

**OFFICER'S REPORT FOR:**

**Hearings Panel**

**SUBJECT:**

**Proposed Waimakariri District Plan: Tautapa -  
Designations (District Council)**

**PREPARED BY:**

**Garry Blay, Independent Planning Consultant**

**REPORT DATED:**

**5 March 2024**

**DATE OF HEARING:**

**Hearing Stream 11  
15 April 2024**



**WAIMAKARIRI**  
DISTRICT COUNCIL

## Executive Summary

1. This report considers submissions received by the District Council as **territorial authority** in relation to existing designations ('designations') and notices of requirement for new designations ('requirements') in the Proposed Plan lodged by the District Council as **requiring authority**.
2. A separate District Council Officer Report will deal with designations and requirements from requiring authorities **other** than the District Council and related submissions.
3. This report outlines recommendations in response to the issues that have emerged from the District Council designations and requirements and submissions on them.
4. The following are considered to be the key issues in contention:
  - Potential effects on Transpower National Grid infrastructure.
  - Operational traffic effectiveness and efficiency of overall proposed route of WDC-47 Rangiora East Road Connection.
  - Effects on established infrastructure and plantings within adjacent sites.
  - Uncertainty for directly affected landowners.
5. This report addresses each of these matters, as well as any other issues raised by submissions.
6. I have recommended changes to some of the District Council requirements to address matters raised in submissions, as summarised below:
  - Revised designation requirement plan for designation WDC-5 Rangiora Transfer Station agreed by the District Council (as requiring authority) with Transpower in response to Transpower submission point [195.114];
  - Inclusion of conditions for WDC-45 and WDC-47 as agreed between the District Council (as requiring authority) and Transpower, in relation to the designations and/or any future Outline Plans for the works;
  - Additional recommended conditions for WDC-47 Rangiora East Road Connection relating to:
    - (a) ecological assessment prior to works beginning and monitoring during and following construction; and
    - (b) the operational traffic effectiveness and efficiency of the overall proposed route, including intersections and in particular the connection with State Highway 71 / Lineside Road, and effect on the wider road network, be further demonstrated and evaluated through an updated Transportation Assessment to form part of an Outline Plan for the works.
7. Having considered all the submissions and the matters set out in sections 168A and 171 of the RMA, I recommend that the District Council designations and requirements included in the Proposed Plan be confirmed or modified as set out in Appendix C (Tables 1 to 4) of this report.

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## Interpretation

A number of abbreviations relevant to this report are utilised for brevity as set out in Table 1 below:

**Table 1: Abbreviations**

<b>Abbreviation</b>	<b>Means</b>
District	Waimakariri District
District Council	Waimakariri District Council
Operative Plan	Operative Waimakariri District Plan
Proposed Plan	Proposed Waimakariri District Plan
RMA	Resource Management Act 1991

# 1 Introduction

## 1.1 Purpose

8. The purpose of this report is to provide the Hearings Panel with a summary and analysis of the existing designations ('designations') and notices of requirement for new designations ('requirements') in the Proposed Plan lodged by the District Council as **requiring authority**, and submissions received on them by the District Council as **territorial authority**, and to provide recommendations in response to those designations and requirements.
9. In this instance, the requiring authority and territorial authority are the same. Consequently, the notices of requirement for District Council designations were prepared on behalf of the District Council as **requiring authority** by an independent planning consultant. This report on the District Council designations and requirements and the submissions on them has been prepared on behalf of the District Council as **territorial authority** by myself as an independent planning consultant.
10. A separate District Council Officer Report will deal with designations and requirements from requiring authorities **other** than the District Council and related submissions.
11. This report is prepared under section 42A of the RMA.
12. This report discusses the submissions received on District Council designations and requirements following notification of these at the same time as notification of the Proposed Plan, and makes recommendations with respect to whether the designations or requirements should be confirmed or modified.
13. This report is provided to assist the Hearings Panel in their role as Independent Commissioners. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.

## 1.2 Author

14. My name is Garry Blay. My qualifications and experience are set out in **Appendix D** of this report.
15. My role in preparing this report is that of an expert planner.
16. The scope of my evidence relates to designations and requirements in the Proposed Plan lodged by the District Council as **requiring authority** and submissions on them. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.
17. I note at this point that I have provided assistance to two submitters on the Proposed District Plan. The matters to which the submissions relate are extension of the residential zone to the south of Woodend and the extension of the Rural Lifestyle Zone in the Swannanoa area. Neither of these submissions impact on the designations referred to in this report and neither submitter has made submissions on District Council notices of requirement.

18. Although this is a District Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the 2023 Practice Note issued by the Environment Court. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.
19. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
20. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

### **1.3 Supporting Evidence**

21. The expert evidence which I have used or relied on in support of the opinions expressed in this report includes the following:
  - Technical reports relating to potential impacts of requirements WDC-45 Lehmans Road/River Road link and WDC-47 Rangiora East Road Connection.
  - Appendices included with requirement WDC-47 Rangiora East Road Connection.

### **1.4 Key Issues in Contention**

22. A total of eight submissions were received on the provisions relating to District Council designations and requirements. The submissions received related to a limited number of different designations and requirements and sought a range of outcomes; including for confirmation, amendment or withdrawal of the notices of requirement as notified.
23. I consider the following to be the key issues in contention:
  - Potential effects on Transpower National Grid infrastructure from requirements WDC-45 Lehmans Road/River Road new road and WDC-47 Rangiora East Road Connection.
  - Operational traffic effectiveness and efficiency of the overall proposed route of WDC-47 Rangiora East Road Connection, including intersections and in particular the connection with State Highway 71 / Lineside Road, and effect on the wider road network.
  - Effects on established infrastructure and plantings within adjacent sites from requirement WDC-37 Lehmans Road/Johns Road intersection widening.
  - Uncertainty for directly affected landowners in relation to requirement WDC-39 Ivory Street road widening.
24. I address each of these key issues in this report, as well as any other issues raised by submissions.

*'Primacy'*

25. In October 2023 the Hearings Panel requested future s42A reports include an assessment of any potential implications that may arise should objectives in the Strategic Directions chapter of the Proposed Plan be given 'primacy' over Chapter objectives and policies, or not, and that this be carried out in accordance with the approach set out in Mr Buckley's memorandum dated 29 September 2023 (refer Minute 11, 2 October 2023, paragraph 8).
26. For the purposes of this report, no primacy assessment has been undertaken as I do not consider this relevant in the context of designations, as designations override other district plan provisions.

**1.5 Procedural Matters**

27. At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on the District Council designations and requirements.
28. I note that communication has occurred to clarify some matters that arose from submissions, including from Transpower NZ Ltd and the District Council as **requiring authority**. The outcome of these communications to date is reflected in my assessment and recommendations.

