FORM 5

Submission on Notified Gore Proposed District Plan

Clause 6 of Schedule 1 Resource Management Act 1991

To: **Gore District Council**
PO Box 8
Gore, 9740
info@goredc.govt.nz

Name of Submitter: **Andrea McMillan and Tony Harpur**

INTRODUCTION:

1. The Gore District Council (**Council**) notified the Proposed Gore District Plan (**PDP**) on 25 July 2023, which is set to replace the current Operative District Plan which came into effect in 2006.

2. This is a submission on the PDP made by Andrea McMillan and Tony Harpur (**the submitter**), who own a 2.7522 ha landholding across two parcels located at 36 Talbot Street, Gore, legally described as Section 12 Block XXIV TN of East Gore, and Part Lot 3 DP 4793 (**the property**).

3. The submitter has an interest in the PDP as a whole. The submitter has a specific interest in the General Residential Zone, the District-Wide Chapters (including Noise, Infrastructure, subdivision), East Gore Water Treatment Station Designation, Water Supply Treatment Facility Buffer Area, and District Plan Mapping.

4. The submitter could not gain an advantage in trade competition through this submission.

NOTIFIED CHANGES TO THE DISTRICT PLAN:

5. The Council is seeking to protect their future interests pertaining to the East Gore Water Treatment Plant (**WTP**), owned and administered by the Council, through a designation over its land and the imposition of prohibitive planning controls on private land outside adjoining the WTP. The changes as notified are blunt and overlook at the significant amenity effects that are occurring from the operation of the WTP which have significant implications for the submitter's reasonable use of their property.

6. The extent of adverse effects that are occurring from the WTP are well known to the Council but for a reason unbeknown to the submitter, have been completely excluded from consideration within the PDP.

7. The submitter's property includes the residence of the submitter, comprising of one single storey residential dwelling in the northeast quadrant. The submitter's

dwelling is setback approximately 24m from the northern boundary of the WTP site.

Designation GDC-10

8. The Council is proposing to designate the WTP site, notifying the site as 'Designation GDC-10' (**GDC-10**). Notably, the Notice of Requirement (**NOR**) includes no conditions, meaning no controls on built form, location, scale, nature and intensity of effects from the WTP and any future expansions, all of which are proposed to be completely unrestricted in scale, form and effect.

9. On page 1 of the NOR application it states:

> *"A Designation in the District Plan will help the community to be more aware of the location of the existing works, restrict the use of land in these locations and help individual choices around property purchase and/or development in relation to the water supply site.*
>
> *The awareness about this site is generally low. Furthermore, awareness of the effect of adjacent incompatible land use activities on the existing works is also generally low. This could result in inappropriate development occurring adjacent to the site. Inappropriate activities may pose a risk to the communities' ability to access treated drinking water and/or compromise the effectiveness of the East Gore Water Treatment Plant and Pump Station. The designation is sought to provide legal authorisation for the works (both existing and future works) their construction, operation, maintenance, repair, reconstruction, extension, modification, replacement, and improvement."*

10. The extent of GDC-10 as notified is illustrated in Figure 1.



Figure 1: Designation GDC-10 as notified with submitter's residence illustrated by the red star.

11. No technical supporting documentation was included with the NOR to support the designation and its effects. Notably, the designation was not informed by any acoustic advice despite that advice being readily available at the time to the Council.

Water Supply Treatment Buffer Area – General Residential Zone

12. Alongside the designation, the Council have notified a Water Supply Treatment Buffer Area overlay (**Buffer**) extending 50 metres beyond all boundaries of the WTP site. This seeks to place a restriction on "sensitive activities", including residential activity, establishing on any property to which the buffer extends. This means that a discretionary activity consent would need to be obtained.

13. The overlay is included on the planning maps and reflected in proposed Rule GRZ-R14:

GRZ-R14	Water Supply Treatment Facility Buffer Area	
All areas	**Activity status:** Discretionary Where: 1. Any sensitive activity is located within the Water Supply Treatment Facility Buffer Area.	**Activity status where compliance is not achieved:** N/A

14. "Sensitive activities" are specifically defined in the PDP to mean:

> *(a) health care centre or hospital.*
> *(b) educational facility, including school, early childhood facility, play centre.*
> *(c) residential activity, including retirement village and supported residential accommodation.*
> *(d) visitor accommodation.*
> *(e) places of worship.*
> *(f) marae or Papatipu Rūnanga complex.*
> *(g) Graveyard or urupā.*

15. As stated in the purpose of the designation referred to above, the buffer is the actual method that controls surrounding land uses by "restrict(ing) the use of land in these locations and help individual choices around property purchase and/or development in relation to the water supply site". The submitter is concerned that this planning approach has been undertaken in an attempt to avoid having to consider alternative sites as part of the designation, which is further discussed below.

16. The submitter is directly and significantly affected by the WTP, the imposition of the designation and buffer overlay, and associated controls (and lack of controls on the WTP).

17. The submitter is currently advancing plans to undertake a residential subdivision of their property in accordance with the underlying residential zoning. The zone is enabling of subdivision resultant in allotments with a net size area of 400m^2 with associated residential land use. The PDP will make such land use and subdivision very difficult if at all possible.

18. The boundaries of the submitter's property, the WTP site and buffer are illustrated in Figure 2.



Figure 2: Water Supply Treatment Facility Buffer Area as notified. The Submitters land is identified by red boundaries, and submitter's residence illustrated by the red star.

BACKGROUND TO THE WATER TREATMENT PLANT:

19. The original 170m^2 water treatment plant building was completed circa 1981[1]. A large concrete water reservoir also forms part of the original infrastructure. The WTP facility is elevated on a hill directly north of the submitter's property.

20. Between 2021 to 2022, the Council completed a significant upgrade of the WTP facility, comprising an additional 14.5m x 25m (362.5m^2) treatment building, and ancillary operational infrastructure including oxidation tant, chemical tanks, external transformer, and generator. Figure 5 illustrates the new building and infrastructure in the context of the original building/s.

21. The site plan[2] associated with the upgrade is included as **Annexure A**.

22. Figure 3 below shows the completed upgrade and extension of the WTP.

[1] Page [14] LGOIMA File received 30th October 2023
[2] Marshall Projects Site General Arrangement Plan provided by GDC by email received 07/11/2023.



Figure 3: Aerial photograph of upgraded facility building (Source: Google Earth).

23. Alongside its visual effects, following the upgrade the submitter and surrounding neighbours have consistently encountered disturbances due to the operation of the WTP facility, including sleep disturbance. The prolonged adverse noise and vibration effects, of which the submitter reports are particularly observable during evening hours, have been raised by the submitter with Council staff over the past twelve months.

24. The noise levels of the WTP aeration tower have been measured by Marshall Day Acoustics (copy contained in **Annexure B**). It was concluded in the December 2022 review that the operation is "a long way from complying with the night-time limit of 40 dBA", being 54 dBA with the fan running at 60% and 62 dBA with the fan running at 100%.

25. The noise effects are significant.

APPROVALS FOR THE WATER TREATMENT PLANT:

26. The submitter has obtained various archival documentation from the Council under a Local Government Official Information and Meetings Act 1987 (**LGOIMA**).

27. The LGOIMA file received contained a Planning Assessment report commissioned by the Council and provided to then-Planning Manager Keith Hovell on 24 September 2018. This report is specifically focused on the Council's concerns regarding necessary upgrades associated with the WTP. **Annexure C** contains a copy of the Planning Assessment. The recommendations to the Council regarding the activity status of the WTP upgrade are summarised as follows:

> *"A resource consent under the Operative Gore District Plan for a discretionary activity would be required to extend the WTP. Whether this consent would be notified or not (limited or public), is reliant on an assessment of the actual and potential effects being undertaken along*

with a determination by the Regulatory side of Gore District Council. However, we note that a WTP is a discretionary activity on this site, and therefore it is not a contemplated activity given the residential zoning, and therefore there is a good chance that an application would be notified unless it could be agreed that any adverse effects are less than minor or minor, and any party who is deemed to be adversely affected has given its written approval." (Beca Planning Assessment 21/09/2018, Page 1)

28. Notably and correctly, the report also states:

> *"…any extension or change to the existing WTP would necessitate a new Discretionary activity resource consent as any existing planning approval would not likely be valid for the changes, and any existing use rights would likely be lost." (Beca Planning Assessment 21/09/2018, Page 4)*

29. And:

> *"The notification status (non-notified, limited or public) of a Discretionary resource consent application cannot be determined until final design has been confirmed, an assessment of the actual and potential effects on the environment undertaken, and a determination made by Council as Regulatory Authority. However, given a WTP is not a residential activity, and therefore not anticipated on the site, it is possible that the application would be limited or publicly notified unless it could be agreed that any adverse effects are less than minor or minor, and any party who is deemed to be adversely affected has given its written approval." (Beca Planning Assessment 21/09/2018, Page 5)*

30. Despite the aforementioned advice provided to the Council, the LGOIMA file did not present any land use consent documentation or consultation documentation associated with the upgrade. Further enquiry to Council staff has confirmed that no land use consent[3] has been obtained for the completed WTP upgrade. No building consent has been provided to us and it is also assumed that there is no such approval in place.

