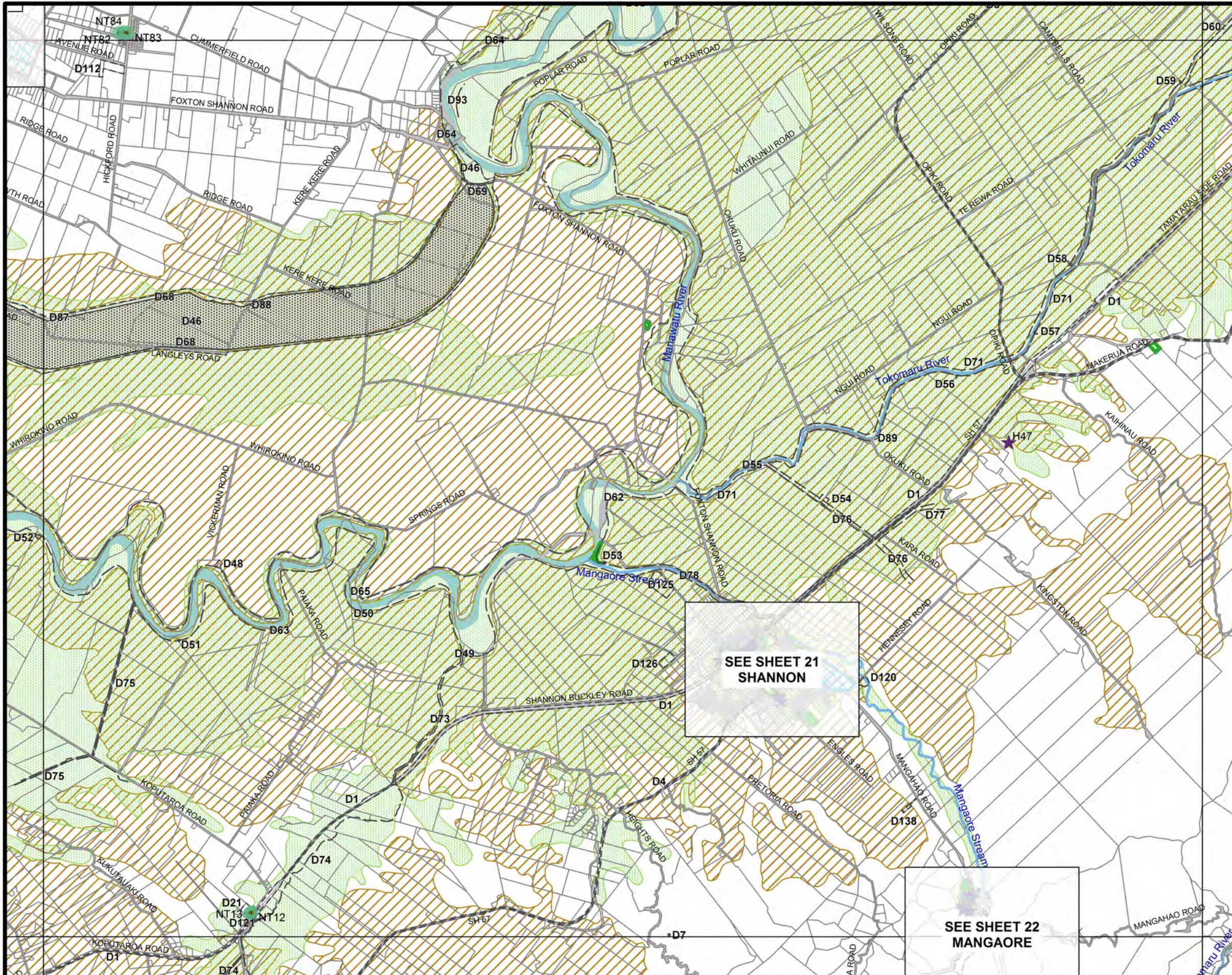
It is noted that the flood hazard displayed on the Planning Maps has been provided by Horizons Regional Council. While Horizons Regional Council endeavours to provide useful and accurate information, Horizons Regional Council shall not, however, be liable whether in contract, tort, equity or otherwise, for any loss or damage of any type (including consequential losses) arising directly or indirectly from the inadequacy, inaccuracy or any other deficiency in information supplied irrespective of the cause. Use of this information supplied is entirely at the risk of the user and shall be deemed to be acceptance of this liability exclusion.