## 2 Statutory Considerations

### 2.1 Resource Management Act 1991

29. The Proposed Plan has been prepared in accordance with the RMA and with regard to requirements and designations, the provisions of Clause 4 of Schedule 1 RMA, 'Requirements to be inserted prior to notification of proposed district plans'.
30. When reviewing a district plan Clause 4 (1A) and (1B) of Schedule 1 requires the District Council to invite requiring authorities that have an existing designation in an operative district plan that has not lapsed to give written notice to the District Council stating whether the requiring authority requires the designation to be included in its proposed district plan, with or without modification (commonly known as 'roll overs', or existing designations 'rolled over' from an operative plan into a proposed plan). Under clause 4(4) of Schedule 1, if a requiring authority does not respond to the District Council's invitation, the designation is not included in the proposed district plan.
31. On 15 July 2020 the District Council as territorial authority sent letters to requiring authorities with designations in the Operative Plan, and publicly advertised, notifying the opportunity for requiring authorities to advise whether they wished to roll over any existing designations from the Operative Plan into the Proposed Plan. This closed on 4 September 2020.
32. The District Council as territorial authority sent letters on 23 October 2020 to requiring authorities with designations in the Operative Plan, and publicly advertised on 31 October 2020, notifying the opportunity for requiring authorities to lodge notices of requirement for new designations to be included in the Proposed Plan. This closed 18 December 2020.
33. The submission process on designations and requirements ran at the same time as the submission process on all other content in the Proposed Plan.
34. The requirements for recommendations and decisions on designations and requirements in the proposed Plan are set out in Clause 9 of Schedule 1:
- 9 Recommendations and decisions on requirements*
- (1) The territorial authority shall make and notify its recommendation in respect of any provision included in the proposed district plan under clause 4(5) to the appropriate authority in accordance with section 171 or section 191.*
- (2) The territorial authority shall make its decision on provisions included in the proposed district plan under clause 4(6) in accordance with section 168A(3) or section 189A(3), as the case may be.*
- (3) Nothing in this clause shall allow the territorial authority to make a recommendation or decision in respect of any existing designations or heritage orders that are included without modification and on which no submissions are received.*
35. Consideration of the District Council designations and requirements must take into account the matters set out in sections 168A and 171 of the RMA.



**2.1.1 Section 168A Notice of Requirement by Territorial Authority**

36. Section 168A of the RMA states:

*(2A) When considering a requirement and any submissions received, a territorial authority must not have regard to trade competition or the effects of trade competition.*

*(3) When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, 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 decision on the requirement.*

*(3A) The effects to be considered under subsection (3) may include any positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from the activity enabled by the requirement, as long as those effects result from measures proposed or agreed to by the requiring authority.*

*(4) The territorial authority may decide to—*

*(a) confirm the requirement:*

*(b) modify the requirement:*

*(c) impose conditions:*

*(d) withdraw the requirement.*

*(5) Sections 173, 174, and 175 apply, with all necessary modifications, in respect of a decision made under subsection (4).*

**2.1.2 Section 171 Recommendation by Territorial Authority**

37. Section 171 of the RMA states:

*(1A) When considering a requirement and any submissions received, a territorial authority must not have regard to trade competition or the effects of trade competition.*

*(1) When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, 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.*

*(1B) The effects to be considered under subsection (1) may include any positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from the activity enabled by the designation, as long as those effects result from measures proposed or agreed to by the requiring authority.*

*(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.*

*(2A) However, if the requiring authority is the Minister of Education or the Minister of Defence, the territorial authority may not recommend imposing a condition requiring a financial contribution (as defined in section 108(9)).*

*(3) The territorial authority must give reasons for its recommendation under subsection (2).*

**2.1.3 Summary – s168A and s171**

38. For new requirements, and roll overs of existing designations with modification, the provisions of sections 168A and 171 of the RMA apply. Accordingly, I have considered the new requirements, roll overs of existing designations, and the submissions received on them, in section 3 of this report. I have provided recommendations and reasons (including recommended responses to the submissions received) for the Hearings Panel's consideration in sections 3 and 4 of this report. Additional details of the submissions and the reasons given for the recommendations in response to those submissions are set out in **Appendix B** of this report.

**2.1.4 Rolled Over Designations**

39. In accordance with Clause 9(3) of Schedule 1 of the RMA, where an existing designation has been rolled over from the Operative Plan into the Proposed Plan without modification and no submissions are received, the rolled-over designation must be included in the Proposed Plan. In these instances, the District Council as territorial authority does not make a recommendation or decision.

40. The only existing District Council designations rolled over from the Operative Plan into the Proposed Plan without modification relate to Rangiora Airfield and are shown in the Proposed Plan as WDC-1 and WDC-2. WDC-1 received one submission in support. Therefore, WDC-2 is the only District Council designation where Clause 9(3) of Schedule 1 applies and on which no recommendation or decision need be made.

**2.2 Trade Competition**

41. Trade competition is not considered relevant to the District Council designations in the Proposed Plan.

42. There are no known trade competition issues raised within the submissions.

### 3 Consideration of Designations, Requirements and Submissions

#### 3.1 Overview

##### 3.1.1 District Council Designations and Requirements in Proposed Plan

43. The designations and requirements are contained in the Proposed Plan under the "Designations" heading within Part 3: Area Specific Matters and are shown on the Proposed Plan map.
44. The only existing District Council designations rolled over from the Operative Plan into the Proposed Plan without modification relate to Rangiora Airfield and are shown in the Proposed Plan as WDC-1 and WDC-2.
45. There are 44 new District Council requirements for designation. These are shown as WDC-3 to WDC-10 and WDC-12 to WDC-47 and include, in summary, new requirements for the following purposes:
- stormwater management (1);
  - roading (11);
  - water supply (18);
  - wastewater (12);
  - solid waste (1); and
  - 'civic precinct' (1).
46. A differential lapse date approach has been adopted for the requirements, being:
- A lapse period of 5 years is sought where the requirements relate to existing facilities. When these requirements are beyond challenge, they become designations and will be given immediate effect by the ongoing operation of the facility;
  - A lapse period of 10 years is sought where the requirements are on sites where the works described have not yet been established but are planned for; and
  - A lapse period of 20 years is sought for WDC-47 Rangiora East Road Connection to align with the timeframe in which funding for the project may be allocated.
47. All the District Council requirements were included in and notified with the Proposed Plan in accordance with section 170 and clause 4(5) of Schedule 1 of the RMA.
48. One new requirement (WDC-11 Loburn Lea Wastewater Treatment Plant) was withdrawn under section 182 and clause 4(9) of Schedule 1 of the RMA at the request of the District Council as requiring authority on 24 August 2022, subsequent to Proposed Plan notification and close of submissions. The wastewater treatment plant was being decommissioned and the land was to be sold. Advice to this effect was included in a 'News Feed' on the Proposed Plan ePlan web page. Consequently, the District Council requirement schedules in the Proposed Plan no longer include a 'WDC-11'. No submissions were received on WDC-11.
- ##### 3.1.2 Submissions Received
49. A total of eight submissions were received from six different submitters relating to six different District Council requirements.

50. Four of the submissions are in opposition. The submissions in opposition relate to:
- Transpower (3 submission points) – reasons are potential adverse effects on the existing National Grid adjacent to the requirement (WDC-5 Rangiora Transfer Station), within and alongside the requirement (WDC-45 Lehmans Road/River Road new road), or within and across the requirement (WDC-47 Rangiora East Road Connection) [submission points 195.114, 195.115 and 195.116, respectively].
  - Lyonne Van-Robinson [submission point 253.1] – reason is no specific plan or definitive options have been provided for the possible road widening (WDC-39 Ivory Street road widening).
51. Submissions in support and not seeking any amendments relate to:
- Canterbury Education Trust – WDC-37 Lehmans Road / Johns Road intersection road widening [submission point 227.1].
  - NZ Transport Agency Waka Kotahi – WDC-47 Rangiora East Road Connection as it relates to the proposed design and location of the new road connection with Lineside Road / SH71 [submission point 275.100].
  - Z Energy Limited – WDC-1 Rangiora Airfield [submission point 286.13].
  - Bellgrove Rangiora Limited – WDC-47 Rangiora East Road Connection [submission point 408.98].