31. As correctly observed by Beca, under section 10(1) of the Resource Management Act 1991 (**RMA**), there are no existing use rights that apply to the continued operation of the WTP because the character, intensity and scale of the facility and its effect have been significantly increased, and unlawfully. The discernible alteration in land use, marked by the construction of an additional 362m^2 area building and supplementary infrastructure, has given rise to significant adverse effects experienced by the submitter (in excess of 20 dBA above the nighttime noise levels).

SUBMISSION:

32. Without derogating from the generality of the issue, the Submitter **opposes** all changes to the PDP that relate to the WTP facility and the imposition of controls over land outside of the WTP site.

Unlawful activity and facility

33. As set out above, the facility and activity is unlawful, and there are no existing use rights in place.

[3] Email received from Gore DC Planning dated 3rd November 2023

Designation and/or Plan Change

34. There is a fundamental issue with how the Council has approach this matter within the PDP. While the NOR seeks to designate the land owned by the Council contained the WTP, the zone provisions seek to impose a buffer 50m outwards of the council land over private properties to sterilise the use for activities provided for under the existing and proposed residential zoning.

35. The submitter is concerned that this approach was taken to avoid the need for an alternative assessment under 168A of the RMA.

36. Critically, there was no section 32 assessment for the imposition of the buffer zone, and no evaluation of alternatives.

37. The submitter's view is that the buffer has the effect of an extension of the designation, and that this is effectively its intent, and that an assessment of alternatives must be undertaken.

Designation GDC-10 – East Gore Water Treatment Plant

38. The submitter recognises the utility of the WTP in the scheme of water town supply of water. It is of significant concern how the extension came about, its unlawfulness and the underhand way in which this has advanced with the clear aim of trying to sweep the issue under the rug without confronting the issues head on.

39. The GDC-10 Notice of Requirement in the PDP categorises the nature of the any proposed works associated with the WTP as being retrospective. This is attributed to the NOR's acknowledgment that the physical construction encompassed by the term "proposed works" has already taken place as an integral part of the recently concluded upgrades.

40. Section 3 of the NOR states no additional works "*…are explicitly proposed as part of this notice and would be dealt with by way of an Outline Plan in the future or should additional land be required, an alteration to the designation".*

41. The Council has provided no information on what the designation is to provide for in the future, any scope of expansion, the type of buildings and their external appearance, the noise and vibration effects that will arise, issues arising from the proximity of hazardous substances to residential dwellings and properties, and so on.

42. No technical assessment was included with the NOR (i.e. no acoustic assessment nor visual impact assessment).

43. On this basis, there is grossly insufficient information within the NOR to arrive at any conclusion as to its appropriateness.

44. Critically, there has been no assessment of alternatives relating to the designation. Given the significance of the adverse effects, this is required under section 168A (b) (ii) of the RMA. It is stated on page 4 of the NOR application that:

"As the facility is existing, no alternative sites or locations have been considered. The alternative method considered was to retain the status quo or to seek individual resource consents for various activities. However, the Council's preference is to designate the land to provide surety for the strategic planning and management of the site."

45. Section 7 of the NOR assesses designation conditions are not necessary given the upgrades have already been undertaken, and the designation is capturing retrospective works. This assessment has failed to consider ongoing effects resultant from operations of the WTP on the submitter, and the fact that the extension was unlawful and that the facility as a whole now has no protection under section 10 of the RMA.

46. There is a significant disjoint with the WTP being located in a residential zone, without constraint or management of its effects, and the surrounding residential activity which will remain significantly adversely affected.

47. The purpose of the General Residential Zone is to ensure:

"…the urban areas of Gore and Mataura are developed in an integrated, sustainable and well-planned manner to enhance people and communities' quality of life by creating and maintaining safe, healthy and pleasant environments with appropriate access to services, infrastructure, transport and facilities".

48. The alterations made by the Council directly contradict the purpose of the General Residential Zone, and associated objectives and policies. The resulting impacts fail to contribute in any way to the improvement of the submitter's quality of life or that of the surrounding residential communities. These changes do not support the creation of a healthy or pleasant environment as envisioned by the General Residential Zone.

49. In recognition of the significant adverse noise and vibration effects, there is clear and direct conflict with the objective and policies in the Noise chapter of the PDP, including:

NOISE-O1: Recognise and provide for activities that generate noise whilst ensuring that the character, timing and duration of noise levels are compatible with the purpose and character of each zone.

NOISE-O2: Activities do not generate unreasonable noise effects which adversely affect amenity values and health and wellbeing of people and communities.

NOISE-P1: Maintain the character and amenity of each zone by controlling the types of activities and level of noise that is permitted in each zone.

NOISE-P2: Ensure the health and wellbeing of people and the community is protected by managing noise effects generated by an activity, having regard to:

1. the frequency, intensity, duration and offensiveness of the noise being generated;
2. whether the level, intensity, character and timing of effects are compatible with the character and amenity of the location and adjacent activities;
3. internalisation of noise effects to the extent practicable and to avoid or minimise conflict at and beyond site boundaries;
4. any impact on the health and well-being of the surrounding community (including sleep disturbance);
5. the adoption/implementation of best practicable options to minimise the adverse effects;
6. any positive effects associated with the activity;
7. The extent to which noise levels may compromise the ability of existing and anticipated activities to operate or establish in the future without undue constraints; and
8. the ability to avoid conflict with existing and anticipated noise sensitive activities.

50. Further, the Council's changes are at direct odds with the UFD-O1 which directs that the District will develop in a cohesive, compact and structural way that (9) manages adverse effects between incompatible activities and zones, and Policy INFR-P7 which requires that the development of infrastructure should be managed so that adverse effects on adjoining activities are avoided, remedied, or mitigated.

51. The assessment of effects[4] arising from the designation sums up completely the level of consideration that has been afforded to this issue:

> *"As the existing water treatment plant and pump station infrastructure on the site is existing and forms part of the existing environment, no further assessment is required."*

52. This assessment is grossly deficient.

Water Supply Treatment Facility Buffer Area

53. The submitter opposes proposed Rule GRZ-R14 seeking to impose a buffer over its land and surrounding properties. The effect of a fully discretionary consenting regime means that there is no certainty that residential activity can be undertaken on the land, as such as consent will be likely opposed by the Council (as indicated its intent in the designation documentation) and can be declined. Applying the same advice the Council received from Beca (referred to in [31] above) regarding discretionary activities:

(a) a discretionary activity is not a contemplated activity;

(b) there is a good chance that an application would be notified unless it could be agreed that any adverse effects are less than minor or minor; and

(c) any party who is deemed to be adversely affected will need to provide its written approval.

54. Notably, there is no policy support or direction included in the General Residential Zone for the buffer. As it stands, there is strong policy conflict between the objectives and policies for the General Residential Zone whereby residential activity is enabled, the character and qualities of the zone are to be maintained, and that the zone is not to be compromised by non-residential activities.

55. There has been no section 32 evaluation to determine the appropriateness (or otherwise) of the rule and importantly, no cost and benefit analysis. The section 32 analysis that has been undertaken strongly supports the proposed objectives and policy framework for the Residential General Zone but it silent on how Rule GRZ-R14 implements the policies.[5] The submitter's opinion is that the rule does not implement the policies and is in clear conflict with them such that there is no support for the retention of the rule.

SUMMARY:

56. With respect to the matters outlined in this submission, and in summary, the Council's proposal:

[4] Section 5.1, Page 4 of NOR application
[5] Section 75 (1) (c) of RMA

(a) is unlawful and should not be awarded retrospective planning protection;

(b) conflicts with the objectives and policies of the PDP;

(c) results to an activity which generates known significant effects on the environment;

(d) does not meet the requirements of section 32 of the RMA, whereby the costs significantly outweigh the benefits and does not represent the most appropriate means of exercising the Council's functions;

(e) will not enable the social, economic and cultural well-being of the community; and

(f) ultimately fails to meet the purpose of the RMA.