NOTES

1. The roads and railway shown on the Planning Maps are shaded grey and white respectively for ease of reference. Although the roads and railway are shaded grey and white they are all zoned. Roads and the railway share the same zoning as the land nearest to each point of the road or railway. Where the zone is different on either side of the road or railway, the boundary between the zones is the centre line of the road or railway.
2. Some properties are subject to multiple features and overlays. Care is needed when interpreting these features, especially when they have been overlaid upon each other.
3. Please note that where the Planning Maps refer to Plan Changes 20, 21 and 22, e.g. PC 21, these zones, overlays or features are not operative and do not form part of the Proposed District Plan. These are therefore not open for submission.



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LEGEND
ZONES

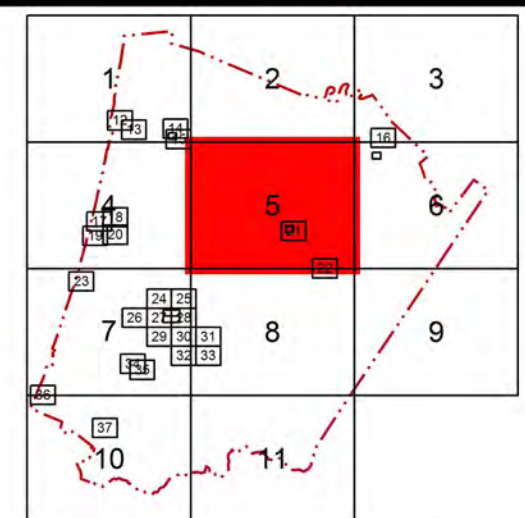
- Commercial Zone
- Industrial Zone
- Residential Zone
- Rural Zone
- Proposed Commercial Zone
- Proposed Greenbelt Residential Zone (part of PC 21)
- Proposed Greenbelt Residential Deferred Zone (part of PC 21)
- Proposed Industrial Zone
- Proposed Open Space Zone
- Proposed Residential Zone
- Proposed Residential Zone (part of PC 21)
- Proposed Residential Deferred Zone
- Proposed Rural Zone

OVERLAYS

- Proposed Greenbelt Residential Waitare Rise (part of PC 21)
- Proposed Low Density Area (part of PC 21)
- Proposed Medium Density Area
- Proposed Large Format Retail Area
- Proposed Town Centre Heritage/Character Area
- Proposed Foxton Tourism Area
- Proposed Pedestrian Area
- Proposed Coastal Natural Character and Hazard Area (1:50,000 Rural Maps Only)
- Proposed Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Designation
- Road