### **3.1.3 Report Structure**

52. The evaluation of submissions on District Council requirements is contained within Table B1 in **Appendix B** of this report including specific recommendations on each submission / submission point, and reasons.
53. In **Appendix A** of this report I have provided a marked-up version of District Council requirements with recommended amendments in response to submissions.
54. In **Appendix E** of this report I have included a recommended revised designation requirement plan for WDC-5 Rangiora Transfer Station dated 14/02/2022 as agreed between the District Council as requiring authority and Transpower as submitter.
55. The evaluation in Table B1 in **Appendix B** should be read in conjunction with **Appendix A**.
56. The remainder of the District Council designations and requirements not referred to in section 3.1.2 above received no submissions.
57. Recommendations made in respect of all District Council designation requirements including those receiving no submissions are shown in **Appendix C** (Tables 1 to 4) of this report.

### **3.1.4 Format for Consideration of Submissions**

58. Given the small number of submissions, for each submitter I have considered the designation or requirement they are seeking changes to in the Proposed Plan in the following format:
- Matters raised by submitters;
  - Assessment;
  - Summary of recommendations.

## 3.2 Transpower NZ Ltd

### 3.2.1 *Matters Raised*

59. **WDC-5 Rangiora Transfer Station:** Transpower [submission point 195.114] has expressed concern about the potential impact of transfer station activities on the operation, maintenance, upgrading and development of the existing transmission lines and support structures located along the eastern edge of the proposed requirement. The submission point seeks withdrawal of the requirement pending resolution of these concerns.
60. **WDC-45 Lehmans Road/River Road link:** Transpower [submission point 195.115] has expressed concern about the possible adverse effects of the establishment, use and maintenance of a new road on the operation, maintenance, upgrading and development of the existing transmission lines and support structures located within and alongside the proposed requirement. The submission point seeks withdrawal of the requirement pending resolution of these concerns.
61. **WDC-47 Rangiora East Road Connection:** Transpower [submission point 195.116] has expressed concern about the possible adverse effects of the establishment, use and maintenance of a new road on the operation, maintenance, upgrading and development of the existing transmission lines and support structures located within and that traverse the proposed requirement. The submission point seeks withdrawal of the requirement pending resolution of these concerns. I note that there are two other submissions (from NZTA (see section 3.5 below) and Bellgrove (see section 3.7 below)) that relate to the Rangiora East Road Connection.

### 3.2.2 *Assessment*

62. **WDC-5 Rangiora Transfer Station:** The eastern requirement boundary has been shifted to the west to provide separation distances from the transmission lines and pylons consistent with agreement reached by the District Council (as requiring authority) with Transpower (submitter). The boundary adjustment is to accommodate the National Grid Yard. Based on this agreement I understand there is no remaining issue Transpower wishes to pursue. I am satisfied that this agreement achieves an outcome that continues to provide for the purpose of WDC-5 and the operational requirements of both the transfer station and transmission lines.
63. **WDC-45 Lehmans Road/River Road link:** Negotiations between the District Council (as requiring authority) and Transpower (submitter) have reached agreement on conditions to be included in the designation. Transpower's concerns related to detail design matters to ensure there are no adverse effects to the safe and efficient function of the transmission lines. Technical assessments have been completed with regard to safe clearances (NZECP34) to the transmission lines and support structures and earth potential rise (EPR) resulting from activities associated with the proposed requirement. The conclusions of these assessments are that clearances required by NZECP34 can be achieved and that there are detailed design methods available to avoid EPR issues. I am satisfied that the agreed conditions address the points raised in the submission and that the agreed conditions will allow the designation to function as intended.

64. **WDC-47 Rangiora East Road Connection:** Negotiations between the District Council (as requiring authority) and Transpower (submitter) have reached agreement on conditions to be included in the designation. Transpower's concerns related to detail design matters to ensure there are no adverse effects to the safe and efficient function of the transmission lines. Technical assessments have been completed with regard to safe clearances (NZECP34) to the transmission lines and support structures and earth potential rise (EPR) resulting from activities associated with the proposed designation. The conclusions of these assessments are that clearances required by NZECP34 can be achieved and that there are detailed design methods available to avoid EPR issues. I am satisfied that the agreed conditions address the points raised in the submission and that the agreed conditions will allow the designation to function as intended.
65. **WDC-47 Rangiora East Road Connection:** A matter in addition to that raised by the submitter relates to the assessment provided with the Notice of Requirement, which included various appendices covering a range of technical and environmental matters. I have reviewed these documents and note that the ecological assessment provided highlights the presence of a number of ecologically sensitive areas along the proposed requirement, mainly in regard to waterways, and recommends methods to avoid or mitigate adverse effects on these areas. The ecological assessment confirms variable ecological values, but overall ecological value is moderate or better, particularly where associated with waterways. I therefore consider it is appropriate to include conditions on the requirement that require works to avoid or mitigate adverse effects and provide for ecological monitoring of waterways and associated habitats prior to, during and after construction to provide information to assist with ongoing management of ecological values which may be adversely impacted on by the construction and operation of the Rangiora East road link. Section 171(1) of the RMA requires the territorial authority to consider effects on the environment of allowing the requirement and Section 171(2)(c) provides for the territorial authority to impose conditions.
66. **WDC-47 Rangiora East Road connection:** An additional matter I consider requires specific addressing in the conditions is confirmation of the necessity and functionality, both internally and externally, of the road connection at the time of construction. Conditions have been proposed requiring an operational traffic assessment at the time of Outline Plan submittal with the intention of requiring a thorough assessment of the functionality and integration of the road connection into roading infrastructure existing at that time to ensure the ongoing safe and efficient functioning of the roading network as a whole. Section 171(1) of the RMA requires the territorial authority to consider effects on the environment of allowing the requirement and Section 171(2)(c) provides for the territorial authority to impose conditions.

### 3.2.3 *Summary of Recommendations*

67. Based on the above assessment, I recommend the following:
- **WDC-5 Rangiora Transfer Station:** As agreement has been reached, that the requirement be **confirmed** based on the revised designation plan dated 14/02/2022 attached in Appendix E.
  - **WDC-45 Lehmans Road/River Road new road:** That the designation be **confirmed** based on conditions agreed between the District Council (as requiring authority) and Transpower (submitter) and recommended in Appendix A.

- **WDC-47 Rangiora East Road Connection:** That the designation be **confirmed** based on conditions agreed between the District Council (as requiring authority) and Transpower (submitter) and recommended in Appendix A and also to recommend additional conditions requiring ecological mitigation and assessments during and following construction, and an updated operational traffic assessment to form part of an Outline Plan for the works.

### 3.2.4 *Reasons for Recommendations*

68. In my opinion, the modification to WDC-5 Rangiora Transfer Station is the most appropriate to achieve the purpose of the RMA. In particular, I consider that:

- The change results in no additional potential adverse effects and no change of consequence to the designation as the functional area of the transfer station will remain encompassed within the area subject to the designation.
- The additional condition and revised plan will accommodate the National Grid Yard and avoid adverse effects on the transmission lines and support structures.