RELIEF SOUGHT:

57. The Submitter seeks the following relief:

(a) that all matters in the PDP relating to the WTP and buffer (and any ancillary matters) are withdrawn from the PDP;

(b) all associated objectives, policies and rules that relate WTPs and buffers are amended to reflect their removal, including:

(i) Rule GRZ-R14 is deleted in its entirety;

(ii) Objective GRZ-O3 is amended: The purpose, amenity and character of the residential zones is maintained and not compromised by non-residential activities;

(iii) Objective GRZ-O4 is amended: Development is provided with appropriate infrastructure ~~and adverse effects on infrastructure networks are mitigated~~;

(iv) Policy GRZ-P8 is amended: Enable the use of reserve land where the activity and/or development is consistent with the relevant Reserve Management Plan and where the adverse effects are avoided, remedied or mitigated;

(v) Amending the definition of "critical infrastructure" to exclude the East Gore Water Treatment Plant given its unlawfulness in establishment and operation;

(c) that the objectives, policies are rules of the Infrastructure chapter are amended as necessary to ensure that the effects of infrastructure are controlled within the boundaries of the site that infrastructure is located to ensure that there are no adverse effects arising outside of the site boundaries, including:

(i) Objective INFR-O3 is deleted: ~~Infrastructure or land reserved for future infrastructure, is protected from adverse effects of subdivision, use and development that is incompatible or may~~

~~compromise the construction, maintenance, upgrade and use of infrastructure;~~

(ii) Objective INFR-O4 is amended as follows: *Adverse effects from the construction, maintenance, upgrade and use of critical infrastructure are managed to ensure that the effects on the receiving environment as commensurate with the effects anticipated in the receiving zone;*

(iii) Policy INFR-P6 is deleted: ~~Adverse effects (including reverse sensitivity effects) are avoided, remedied or mitigated where activities are adjacent to critical infrastructure, including the management of sensitive activities and the effects of subdivision, use and development that may compromise the operation, maintenance, upgrade and development of the National Grid~~; and

(d) any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/ discretions, assessment criteria and explanations that will give effect to the matters raised in this submission and the relevant planning legislation.

Other

58. The submitter wishes to be heard at any hearing of the Variation.

59. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.

Dated: 27 November 2023

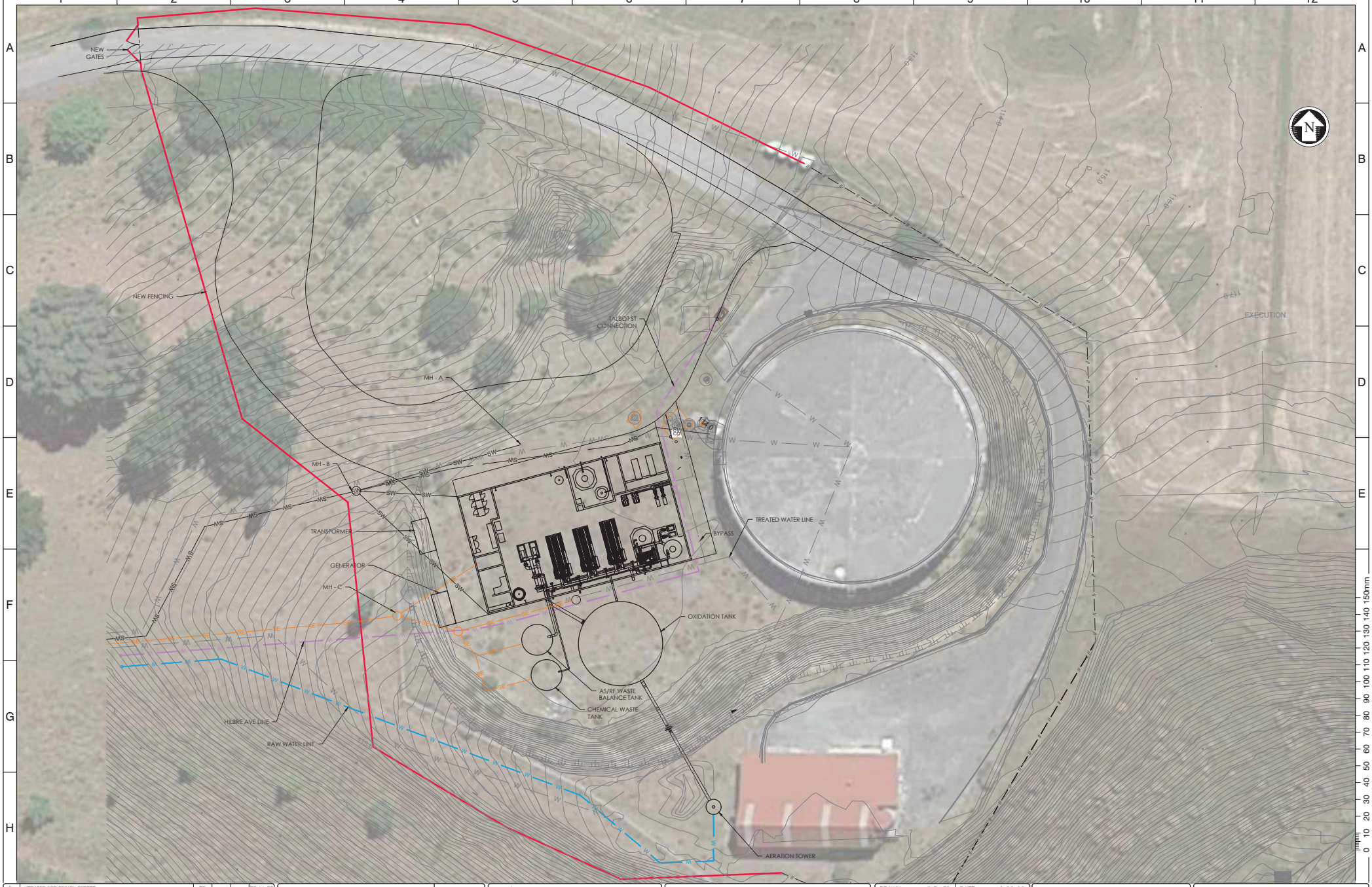


Brett Giddens
Director
(Signature of person authorised on behalf of Andrea McMillan and Tony Harpurr)

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ANNEXURE A



REV	DESCRIPTION	BY	CKD	APP	DATE
F	UPDATED FOR DESIGN REPORT	DE			02-11-20
E	ISSUED FOR HAZOP	DE			22-06-20
D	BUILDING UPDATE	DE			05-20
C	COLOURLANDLIS ADDED	DE			04-20
B	MAJOR UPDATES	DE			04-20
A	ISSUED FOR INFORMATION	DE			01-20

REFERENCE DRAWINGS	DRAWING No.

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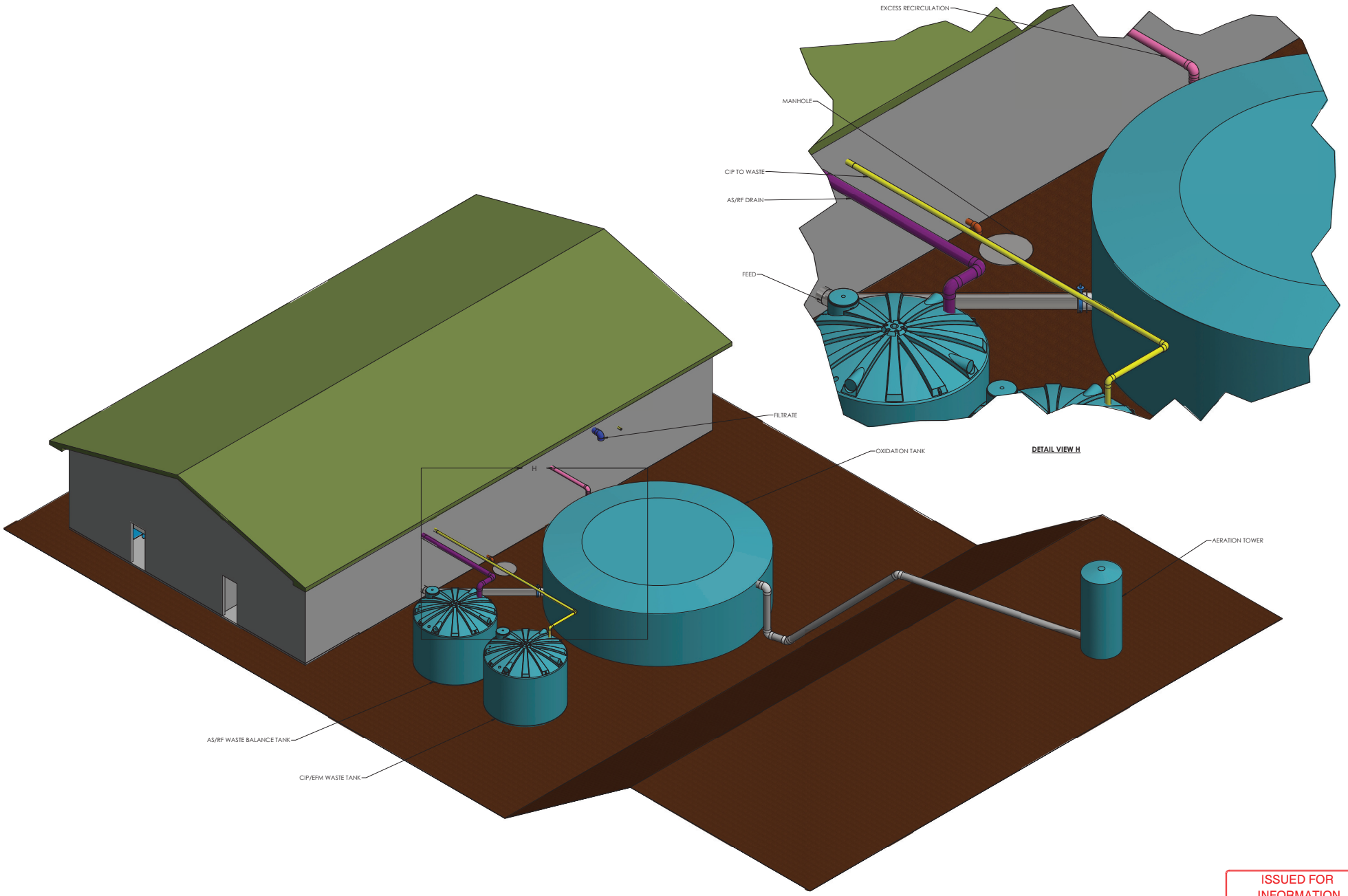
PALL Water

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CKECKED		DATE	
APPROVED		DATE	
SCALE	1 : 400	on A1	
DRAWING STATUS	ISSUED FOR HAZOP		

GORE
DISTRICT COUNCIL

GORE WTP
SITE GENERAL ARRANGEMENT

DRAWING No. K0550-GAD-0002 F



DETAIL VIEW H

ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	CKD	APP	DATE
B	UPDATED FOR DESIGN REPORT	DE			02-11-20
A	ISSUED FOR HAZOP	DE			21-08-20

REFERENCE DRAWINGS | DWG NO.