Scale 1 : 50,000

PROPOSED HOROWHENUA DISTRICT PLAN
RURAL

Planning Map 5

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LEGEND
ZONES

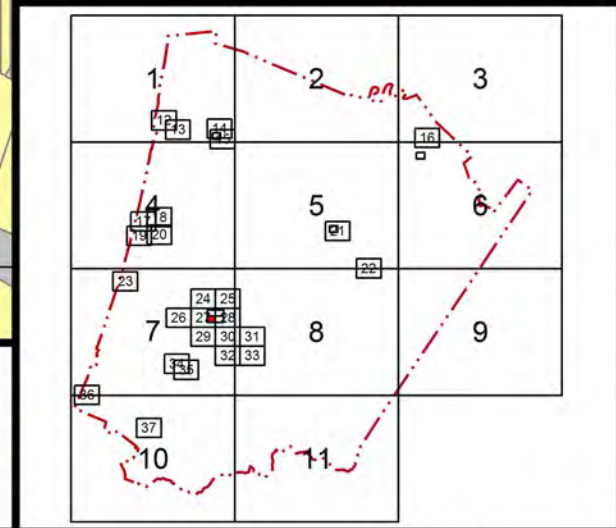
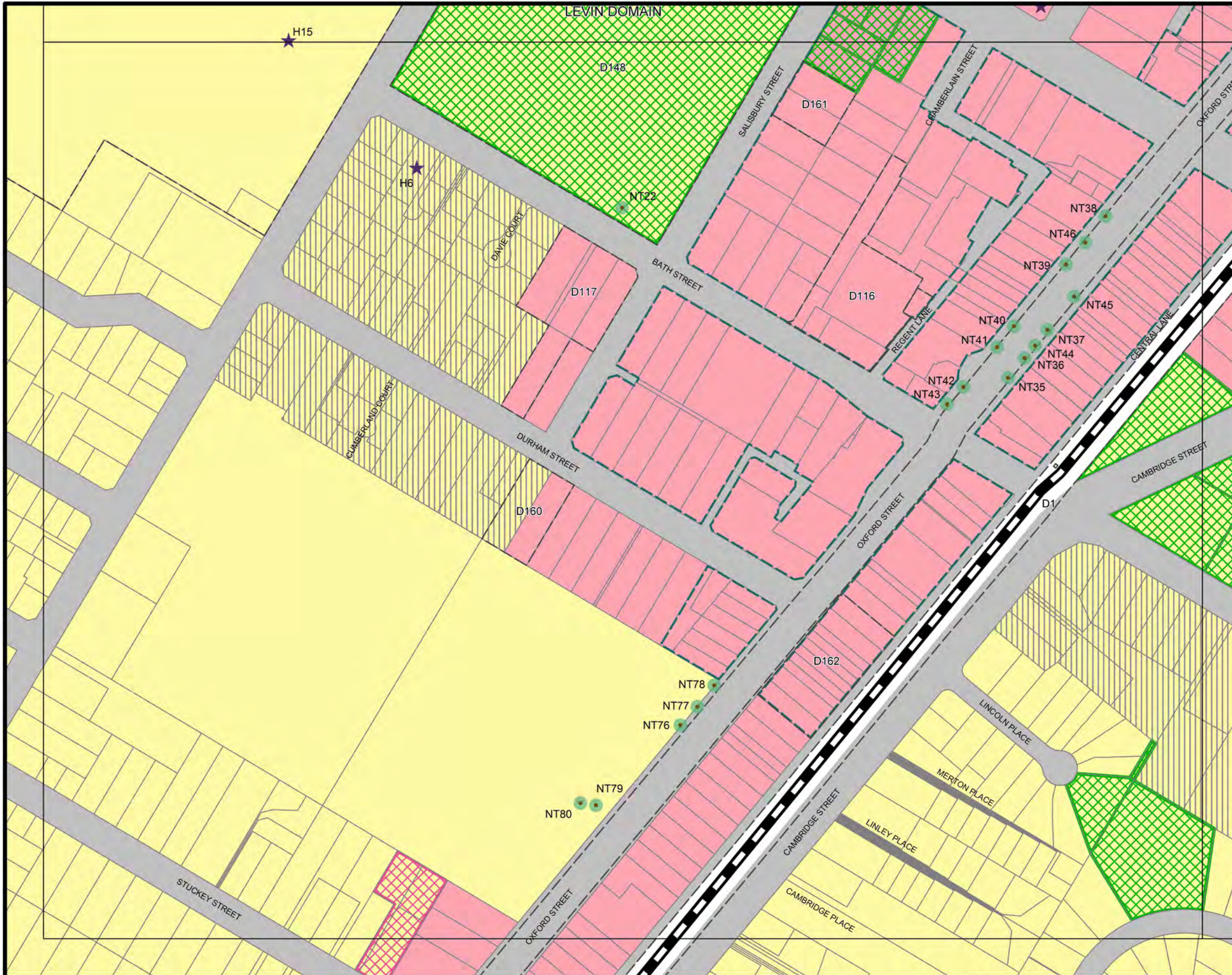
- Commercial Zone
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- Residential Zone
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- Proposed Industrial Zone
- Proposed Open Space Zone
- Proposed Residential Zone
- Proposed Residential Zone (part of PC 21)
- Proposed Residential Deferred Zone
- Proposed Rural Zone