69. In my opinion, the addition of agreed conditions to WDC-45 Lehmans Road/River Road new road and WDC-47 Rangiora East Road Connection, and additional recommended conditions of ecological and operational traffic assessment related to WDC-47, will achieve the most appropriate outcome to achieve the purpose of the works and the RMA. In particular, I consider that:

- The addition of agreed conditions will provide a basis for avoidance of adverse effects on the transmission lines and support structures and ensure the ongoing safe and efficient operation of the transmission lines.
- The addition of recommended conditions requiring ecological mitigation and monitoring during construction and operation of the Rangiora East Road Connection (WDC-47) will ensure potential adverse effects to sensitive indigenous fauna are appropriately managed and provide information necessary to ensure potential adverse effects on aquatic habitats are avoided, remedied or mitigated.
- The operational traffic effectiveness and efficiency of the overall proposed route of the Rangiora East Road Connection (WDC-47), including intersections and in particular the connection with State Highway 71 / Lineside Road, and effect on the wider road network, can be further demonstrated and evaluated through an updated operational traffic assessment to form part of an Outline Plan for the works. This is relevant given the relatively long lapse period (20 years) for the requirement, and that the design of the intersection connecting the Rangiora East Road Connection with State Highway 71 / Lineside Road has not been finalised.

## 3.3 **Canterbury Education Trust**

### 3.3.1 *Matters Raised*

70. **WDC-37 Lehmans Road/Johns Road intersection road widening:** The submitter [submission point 227.1] agrees that the intersection requires upgrading and supports the requirement in principle. However, the submitter notes that the requirement will require taking of land



from the school grounds which will impact on and require modification to or relocation of playing fields and cricket nets, with associated costs. The submitter also notes that the realignment of property boundaries and giving effect to the requirement will require removal of a considerable stretch of established trees and an existing 1.5m high fence, with the trees being a requirement of the resource consent issued to establish and operate the school. The trees will need to be either relocated or replanted and the fence reconstructed, with associated costs, for which the submitter seeks agreement for compensation.

### **3.3.2 Assessment**

71. I understand agreement in principle to address the submitter's concerns has been reached. I understand details of the agreement will be addressed by a formal agreement outside the designation process. I agree that this approach is an effective means to achieve the outcome sought by the submitter, while also providing for the road widening that the requirement seeks to improve road safety and efficient function. These matters can be confirmed during any Outline Plan for the works.

### **3.3.3 Summary of Recommendations**

72. I recommend that the requirement **WDC-37 Lehmans Road/Johns Road intersection road widening** be **confirmed** as set out in the Notice of Requirement.

## **3.4 Lyonne Van Robinson**

### **3.4.1 Matters Raised**

73. **WDC-39 Ivory Street road widening:** The submitter [submission point 253.1] has expressed concern that the requiring authority (the District Council) has no specific plan or definitive options indicating how the possible road widening is to be utilised and therefore that no valid submission can be made.

### **3.4.2 Assessment**

74. The Notice of Requirement states that the purpose of the requirement is to provide for road widening which may be utilised for road parking, turning, footpath or amenity improvements.
75. The requirement therefore appears to be more for strategic intent rather than any specific known requirement. I note the recently constructed buildings on the corner of Ivory and High Streets preclude road widening are built right up to the site boundary along the frontage of 90 Ivory and 39 High Street, which means the footpath and road width along the frontage of these sites would remain at its current width in any event. However, the proposed widening would match the road corridor width at 76 and 78 Ivory Street and further south along Ivory Street and there is potential for the town centre commercial area to extend into areas surrounding the requirement as the need arises to service projected increases in population.
76. Following discussion with the District Council as requiring authority, I therefore consider the requirement can be justified from a strategic planning perspective as it relates to the provision of additional car parking and potentially lane widening or addition of turning lanes to provide for the ongoing safe and efficient function of the roading infrastructure. Any

effects on the submitter's property from any future works undertaken can be addressed at the time of an Outline Plan for the works.

### **3.4.3 Summary of Recommendations**

77. My recommendation is that the requirement **WDC-39 Ivory Street road widening** be confirmed.

## **3.5 NZ Transport Agency Waka Kotahi**

### **3.5.1 Matters Raised**

78. **WDC-47 Rangiora East Road Connection:** The submitter [submission point 275.100] is in support of the alignment and area, particularly with regard to the provision of ample space for intersection options at the connection point of the new road with State Highway 71 / Lineside Road.

### **3.5.2 Assessment**

79. I consider the proposed alignment of the requirement provides a substantial area within which detailed design of the intersection of Lineside Road with the Rangiora East Road Connection can be accommodated. A preliminary design has been provided for the intersection with the Notice of Requirement, which I accept as being appropriate for the intended requirement purpose. I therefore agree with the submitter that the required alignment and area is appropriate to achieve the purpose of the designation.
80. The operational traffic effectiveness and efficiency of the overall proposed route, including intersections and in particular the connection with State Highway 71 / Lineside Road, and effect on the wider road network, can be further demonstrated and evaluated through an updated Transportation Assessment to form part of an Outline Plan for the works.
81. The lapse period sought for the WDC-47 requirement (20 years) is relatively long. However, this is a reflection of the timeframe in which funding for the project may be allocated. Only one landowner is directly affected by the requirement, and I understand they are supportive of the proposal and have not submitted on the requirement. On this basis I consider potential adverse effects of the relatively long lapse period sought are unlikely to arise.

### **3.5.3 Summary of Recommendations**

82. I agree with the submitter that the requirement provides an appropriate alignment and sufficient area for detailed design and construction of a safe and functional intersection of Lineside Road and the Rangiora East road link. I therefore recommend that the designation requirement **WDC-47 Rangiora East Road Connection** is **confirmed**, with the inclusion of a recommended condition that an updated operational traffic assessment to form part of an Outline Plan for the works.

### **3.5.4 Reasons for Recommendation**

83. The operational traffic effectiveness and efficiency of the overall proposed route of the Rangiora East Road Connection (WDC-47), including intersections and in particular the connection with State Highway 71 / Lineside Road, and effect on the wider road network, can be further demonstrated and evaluated through a condition that an updated operational traffic assessment form part of an Outline Plan for the works. This is relevant given the

relatively long lapse period (20 years) for the requirement, and that the design of the intersection connecting the Rangiora East Road Connection with State Highway 71 / Lineside Road has not been finalised.

### **3.6 Z Energy Ltd**

#### **3.6.1 Matters Raised**

84. **WDC-1 Rangiora Airfield:** The submitter [submission point 286.13] supports the roll-over of designation WDC-1 from the Operative Plan to the Proposed Plan.

#### **3.6.2 Assessment**

85. The designation is the roll-over of an existing confirmed operative designation without modification and is therefore beyond challenge. The submission in support is noted.

#### **3.6.3 Summary of Recommendations**

86. As the designation is the roll-over of an existing confirmed operative designation without modification and is beyond challenge, I recommend that designation WDC-1 be **confirmed**.

### **3.7 Bellgrove Rangiora Ltd**

#### **3.7.1 Matters Raised**

87. **WDC-47 Rangiora East Road Connection:** The plan titled 'Option P – Eastern links (Lineside to Coldstream) Land Plan – Sheet 2' shows a different alignment for the northern connection of the eastern bypass with Coldstream Road than that shown on the North-East Rangiora ODP. The future indicative alignment should be shown running directly adjacent to the western boundary of 52 Kippenberger Avenue (Part RS 267). These different alignments are shown in the submission.