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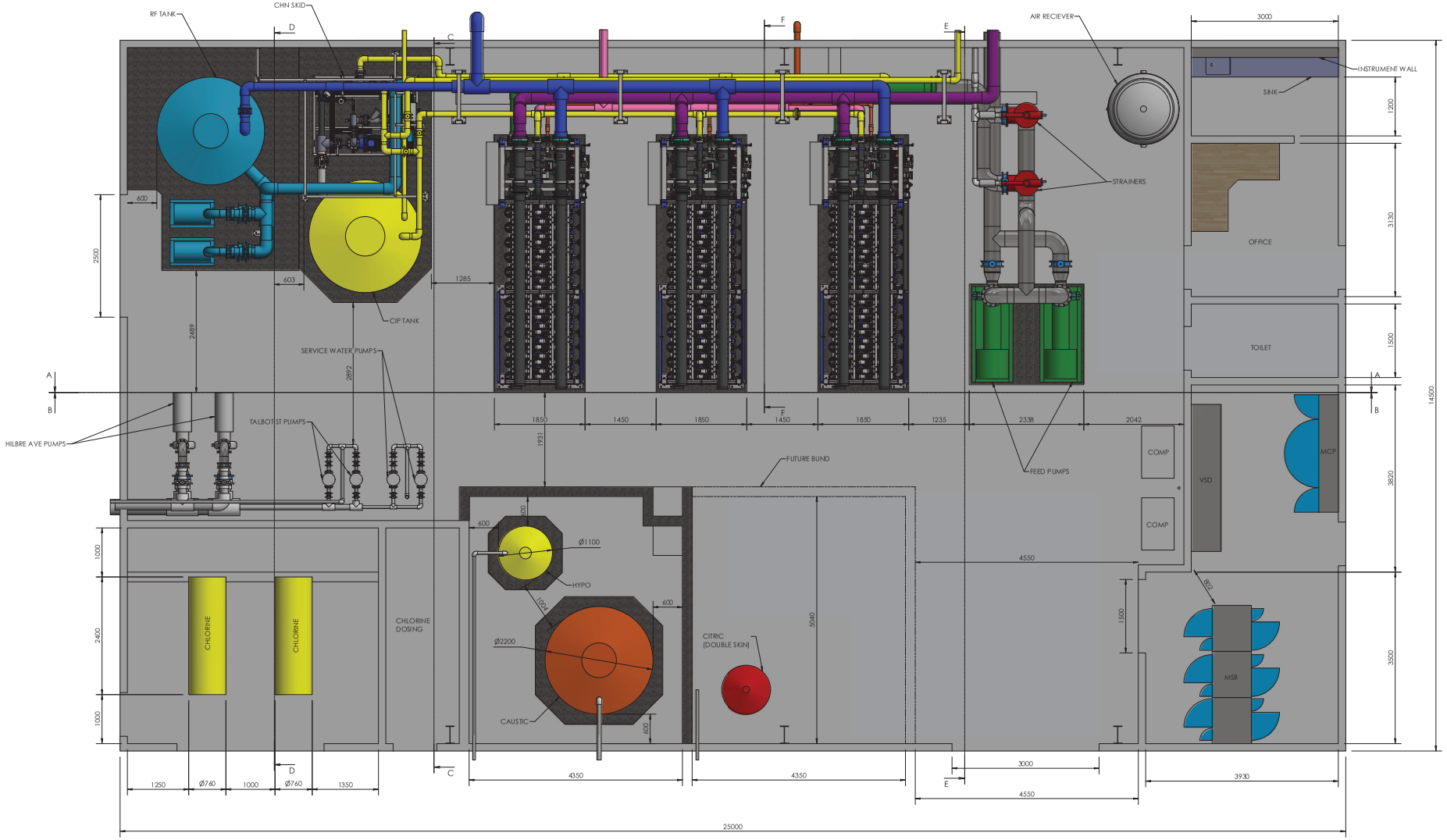
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DRAWN	D.EYLES	DATE	21-08-20
CHECKED		DATE	
APPROVED		DATE	
SCALE	AS SHOWN	On A1	
DRAWING STATUS	ISSUED FOR INFORMATION		

GORE WTP UPGRADE
GENERAL ARRANGEMENT ISOMETRIC

DRAWING No. K0550 - MEC - 1000 B



PLAN VIEW
Scale 1:40

ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	CKD	APP	DATE
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A	ISSUED FOR HAZOP	DE			21-08-20

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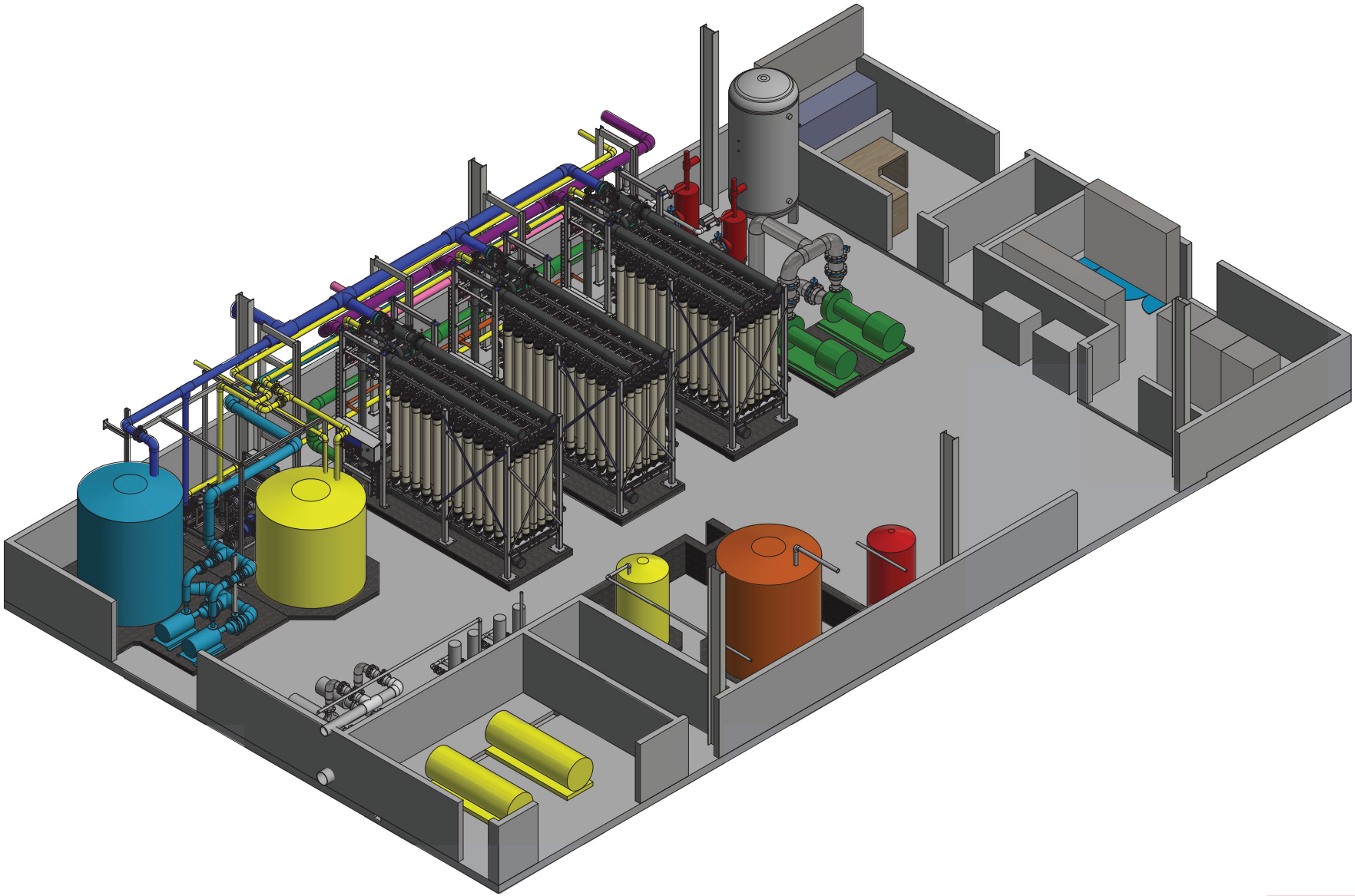
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DRAWN	D.EYLES	DATE	21-08-20
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SCALE	AS SHOWN	On A1	
DRAWING STATUS	ISSUED FOR INFORMATION		