OVERLAYS

- Proposed Greenbelt Residential Waitare Rise (part of PC 21)
- Proposed Low Density Area (part of PC 21)
- Proposed Medium Density Area
- Proposed Large Format Retail Area
- Proposed Town Centre Heritage/Character Area
- Proposed Foxtan Tourism Area
- Proposed Pedestrian Area
- Proposed Coastal Natural Character and Hazard Area (1:50,000 Rural Maps Only)
- Proposed Flood Hazard Area (1:50,000 Rural Maps Only)
- Moutoa Floodway (1:50,000 Rural Maps Only)
- Versatile Land (LUC Class I & II Soil)

FEATURES

- Notable Tree
- Historic Heritage Building, Structure or Site
- Designation
- Road



Scale 1 : 2,500

PROPOSED HOROWHENUA DISTRICT PLAN
LEVIN CBD

Planning Map 27B

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6.3 Appendix Three Chorus New Zealand Limited - Written Response to Submission on Designation D11

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15 March 2013

Horowhenua District Council (Planning Department)
Private Bag 4002
LEVIN

Attention: Sheena McGuire

Dear Sheena,

RE: MANAKAU EXCHANGE – DESIGNATION (D11)

You have requested that Chorus provide a written response to the submission of Mr. Sam Stocker, opposing the rolling-over of the Manakau Exchange designation, being designation (D11), into the proposed Horowhenua District Plan. In his submission Mr. Stocker has identified a number of reasons for his opposition to the designation. Each of these matters is discussed below:

Location of septic tank and runoff field on Chorus site

The Manakau Exchange is located on a 142m² freehold site and is legally described as Lot 1 DP 81871. This site was created by way of a subdivision undertaken by Telecom in 1997 whereby the existing Post Office building was subdivided off from the exchange site and sold as it was surplus to Telecom's operational requirements. The Manakau Exchange became a Chorus asset as part of the 2011 demerger from Telecom.

The Manakau Exchange is not a manned site, and therefore does not include any toilet or other facilities requiring on-site waste disposal. A review of the title for the site has confirmed that there is no easement over Lot 1 for the septic tank or disposal field. The location of the tank was not able to be confirmed during a recent site visit (as it is located underground), however an approximate location was identified based on information provided by Mr. Stocker. Chorus does not utilise or maintain the septic tank.

Chorus has approached Mr. Stocker and is discussing the possibility of providing an easement (and the necessary s176 approval) for the septic tank and disposal field. Discussions on this matter were on-going at the time of the drafting of this letter but it is hoped that this will be finalised shortly.

Further work encroaching on land

During the recent site visit it was confirmed that a timber stay and pile supporting equipment on the exchange site are located on Lot 2 (being Mr. Stocker's property). Given the size of the site it is not possible to relocate these within the site boundaries. Chorus is in discussions with

Mr. Stocker with respect to gaining an easement over his land for this encroachment, again we anticipate having this matter resolved prior to the hearing.

Full notification of any large project on site.

Mr. Stocker's submission seeks full notification of any large project work on the exchange site. Chorus does not have plans to undertake any major projects or works on this site in the foreseeable future. Maintenance works (painting, building repairs etc) will continue to be undertaken as and when necessary.

Given the size of the site (142m²) there is very limited potential for future development of the site beyond the existing infrastructure. However, it is noted that in situations where Chorus is undertaking major works on a designated site it provides information to surrounding properties in accordance with the Telecommunications Carriers Forum Guidelines (see www.tcf.org.nz for more details).

Possibility of new mobile (cell) equipment on the land

The Manakau Exchange site is not of sufficient size to accommodate mobile equipment (referred to as "a new cellphone tower" in Mr. Stocker's submission). Chorus is willing to accept a condition requiring any such infrastructure be excluded from the designation and subject to the underlying zone rules. It is noted that there is an existing radio mast on the site, and that any operation, maintenance, replacement and upgrading of this mast would continue to be provided for under the designation. To this end, the following wording is suggested:

That new mobile equipment, being masts and antennas forming part of the cellular network, shall be subject to the rules for the underlying zone.