#### **3.7.2 Assessment**

88. While this submission point [408.98] is in support, the submitter raises a matter in relation to the northern portion of the Rangiora East Road Link, which is located outside the area to which WDC-47 applies. The submission is therefore not relevant to the Notice of Requirement. This portion of the new road referred to in the submission is being developed by Bellgrove and the alignment of the portion of the overall route shown on the designation plan is indicative only and the actual alignment of this portion of the route can be agreed between the submitter/developer and the District Council outside the Proposed Plan and designation process.

#### **3.7.3 Summary of Recommendations**

89. I recommend that the designation WDC-47 be **confirmed** as set out in the Notice of Requirement.

## 4 Conclusions


90. This report provides an assessment of and recommendations on designations and requirements by the District Council as requiring authority contained in the Proposed Plan, and submissions received in relation to them.
91. I have considered all submissions made on the District Council designations and requirements and made recommendations which relate to six of the requirements. I recommend that the requirements be amended as set out in my recommendations in **Appendix A** of this report.
92. Additional details of the submissions and the reasons given for the recommendations in response to those submissions are set out in **Appendix B** of this report.
93. Recommendations made in respect of all District Council designations and requirements including those receiving no submissions are shown in **Appendix C, Tables 1 to 4**.
94. For the reasons included throughout this report I consider that the District Council designations and requirements, with the recommended amendments, will be the most appropriate means for achieving the objectives of the District Council as requiring authority for which the designations and requirements are sought.

### Recommendations:

I recommend that:

1. In accordance with Clause 9(3) of Schedule 1 of the RMA **no recommendation or decision be made** for designation WDC-2 that is included in the Proposed Plan without modification and on which no submissions were received, as set out in section 2.1.4 and Appendix C (Table 1).
2. In accordance with Clause 9(1) of Schedule 1 and section 171(2)(a) of the RMA, the territorial authority recommend to the requiring authority that it **confirms** the requirements as set out in Appendix C (Tables 2 and 3).
3. In accordance with Clause 9(1) of Schedule 1 and section 171(2)(b) and (c) of the RMA, the territorial authority recommend to the requiring authority that it **modify** the requirements as set out in Appendix C (Table 4).

### Signed:

Name and Title		Signature
Report Author	Garry Blay Independent Planning Consultant	

## Appendix A. Recommended Amendments to District Council requirements

Where I recommend changes to Notices of Requirement in response to submissions and assessment of the requirements, these are shown as follows:

- Text recommended to be added to the Requirement is **underlined**.
- Text recommended to be deleted from the Requirement is **~~struck through~~**.

Designation reference	Designation location and purpose	Recommended amendments
WDC-5	Rangiora Transfer station – solid waste purposes	<ul style="list-style-type: none"> <li>• The plan attached as Appendix E to this report is included in the designation documents, and</li> <li>• an additional condition 12 be added to the designation conditions as follows and included in 'Note 1' below.: <b><u>12. Designation WDC-5 applies within the area shown on the plan labelled 'Southbrook Transfer Station' dated 14/02/2022 held on Waimakariri District Council file WDC-5.</u></b></li> </ul>
WDC-45	New Road, River Road to Lehmans Road	<ul style="list-style-type: none"> <li>• Conditions as agreed between WDC (as requiring authority) and Transpower (See note 2 below).</li> </ul>
WDC-47	Rangiora East Road connection	<ul style="list-style-type: none"> <li>• Conditions as agreed between WDC (as requiring authority) and Transpower.</li> <li>• Additional conditions requiring ecological assessment and updated operational Traffic Assessment (See Note 3 below).</li> </ul>

### Note 1: Recommended amended conditions for WDC-5

#### WDC-5 Rangiora Transfer Station designation conditions

1. Offensive wastes shall not be permitted to enter the [site](#). Offensive waste shall include tannery waste, resins, offal, poultry waste, meat works waste, animal manure, and any other matter reasonably considered to be offensive by virtue of its odour or its putrescible condition or which might otherwise pose a risk to health and safety. Prominent signage shall be erected at the [office](#)/kiosk to bring to the attention of customers/visitors to the refuse station the requirement to declare any hazardous waste to the [office](#)/kiosk operator.
2. Any hazardous or offensive wastes which shall be dumped at the refuse transfer station and which shall be observed by staff employed on the [site](#) shall forthwith be removed from other

- waste, and relocated and stored in the hazardous goods area. Storage shall be in sealed bins. Such waste will be removed for disposal off-[site](#) as soon as shall be reasonably practicable, and in any event within six weeks of the time of interception.
3. A manifest of any and all hazardous or offensive wastes found to have entered the [site](#), and the actions taken in respect thereof shall be maintained. A summary of the manifest shall be submitted to the Waimakariri District Council and to the Canterbury [Regional Council](#) at six-monthly intervals from the date of commencement of use of the [site](#). The manifest shall be available for inspection at all reasonable times by Waimakariri District Council and/or Canterbury [Regional Council](#) staff.
  4. The No 1 hazardous waste area shall be internally compounded, so as to contain any spillages which may occur within the hazardous waste area. The containment shall be designed so as to have a capacity of not less than 1000 litres. In the event that the volume of the hazardous/offensive waste stored in the hazardous goods area exceeds 1000 litres, the same shall be forthwith removed from the [site](#), and redirected to appropriate disposal facilities. The No 2 hazardous waste store shall be internally compounded.
  5. The use of the [site](#) shall be conducted, and [buildings](#) and [landscaping](#) developed, so as to ensure that as a result of any activity conducted within the [site](#), the [noise](#) level (L<sub>10</sub>) as measured within the [notional boundary](#) of any rural dwelling shall not exceed the following limits:
    - a. Monday to Saturday 7 a.m to 7 p.m: 55 dBA L<sub>10</sub>
    - b. Sunday & Public Holidays 9 a.m to 7 p.m: 55 dBA L<sub>10</sub>
    - c. At all other times:
      - i. 45 dBA L<sub>10</sub>
      - ii. 75 dBA L<sub>max</sub>
    - d. When measured at the boundary of any adjacent industrial zoned [site](#), the [noise](#) level shall not exceed 65 dBA L<sub>10</sub>.
    - e. [Noise](#) levels shall be measured and assessed in accordance with the requirements of NZS6801:1991 – measurement of sound – and NZS6802:1991 – assessment of environmental sound.
  6. Artificial lighting shall:
    - a. Be directed downwards.
    - b. Be directed away from [site](#) boundaries and the [road reserve](#) such that light spill onto neighbouring [sites](#) or the [road reserve](#) is avoided.
    - c. Not distract traffic or interfere with any traffic aids or signals.
  7. Signage:
    - a. There shall be no more than one [freestanding sign](#).
    - b. Any [sign](#) shall not exceed 7.5m in [height](#).
    - c. The display area of any [sign](#) shall not exceed 12m<sup>2</sup>.
  8. All [landscaping](#) within the [site](#) shall be maintained, and all trees shall be provided with irrigation to the satisfaction of the [District Council](#)'s Resource Planning and Regulation Manager. Any diseased, dying or dead trees and/or shrubs shall forthwith be removed, and the same shall be replaced as soon as shall be reasonably practicable and in accordance with good horticultural practices, with trees and or shrubs of the same or a similar species.
  9. The hours of operation for the transfer station shall be not more than the following:
    - a. Open to staff for operational purposes: 7.00 a.m. to 10.00 p.m.
    - b. Open to the public:
      - i. 7.00 a.m. to 4.30 p.m. (1<sup>st</sup> April to 31<sup>st</sup> September).
      - ii. 7.00 a.m. to 8.30 p.m. (1<sup>st</sup> October to 31<sup>st</sup> March).
    - c. The [site](#) may be open to the public every day except Christmas Day and Good Friday, unless such opening shall otherwise be contrary to law.