GORE WTP UPGRADE
BUILDING PLAN VIEW

DRAWING No. K0550 - MEC - 1001 B



ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	CKD	APP	DATE
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A	ISSUED FOR HAZOP	DE			21-08-20

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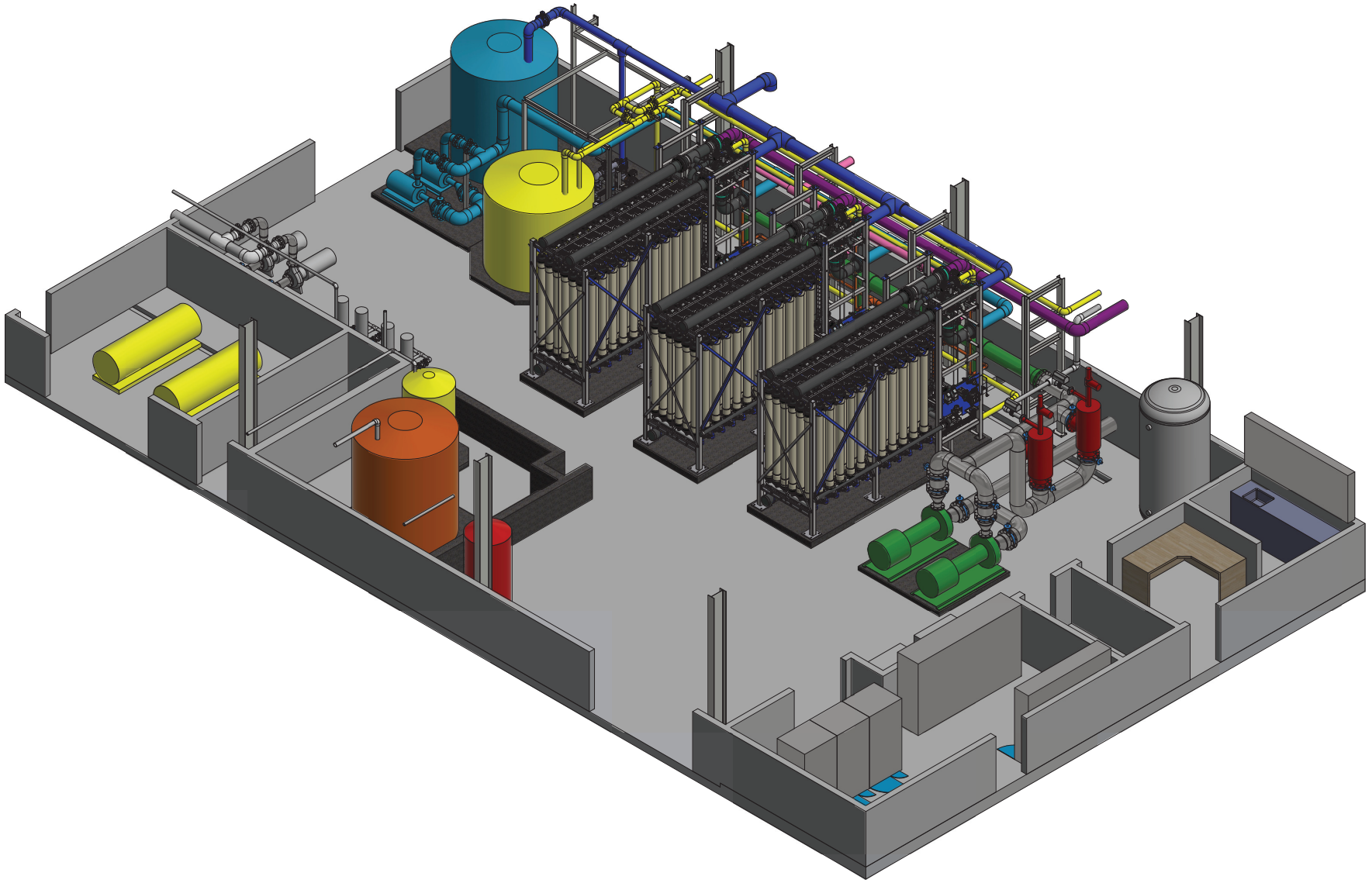
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CHECKED		DATE
APPROVED		DATE
SCALE	AS SHOWN	On A1
DRAWING STATUS	ISSUED FOR INFORMATION	

GORE WTP UPGRADE
BUILDING ISOMETRIC 01

DRAWING No. K0550 - MEC - 1002 B



ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	CKD	APP	DATE
B	UPDATED FOR DESIGN REPORT	DE			02-11-20
A	ISSUED FOR HAZOP	DE			21-08-20

REFERENCE DRAWINGS | DWG NO.

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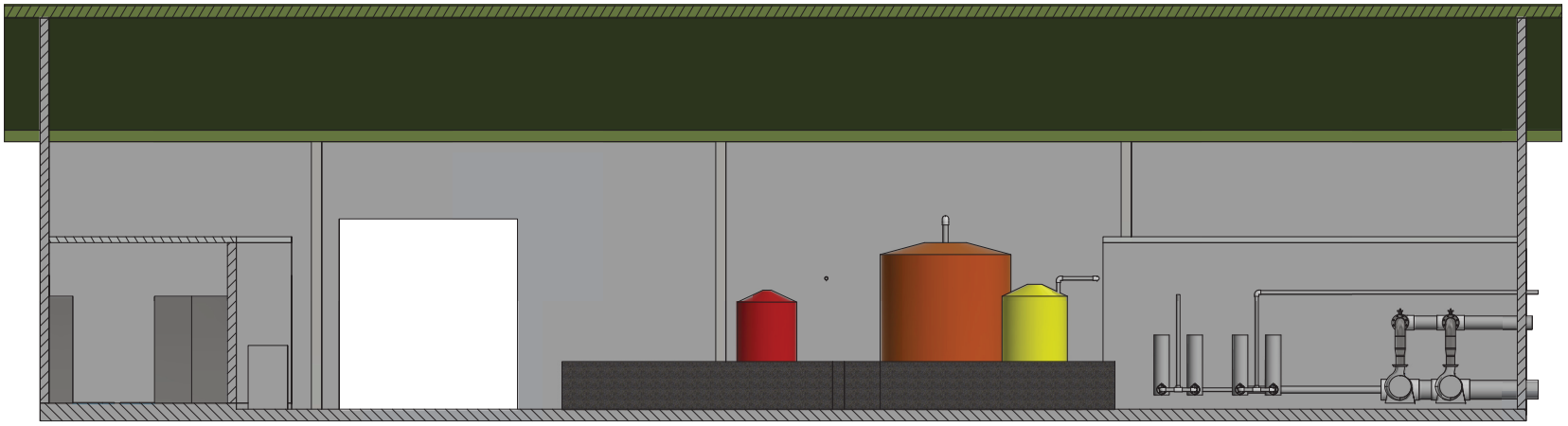
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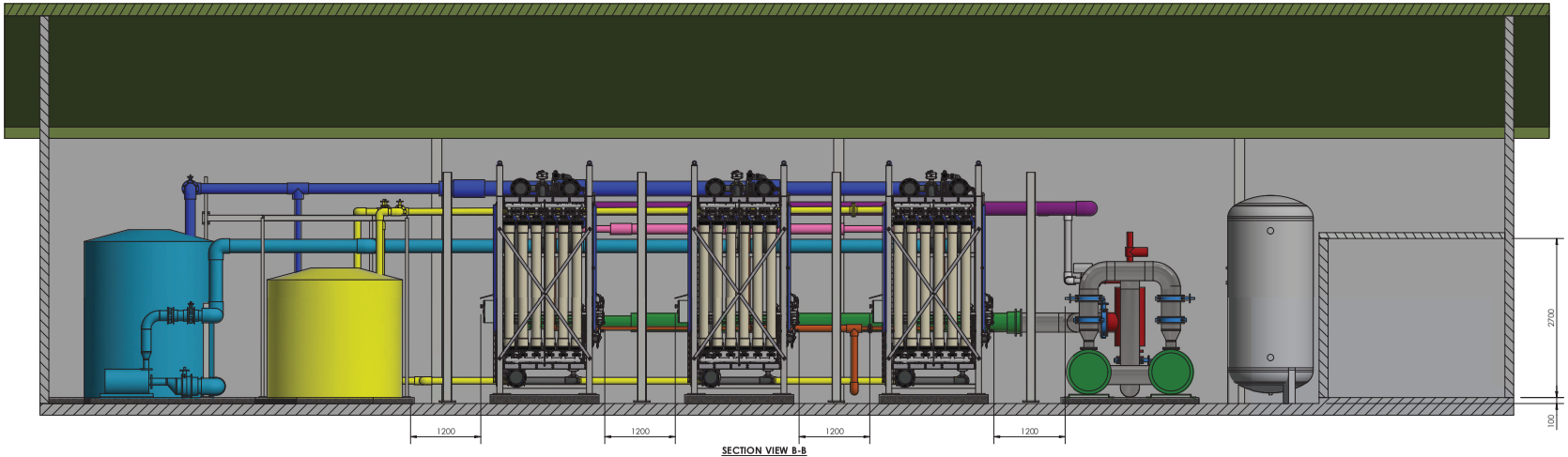
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GORE WTP UPGRADE
BUILDING ISOMETRIC 02