With respect to the matters discussed above, it is noted that only the final two submission points relate to the use (or potential use) of the designated site. The remaining points are considered to be entirely separate from the designation and District Plan process and are actively being resolved through discussions between Mr. Stocker and Chorus.

If you have any questions with respect to the above matters please call me (contact details below)

Yours sincerely

Chorus New Zealand Limited



Mary Barton

Senior Environmental Planner

DDI (04) 382 5465

M 027 702 8650

E mary.barton@chorus.co.nz



6.4 Schedule of Officer's Recommendations on Submission Points

Sub. No	Further Sub. No.	Submitter Name	Further Submitter Position	Officer's Recommendation
55.02		KiwiRail		Accept In-Part
55.03		KiwiRail		Accept
55.04		KiwiRail		Accept In-Part
94.00		New Zealand Transport Agency (NZTA)		Accept
94.01		New Zealand Transport Agency (NZTA)		Accept
94.02		New Zealand Transport Agency (NZTA)		Accept
94.03		New Zealand Transport Agency (NZTA)		Accept
94.04		New Zealand Transport Agency (NZTA)		Accept
94.05		New Zealand Transport Agency (NZTA)		Accept
94.06		New Zealand Transport Agency (NZTA)		Accept
94.07		New Zealand Transport Agency (NZTA)		Accept
94.08		New Zealand Transport Agency (NZTA)		Accept
94.09		New Zealand Transport Agency (NZTA)		Accept
94.10		New Zealand Transport Agency (NZTA)		Accept
94.11		New Zealand Transport Agency (NZTA)		Accept
D1.00		Samuel Stocker		Accept In-Part
99.49		Transpower New Zealand Ltd		Accept
6.00		Heather Benning		Accept
91.09	526.10	HDC (Community Assets Department) Truebridge Associates	Oppose	Accept Reject
60.04	511.17	Muaupoko Co-operative Society HDC (Community Assets Department)	Oppose	Reject Accept
60.05	511.18	Muaupoko Co-operative Society HDC (Community Assets Department)	Oppose	Reject Accept
91.07		HDC (Community Assets Department)		Accept

Sub. No	Further Sub. No.	Submitter Name	Further Submitter Position	Officer's Recommendation
	526.06	Truebridge Associates	Oppose	Reject
60.06		Muaupoko Co-operative Society		Reject
	511.19	HDC (Community Assets Department)	Oppose	Accept
62.01		Kathleen Bills		Accept
63.01		Taupunga Farming Company		Accept
91.10		HDC (Community Assets Department)		Accept
	526.11	Truebridge Associates	Oppose	
11.38		Philip Taueki		
	511.16	HDC (Community Assets Department)	In-Part	Accept In-Part
	519.25	Charles Rudd	Support	Reject
60.20		Muaupoko Co-operative Society		Reject
11.32		Philip Taueki		Reject
60.26		Muaupoko Co-operative Society		Reject

Submitter Index

The page numbers for where the submitter index has been referred to within the report are indexed below by the Surname or Organisation name of the submitter.

B

Benning (06), 49, 50, 141

Bills (62), 86, 88, 142

C

Chorus New Zealand Ltd (79 & 507), 17, 18, 19, 20, 110, 112, 126, 137

H

Horizons Regional Council (27 & 528), 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 57, 61, 64, 71, 73, 75, 78, 100, 104, 110, 111

Horowhenua District Council (Community Assets Department) (91 & 511), 49, 55, 58, 60, 86, 88, 107, 110, 141, 142

K

KiwiRail (55), 10, 11, 12, 141

M

Muaupoko Co-operative Society (60), 55, 56, 60, 107, 108, 141, 142

N

NZ Transport Agency (94 & 521), 13, 14, 15, 141

R

Rudd (109 & 519), 107, 108, 142

S

Stocker, 19, 20, 141

T

Taueki (11), 107, 108, 142

Taupunga Farming Company (63), 86, 88, 142

Telecom New Zealand Ltd (78 & 508), 16, 17, 18, 126

Transpower New Zealand Ltd (99 & 518), 25, 26, 27, 141

Truebridge Associates Ltd (116 & 526), 49, 55, 86, 88, 141, 142