10. With the exception of material placed in recycling bins, and hardfill disposed at the hardfill drop off area, any and all refuse brought onto and disposed of at the [site](#) shall be removed from the [site](#) for disposal off-[site](#) to appropriate facilities as soon as shall be reasonably practicable and in any event within a maximum period of 24 hours from the time that the refuse is brought on to the [site](#).
11. A management plan shall be prepared, in consultation where appropriate with the Waimakariri District Council, the Canterbury [Regional Council](#), the New Zealand Fire [Office](#), and the Medical Officer of Health, which shall provide inter alia for the following:
  - a. Regular [site](#) clean-ups throughout each day;
  - b. A regular litter control programme to ensure that litter is collected both on the [site](#) and on the adjoining [road](#) network (where such litter can reasonably be attributable to the transfer station operation) on at least a daily basis;
  - c. The accurate recording of refuse types and tonnages;
  - d. The regular washing down of the pit area during each day;
  - e. The thorough wash down of the refuse pit area at the end of each working day;
  - f. The implementation and management of appropriate pest control programmes to ensure pests, including rodents, flies and birds are kept under control;
  - g. A load checking programme which, as a minimum, shall include the following:
    - i. The random inspection of incoming refuse loads;
    - ii. The inspection of any suspicious refuse loads to ensure that the same do not contain hazardous or offensive material;
    - iii. The recording of all load checking undertaken and the results found;
    - iv. The training of transfer station personnel to assist them to recognise hazardous and offensive wastes.
  - h. Safety, contingency and [emergency](#) plans in the event that there is a spillage, or other [emergency](#) situation, which plans shall specify the appropriate staff responsibilities, and the actions required to control and redirect any and all spillages to the contaminated [water](#) sump, in the event that there is a spillage in an uncontaminated [stormwater](#)/run-off area;
  - i. A register of any and all complaints logged with the refuse transfer station, which register shall detail the nature of the complaint, the name of the complainant if that is available, the date and time of the complaint and the action take to remedy or deal with the complaint;
  - j. A 24-hour telephone number available to members of the public, in the event that there is a complaint relating to the [site](#). Such number shall be shown on signage on the Rangiora-Flaxton [Road](#) entry point.
  - k. All staff employed on the [site](#) shall be familiar with the management plan, and with their responsibilities thereunder. Copies of the management plan shall be made available to the Waimakariri District Council, and to the Canterbury [Regional Council](#), and to any adjoining landowner who may request the same.

**12. Designation WDC-5 applies within the area shown on the plan labelled 'Southbrook Transfer Station' dated 14/02/2022.**

**Note 2: Recommended amendments to WDC-45****New Road, River Road to Lehmans Road****Construction Phase Matters**

1. **Vibration from construction shall be assessed in accordance with DIN 4150-3:2016, Vibration in Buildings – Part 3: Effects on Structures, and shall comply with the relevant limits in Tables 1 and 4 of that standard.**

**National Grid – construction and operation phase**

2. **The construction, operation and maintenance of the new road must comply at all times with the New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP 34:2001”).**
3. **The design, construction, operation and maintenance of the new road must not necessitate the relocation or removal of any National Grid support structure.**
4. **The construction, operation and maintenance of the new road must not cause or exacerbate flooding in the vicinity of any National Grid support structure.**
5. **Physical access to National Grid support structures, including reasonable and emergency access during construction of the new road, must be maintained at all times.**
6. **Prior to any construction works, or enabling works, being undertaken within fifty (50) metres of a National Grid support structure or the centre line of a National Grid transmission line, the Requiring Authority must prepare a National Grid Management Plan.**
7. **Where a National Grid Management Plan is required by Condition 6, any outline plan must include a National Grid Management Plan that is prepared and, as necessary, revised in accordance with Condition 8.**
8. **The objective of the National Grid Management Plan is to avoid, remedy or mitigate the potential effects of the Project on the operation and maintenance of the National Grid by describing safe and appropriate management procedures and construction methods. The National Grid Management Plan must, as a minimum**
  - a. **be prepared by a suitably qualified person;**
  - b. **be prepared in consultation with Transpower New Zealand Limited;**
  - c. **include details of the consultation undertaken, including measures taken by the Requiring Authority to respond to Transpower New Zealand Limited’s comments and feedback;**
  - d. **demonstrate how the construction, operation and maintenance of the new road achieves compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP 34:2001”);**



- 
- e. establish a specific height for clearance over the new road, if necessary;
  - f. include drawings showing proposed works in the vicinity of, or directly affecting, the National Grid;
  - g. describe the details of the on-going access arrangements as required by Condition 5;
  - h. identify areas to be delineated as out of bounds during construction and areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a Transpower observer may be required;
  - i. describe measures to control induced and transferred voltages and earth potential rise where conductive material is within 8 metres of a transmission line support structure;
  - j. confirm timing for any outage that may be necessary;
  - k. describe how any changes to drainage patterns, runoff characteristics and stormwater are managed to avoid adverse effects on foundations of any transmission line support structure;
  - l. confirm measures to manage the effects of dust and construction vibration so that there is no material damage the National Grid transmission lines beyond normal wear and tear; and
  - m. set out the roles and responsibilities of site personnel and confirm details of site personnel training, including Transpower New Zealand Limited's involvement in that training, for those working within 8 metres of the transmission line support structures or within the maximum extent of conductor swing (at maximum operating temperature).

**Note 3: Recommended amendments to WDC-47****Rangiora East road connection conditions****Archaeology**

1. Prior to any ground investigation works or construction activity commencing, an assessment shall be undertaken of:

- the potential historic archaeological risk areas identified in "Waimakariri District Council: Rangiora Eastern Road Connection, Technical Assessment – Desktop Archaeological", prepared by WSP and referenced as 6-DHLHH.01
- any sites of cultural importance that might be affected by the construction of the road, identified by consultation with iwi.

Note: Where the assessment required under this condition identifies evidence of pre-1900 activity, an archaeological authority will be required from Heritage New Zealand Pouhere Taonga prior to any ground investigation works or construction activity.

2. Prior to any ground investigation works or construction activity commencing, an Archaeological Management Plan shall be prepared to manage archaeological work within risk areas identified in "Waimakariri District Council: Rangiora Eastern Road Connection, Technical Assessment – Desktop Archaeological", prepared by WSP and referenced as 6-DHLHH.01, and to set out accidental discovery protocols along the rest of the Corridor.

**Operational Noise**

3. Within 6 months of the designation being confirmed, the requiring authority will collate a list of the Protected Premises and Facilities (as defined in NZS 6806:2010, Acoustics – Road-traffic noise – New and altered roads) that exist, or that hold building consent, on the confirmation date of the designation.
4. Prior to the construction of the road, a noise assessment shall be undertaken of the proposed road design, following NZS 6806:2010, Acoustics – Road-traffic noise – New and altered roads.
5. Structural mitigation found by the NZS 6806 assessment to be the best practicable option shall be included in any outline plan.