DRAWING No. K0550 - MEC - 1003 B



SECTION VIEW A-A
Scale 1:40



SECTION VIEW B-B
Scale 1:40

ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	CKD	APP	DATE
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A	ISSUED FOR HAZOP	DE			21-08-20

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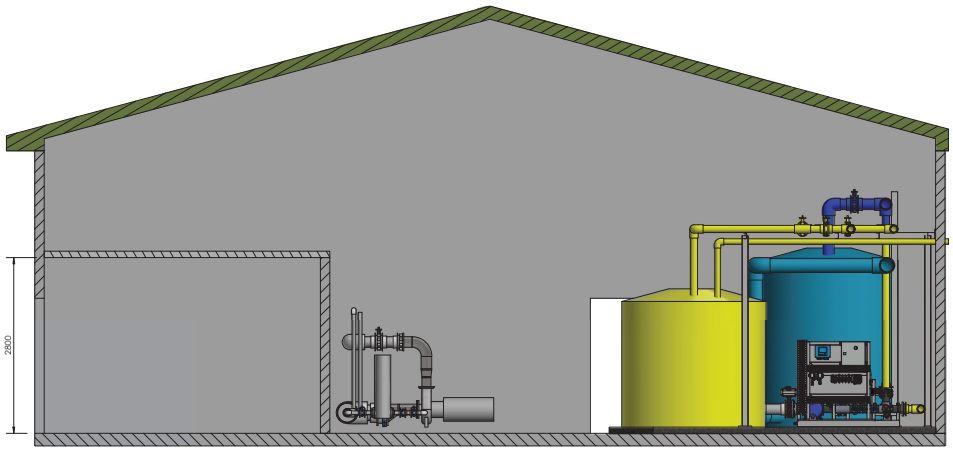
PALL® Water

GORE DISTRICT COUNCIL

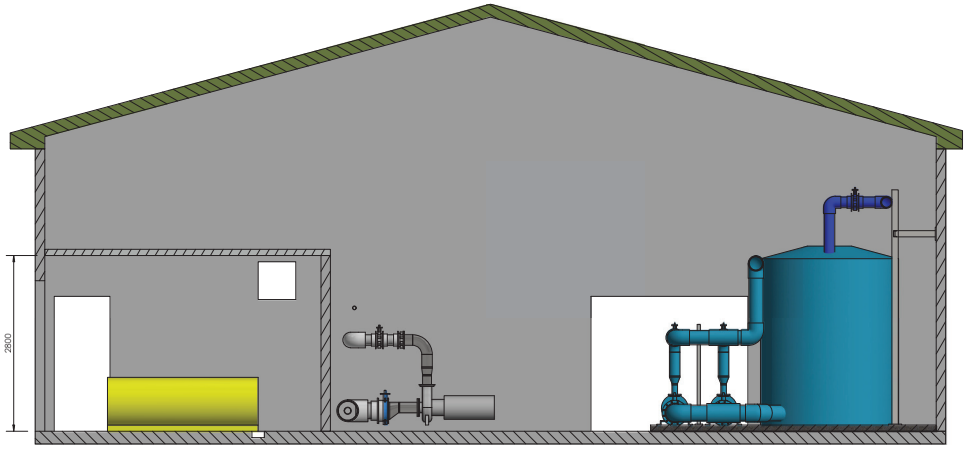
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CHECKED		DATE	
APPROVED		DATE	
SCALE	AS SHOWN		On A1
DRAWING STATUS	ISSUED FOR INFORMATION		

GORE WTP UPGRADE
BUILDING SECTION VIEWS 01

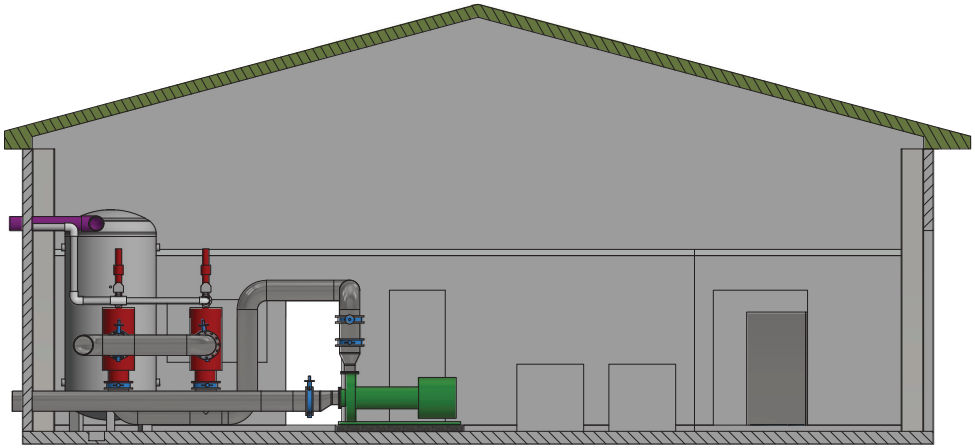
DRAWING No. K0550 - MEC - 1004 B



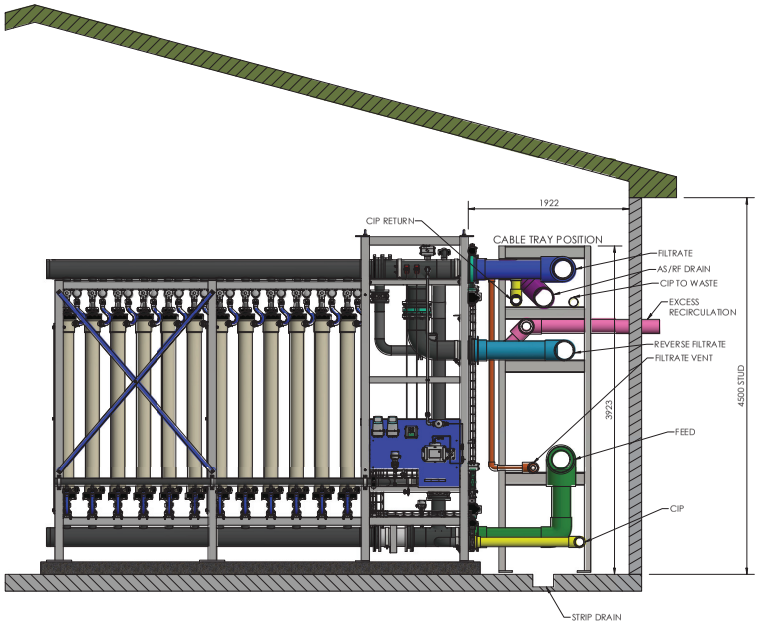
SECTION VIEW C-C
Scale 1:40



SECTION VIEW D-D
Scale 1:40



SECTION VIEW E-E
Scale 1:40



SECTION VIEW F-F
Scale 1:30

ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	CKD	APP	DATE
B	UPDATED FOR DESIGN REPORT	DE			02-11-20
A	ISSUED FOR HAZOP	DE			21-08-20

REFERENCE DRAWINGS | DWG NO.

DO NOT SCALE
ALL DIMENSIONS IN MILLIMETRES
Standard Tolerances According: NZS 3404

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MARSHALL PROJECTS
Engineering Water Partnerships

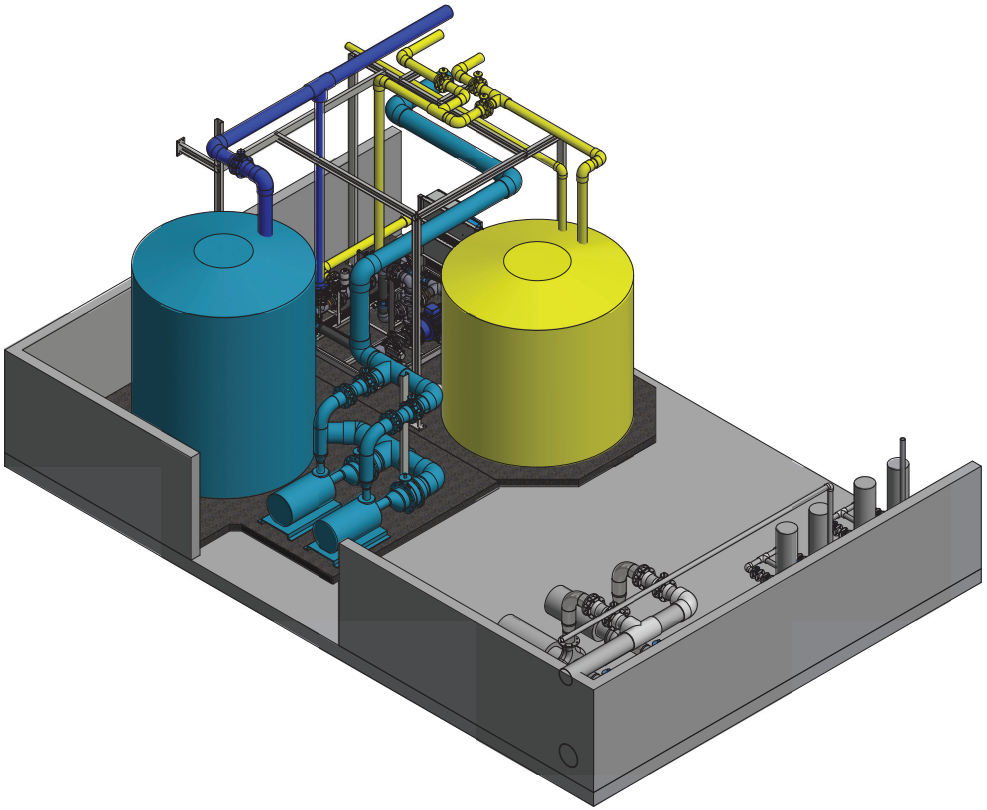
PALL Water

GORE DISTRICT COUNCIL

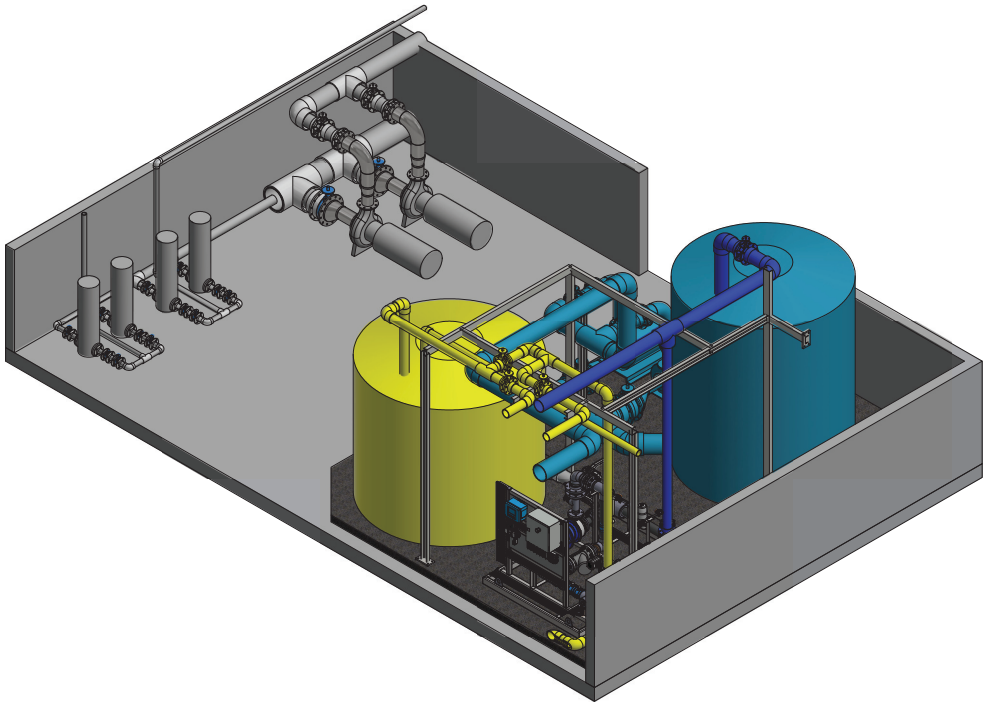
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CHECKED		DATE	
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DRAWING STATUS	ISSUED FOR INFORMATION		

GORE WTP UPGRADE
BUILDING SECTION VIEWS 02

DRAWING No. K0550 - MEC - 1005 B



CIP - RF ISOMETRIC VIEW 01



CIP - RF ISOMETRIC VIEW 02
Scale 1:30

ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	CKD	APP	DATE
B	UPDATED FOR DESIGN REPORT	DE			02-11-20
A	ISSUED FOR HAZOP	DE			21-08-20

REFERENCE DRAWINGS | DWG NO.

DO NOT SCALE
ALL DIMENSIONS IN MILLIMETRES
Standard Tolerances According: NZS 3404

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MARSHALL PROJECTS
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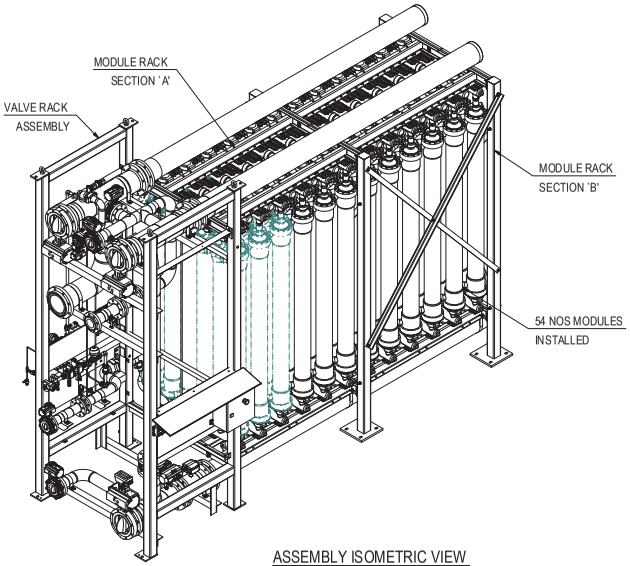
PALL Water

GORE DISTRICT COUNCIL

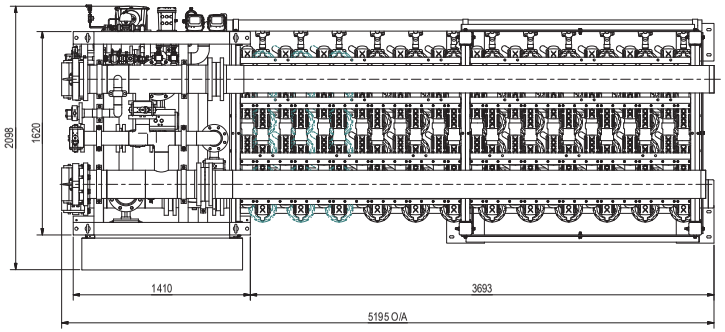
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CHECKED		DATE	
APPROVED		DATE	
SCALE	AS SHOWN	On A1	
DRAWING STATUS	ISSUED FOR INFORMATION		

GORE WTP UPGRADE
BUILDING PARTIAL ISOMETRIC VIEWS

DRAWING No. K0550 - MEC - 1006 B



ASSEMBLY ISOMETRIC VIEW



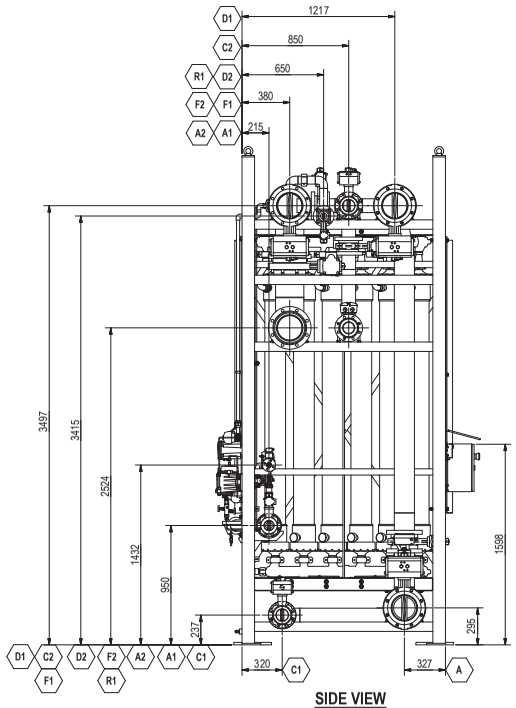
TOP VIEW
(72 MODULE FILTER RACK ASSEMBLY WITH 54 MODULES INSTALLED)
(6-6 MODULE SECTION ASSEMBLY)