**Severance of landholdings**

6. Any outline plan submitted for works under this designation shall include any measures proposed to avoid, remedy or mitigate the effects of the road severing any landholding, including, but not limited to, stock movement, irrigation systems and farm drainage.

**Construction Phase matters**

7. Construction noise shall be managed and assessed under NZS 6803:1999.
8. A construction management plan shall be prepared and included in any outline plan submitted for works under this designation, and adhered to throughout the construction process. This should include, but is not limited to:

- days and hours for undertaking construction works;
- traffic management, including access to properties;
- dust control measures;
- noise (including vibration) mitigation;
- erosion and sediment control measures;
- accidental discovery protocols;
- accidental or unexpected contamination discovery protocols; and
- a complaints management process.

### Stormwater and Flooding

9. The design of the road shall comply with the Waimakariri District Council's Engineering Code of Practice (as current at the time of construction).
10. Prior to the construction of the road, a report shall be prepared and included in any outline plan submitted for works under this designation, to assess the potential impact of the road corridor on flood risk, including an Ashley River break-out event (if still considered feasible). The report shall identify any potential adverse effects and proposed mitigation measures that are incorporated into the road design.

### Ecology

- 11. Avoiding stream loss (e.g. reclamation, loss of flow permanence, culvert installation, piping) is an explicit requirement of the National Policy Statement for Freshwater Management 2020 (Policy 7). Where this is not practicable, a clear approach, using the effects management hierarchy, to managing the adverse effects on the ecology shall be utilised.**
- 12. Installation of culverts in streams shall be avoided where possible.**
- 13. Where avoidance of culverts or infilling of streams is not possible, mitigation for stream loss shall be provided. This may include permanent diversions or enhancement of adjacent sections of waterway.**
- 14. Specialist ecological surveys, including of the waterways and in-stream fauna, lizard and bird species, shall be provided prior to construction beginning. These surveys shall confirm ecological values present, identify the magnitude and level of effects of proposed construction and operational activity on these ecological values and provide recommendations on the effects management hierarchy including measures to avoid, remedy and mitigate adverse effects.**
- 15. If construction is to occur during the New Zealand pipit breeding season (start of August until the end of March), a pre-construction survey shall be undertaken by a suitably qualified and experienced ornithologist and the following actions taken.**
  - If no breeding pipit are found, grass within the area to be impacted on by construction activities shall be kept grazed or mown to reduce the potential availability of pipit nesting habitat until the commencement of earthworks.**

- If breeding pipit are found, advice from a suitably qualified and experienced ornithologist on management options shall be sought to provide management recommendations, which may include establishing exclusion zones around nest/s or delaying construction works until the end of the breeding season.

16. A suitably qualified and experienced freshwater ecologist shall be engaged to provide advice during the detailed design stage and when developing the construction methodology. The ecologist shall provide advice to improve ecological outcomes where possible or avoid or minimise effects on the ecology where improvements are not possible or practical. The ecologist's advice shall be adopted in designs or construction methodology.
17. Stormwater treatment systems shall be included in the design to receive and treat the runoff from the Rangiora Eastern road corridor, to avoid adverse ecological effects on the receiving environment.
18. Lighting adjacent to the waterways shall be avoided. Where new lighting is needed, it shall be designed to avoid light spill onto and over the waterways and riparian vegetation (i.e. using angled mounting and rear shielding). The use of blue LEDs shall be avoided where possible.
19. Erosion and sediment control measures shall be installed for the duration of the works and shall be designed in accordance with Environment Canterbury's Erosion and Sediment Control Guidelines (ECan 2007), or national best practice guidelines. No sediment or other contaminants shall be discharged to water prior to treatment to a standard that will not result in adverse effects to water and habitat quality that are any more than minor.
20. During construction the total area of exposed soil shall be minimised, with exposed areas stabilised as soon as possible.
21. Refuelling of machinery shall not be done within 50 metres of any waterbody.
22. A suitably qualified and experienced freshwater ecologist shall be engaged to advise on appropriate and best practice methods to be used during construction to ensure fish mortality is avoided or minimised.
23. Construction works near waterways shall be timed to avoid critical spawning or migration periods for fish species present.
24. Any machinery used in and near waterways shall be inspected to ensure it is free of aquatic pests.
25. Replanting riparian areas with ecologically suitable, indigenous species that provide shading to the river and habitat for terrestrial fauna shall be provided following construction.

#### Operational Traffic

26. The operational traffic effectiveness and efficiency of the overall proposed route, including intersections and in particular the connection with State Highway 71 / Lineside Road, and effect on the wider road network, be further demonstrated and evaluated through an updated Transportation Assessment to form part of an Outline Plan for the works.

**National Grid – construction and operation phase**

- 27. The construction, operation and maintenance of the Rangiora East Road Connection must comply at all times with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP 34:2001").**
- 28. The design, construction, operation and maintenance of the Rangiora East Road Connection must not necessitate the relocation or removal of any National Grid support structure.**
- 29. The construction, operation and maintenance of the Rangiora East Road Connection must not cause or exacerbate flooding in the vicinity of any National Grid support structure.**
- 30. Physical access to National Grid support structures, including reasonable and emergency access during construction of the Rangiora East Road Connection, must be maintained at all times.**
- 31. Prior to any construction works, or enabling works, being undertaken within fifty (50) metres of a National Grid support structure or the centre line of a National Grid transmission line, the Requiring Authority must prepare a National Grid Management Plan.**
- 32. Where a National Grid Management Plan is required by Condition 31, any outline plan must include a National Grid Management Plan that is prepared and, as necessary, revised in accordance with Condition 33.**
- 33. The objective of the National Grid Management Plan is to avoid, remedy or mitigate the potential effects of the Project on the operation and maintenance of the National Grid by describing safe and appropriate management procedures and construction methods. The National Grid Management Plan must, as a minimum:**
  - a. be prepared by a suitably qualified person;**
  - b. be prepared in consultation with Transpower New Zealand Limited;**
  - c. include details of the consultation undertaken, including measures taken by the Requiring Authority to respond to Transpower New Zealand Limited's comments and feedback;**
  - d. demonstrate how the construction, operation and maintenance of the Rangiora East Road Connection achieves compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP 34:2001");**
  - e. establish a specific height for clearance over Rangiora East Road Connection, if necessary;**
  - f. include drawings showing proposed works in the vicinity of, or directly affecting, the National Grid;**
  - g. describe the details of the on-going access arrangements as required by Condition 30;**
  - h. identify areas to be delineated as out of bounds during construction and areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a Transpower observer may be required;**
  - i. describe measures to control induced and transferred voltages and earth potential rise where conductive material is within 8 metres of a transmission line support structure;**

- j. confirm timing for any outage that may be necessary;
- k. describe how any changes to drainage patterns, runoff characteristics and stormwater are managed to avoid adverse effects on foundations of any transmission line support structure;
- l. confirm measures to manage the effects of dust and construction vibration so that there is no material damage the National Grid transmission lines beyond normal wear and tear; and
- m. set out the roles and responsibilities of site personnel and confirm details of site personnel training, including Transpower New Zealand Limited's involvement in that training, for those working within 8 metres of the transmission line support structures or within the maximum extent of conductor swing (at maximum operating temperature).

## **Appendix B. Recommended Responses to Submissions**

The recommended responses to the submissions made on this topic are presented in Table B1 below.

Table B1: Recommended responses to submissions

Sub. Ref.	Submitter / Further Submitter	Provision	Recommendation Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended modifications to Designations or Requirements?
<b>Waimakariri District Council Designations and Requirements</b>							
195.114	Transpower New Zealand Limited	Designation WDC-5 Rangiora Transfer Station	Delete	3.2	Reject	See relevant section of the report	Yes (revised designation requirement plan dated 14/02/2022 (see Appendix E))
195.115	Transpower New Zealand Limited	Designation WDC-45 (Lehmans Road/River Road link)	Delete	3.2	Reject	See relevant section of the report	Yes (agreed conditions)
195.116	Transpower New Zealand Limited	Designation WDC-47 (Rangiora East Road connection)	Delete	3.2	Reject	See relevant section of the report	Yes (agreed conditions and recommended conditions)
227.1	Canterbury Education Trust	Designation WDC-37 (Lehmans Road/Johns Road intersection widening)	Retain	3.3	Accept	See relevant section of the report	No
253.1	Lyonne Van Robinson	Designation WDC-39	Delete	3.4	Reject	See relevant section of the report	No
275.100	NZ Transport Agency Waka Kotahi	Designation WDC-47 (Rangiora East Road Connection)	Retain	3.5	Accept	See relevant section of the report	Yes
286.13	Z Energy Ltd	Designation WDC-1 (Rangiora Airfield)	Retain	3.6	Accept	See relevant section of the report	No
408.98	Bellgrove Rangiora Ltd	Designation WDC-47 (Rangiora East Road Connection)	Amend	3.7	Reject	See relevant section of the report	No



## **Appendix C. Recommended Decisions on District Council Designations and Requirements**

See Tables 1, 2, 3 and 4

**Table 1: Existing designation to be included in the Proposed Plan with no modification**

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Designation?
WDC-2	Rangiora Airfield – restriction to avoid noise sensitive activities, and manage activities which pose a risk to aircraft movements	NA	NA – see section 2.1.4	Rollover of existing designation without modification. No submissions received.	No

**Table 2: Existing designation to be confirmed with no modification**

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Designation?
WDC-1	Rangiora Airfield – airfield purposes	NA	Confirm	Rollover of existing designation without modification. Submission in support received.	No

**Table 3: Requirements for new designations to be confirmed with no modification**

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Requirements?
WDC-3	Sparks Lane Stormwater Management Area - stormwater management	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Requirements?
WDC-4	District formed legal roads – roading purposes	5	Confirm	Provides certainty for road management. No submissions received.	No
WDC-6	Beach Road wastewater pump station – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-7	Bradleys Road wastewater pump station – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-8	Cones Road wastewater pump station – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-9	Gladstone Road wastewater pump station – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-10	Kaiapoi wastewater treatment plant – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-12	Oxford wastewater irrigators –	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Requirements?
	wastewater purposes				
WDC-13	Ranfurlly Street wastewater pump station – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-14	Rangiora wastewater treatment plant – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-15	Raven Quay wastewater pump station – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-16	Waikuku wastewater treatment plant – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-17	Woodend wastewater treatment plant – wastewater purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-18	Oxford wastewater treatment plant and transfer station	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Requirements?
	– wastewater purposes and solid waste purposes				
WDC-19	View Hill reservoir – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-20	Bay Road reservoir – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-21	Ayers Street water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-22	Chinnerys Road water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-23	Cust water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-24	Darnley Square water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-25	Domain Road water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Requirements?
WDC-26	Gammons water pump station – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-27	Ohoka water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-28	Pegasus water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-29	Peraki Street water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-30	South Belt water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-31	Tram Road water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-32	Two Chain Road water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Requirements?
WDC-33	Waikuku campground water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-34	West Eyreton water treatment plant – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-35	Fernside Road and Todds Road intersection – road widening purposes	10	Confirm	Provides certainty for future upgrading of road infrastructure. No submissions received.	No
WDC-36	Townsend Road and Fernside Road intersection – road widening purposes	10	Confirm	Provides certainty for future upgrading of road infrastructure. No submissions received.	No
WDC-37	Lehmans Road and Johns Road intersection – road widening purposes	10	Confirm	Provides certainty for future upgrading of road infrastructure	No
WDC-38	Doubledays Road connection – roading purposes	10	Confirm	Provides certainty for future upgrading of road infrastructure. No submissions received.	No
WDC-39	Ivory Street improvements – road widening purposes	10	Confirm	Provides certainty for future upgrading of road infrastructure and provision of car parking in close proximity to the Rangiora town centre.	No

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to Requirements?
WDC-40	Parsonage Road and Eders Road improvements – road widening purposes	10	Confirm	Provides certainty for future upgrading of road infrastructure. No submissions received.	No
WDC-41	Downs Road water pump station – water supply purposes	10	Confirm	Provides certainty for future upgrading of water supply infrastructure. No submissions received.	No
WDC-42	Equestrian 4 water supply well – water supply purposes	5	Confirm	Provides certainty for existing infrastructure. No submissions received.	No
WDC-43	Waimakariri District Council Service Centre, Rangiora – civic precinct	5	Confirm	Provides certainty for provision of District Council public services. No submissions received.	No
WDC-44	Silverstream Boulevard – roading purposes	10	Confirm	Provides certainty for future upgrading of road infrastructure. No submissions received.	No
WDC-46	Lehmans Road and Fernside Road intersection – roading purposes	10	Confirm	Provides certainty for future upgrading of road infrastructure. No submissions received.	No



Table 4: Requirements for new designations subject to recommendation to modify

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to requirements?
WDC-5	Rangiora Transfer Station – solid waste purposes	5	Modify requirement	Provides certainty for existing infrastructure with no adverse effects provided setback from Transpower lines is provided as shown on the revised designation requirement plan dated 14/02/2022 included in Appendix E.	Yes – revised designation requirement plan dated 14/02/2022 (see Appendix E)
WDC-45	New Road, River Road to Lehmans Road	10	Modify requirement	Provides certainty for future upgrading of road infrastructure with no adverse effects provided conditions are included to avoid adverse effects to existing Transpower lines.	Yes - additional conditions as agreed between the District Council as requiring authority and Transpower.
WDC-47	Rangiora East Road Connection – roading purposes	20	Modify requirement	Provides certainty for future major upgrade to road network with no adverse effects provided additional conditions are included to avoid adverse effects to ecology and	Yes - additional conditions as agreed between the District Council as requiring authority and Transpower, and additional recommended conditions relating to

Designation identifier	Designation location and purpose	Lapse period (years)	Officer's recommendation	Officer's reasons	Recommended amendments to requirements?
				to existing Transpower lines.	ecological management and updated operational Transportation Assessment.

## **Appendix D. Report Author's Qualifications and Experience**

I hold the following qualifications: Master of Science and Master of Environmental Policy. I have 21 years experience as a planner for local government and private consultancy. My work experience includes, amongst other matters, policy planning, preparation and review of plan changes, plan administration and preparation of resource consent applications.

I have been contracted by the Waimakariri District Council as Territorial Authority to prepare this report.

## **Appendix E. WDC-5 Rangiora Transfer Station Amended Designation Requirement Plan**



Southbrook Transfer Station

SCALE (A4)  
1:2,000  
DATE  
14/02/2022