CUSTOMER CONNECTION TABLE			
CONNECTION	DESCRIPTION	CONN. SIZE	TYPE
A	FEED CONNECTION	DN200 (8in)	DIN PN10 FLANGE
A1	AIR SCRUB SUPPLY	DN80 (3in)	DIN PN10 FLANGE
A2	INSTRUMENT AIR	DN15 (1/2in)	DIN PN10 FLANGE
C1	CIP FEED	DN100 (4in)	DIN PN10 FLANGE
C2	CIP/EFM RETURN	DN100 (4in)	DIN PN10 FLANGE
D1	AS/RF (UPPER) DRAIN	DN200 (8in)	DIN PN10 FLANGE
D2	FILTRATE VENT	DN50 (2in)	DIN PN10 FLANGE
F1	FILTRATE/RF	DN200 (8in)	DIN PN10 FLANGE
F2	REVERSE FILTRATION SUPPLY	DN200 (8in)	DIN PN10 FLANGE
R1	EXCESS RECIRCULATION (XR)	DN100 (4in)	DIN PN10 FLANGE

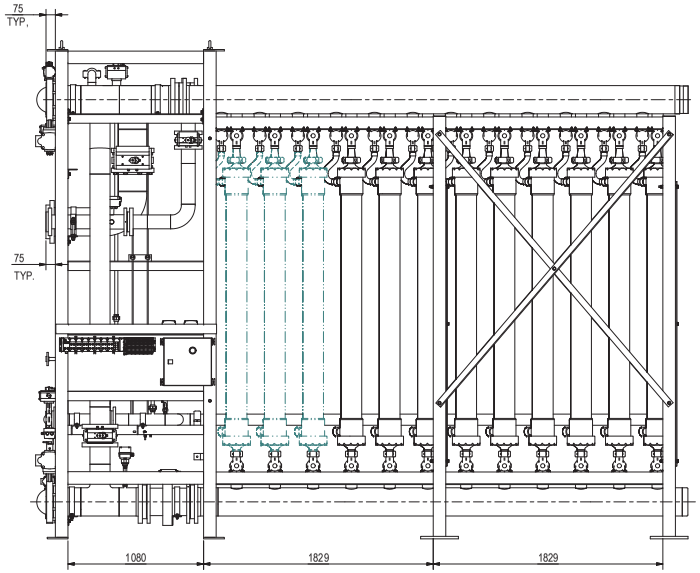
GENERAL NOTES (APPLY TO ALL SHEETS)

1. THE VALVE RACK IS FACTORY ASSEMBLED AND TESTED BY PALL. THE VALVE RACK IS SHIPPED FULLY ASSEMBLED AND WIRED, WITH THE EXCEPTION OF THE PRESSURE INSTRUMENTS, WHICH ARE SHIPPED LOOSE FOR FIELD ASSEMBLY BY OTHERS.
2. PIPING, CONNECTING TO PALL EQUIPMENT, MUST BE ADEQUATELY SUPPORTED TO PREVENT ANY NOZZLE LOADS ON THE EQUIPMENT.
   DO NOT USE SKID CONNECTIONS TO SUPPORT PIPING.
3. ALL FLANGES ARE BOLT CIRCLE/HOLE SIZE EQUIVALENT TO DIN PN10 RATED FLANGES.
4. THE DISC ON ELASTOMER-SEATED BUTTERFLY VALVES MUST BE AT LEAST PARTIALLY OPEN WHEN TIGHTENING FLANGE BOLTS. FAILURE TO DO SO WILL CAUSE PREMATURE FAILURE, AND WILL VOID ALL WARRANTIES ON THE VALVE.
5. EACH MODULE RACK IS SHIPPED PARTIALLY ASSEMBLED. REFER TO SEPARATE INSTALLATION INSTRUCTIONS.
6. MODULES ARE SHIPPED SPEARATELY. DO NOT DROP OR EXPOSE THE MODULES OR THEIR SHIPPING CONTAINERS TO SHOCK OR IMPACT. THERE MAY BE DAMAGE TO THE MEMBRANE EVEN IF NO VISIBLE DAMAGE TO THE MODULE CASE IS EVIDENT. DO NOT STORE THE MODULES OR THEIR SHIPPING CONTAINERS OUTSIDE OR IN AN AREA WHERE THERE WILL BE EXPOSURE TO DIRECT SUNLIGHT, EXCESSIVE HEAT, OR COLD. PALL CORPORATION REQUIRES MEMBRANES BE STORED IN A CONTROLLED, SECURE ENVIRONMENT TO GUARANTEE MODULES ARE NOT DAMAGED DURING STORAGE.
7. SEE ELECTRICAL DRAWINGS FOR FIELD WIRING REQUIREMENTS.
8. INSTRUMENT GRADE AIR AT 90PSIG [620.5 KPA] REQUIRED FOR VALVE ACTUATION.
9. MATERIALS OF CONSTRUCTION:
   a) FRAME (STRUCTURAL MEMBERS) : CARBON STEEL - PAINTED
   b) BOLTING: STAINLESS STEEL
   c) PIPING (WETTED COMPONENTS): PVC, EPDM, STAINLESS STEEL, HDPE, NORYL OR XYRON
   d) MODULES: PVDF, ABS, POLYURETHANE
10. DO NOT DRILL OR OTHERWISE MODIFY PAINTED FRAME MEMBERS.
11. ANCHOR BOLT REQUIREMENTS TO BE PROVIDED BY OTHERS.
12. ESTIMATED WEIGHTS:

8" VALVE RACK W/72 MODULES (54 MODULES INSTALLED)		
EQUIPMENT	WEIGHT (APPROX.)	
	DRY (kg's)	WET (kg's)
VALVE RACK	1588	2200
MODULE RACK	3500	4800



SIDE VIEW



ELEVATION

REVISIONS					REFERENCES		
-	-	-	-		-	-	
-	-	-	-		-	-	
-	-	-	-		-	-	
1	05/10/2020	ISSUED FOR CONSTRUCTION	M.Tylla		AUGF000000908	VALVE AND MODULE RACK CIVIL OUTLINE DRAWING	
A	25/08/2020	ISSUED FOR HAZOP/DESIGN REVIEW	M.Tylla		AUGF000000899	MF SYSTEM P&ID	
No.	DATE	DESCRIPTION	APPD.		DRG. No.	DESCRIPTION	

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	NAME	DATE
DRAWN	S.Patil	25/08/2020
DESIGNED	N.Kolhale	25/08/2020
CHECKED	N.Kolhale	25/08/2020
APPROVED	M.Tylla	25/08/2020

--- DO NOT SCALE DRAWING <---
--- IF IN DOUBT ASK <---
UNLESS OTHERWISE SPECIFIED, THE FOLLOWING INFORMATION PERTAINS ONLY TO THIS SHEET

DRAWING STATUS: FOR CONSTRUCTION

SCALE NUMBER: -

DRAWING NAME:
GORE DISTRICT COUNSIL - GORE WTP
TRANSVERSE 8in MF SYSTEM
VALVE AND MODULE RACK GA

PALL Water
MARSHALL PROJECTS Engineering Water Partnerships

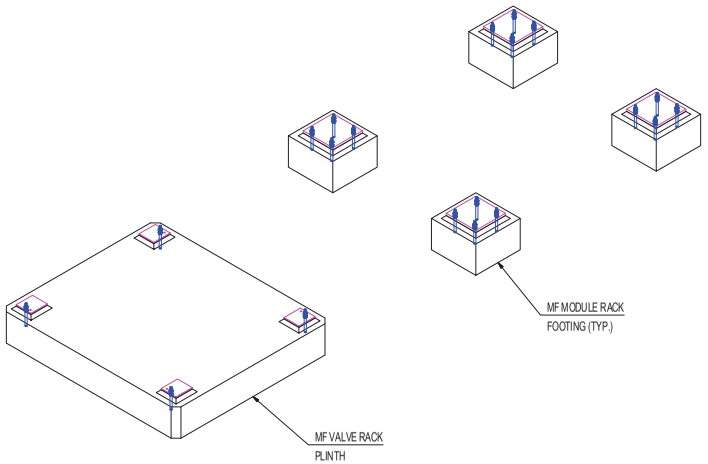
THIRD ANGLE PROJECTION | SCALE: 1:20 | DWG SIZE: A1 | DRAWING NUMBER: AUGF000000907 | DIMENSIONS: MM | REVISION: 1 | SHEET 1 OF: 1

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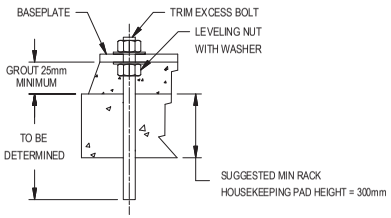
NOTES:-

1. ALL DIMENSIONS ARE IN mm, UNLESS OTHERWISE SPECIFIED.
2. ALL ANCHOR BOLT ARE IN CUSTOMER SCOPE OF SUPPLY.
3. PREPARATION OF SUITABLE FOUNDATION TO MOUNT LR SYSTEM IS CUSTOMER SCOPE OF SUPPLY.
4. SOIL ANALYSIS AND FOUNDATION CALCULATION IS CUSTOMER RESPONSIBILITY
5. REFER TO INSTALLATION INSTRUCTIONS FOR STRUCTURE AND PIPING ASSEMBLY.
6. ESTIMATED WEIGHTS:

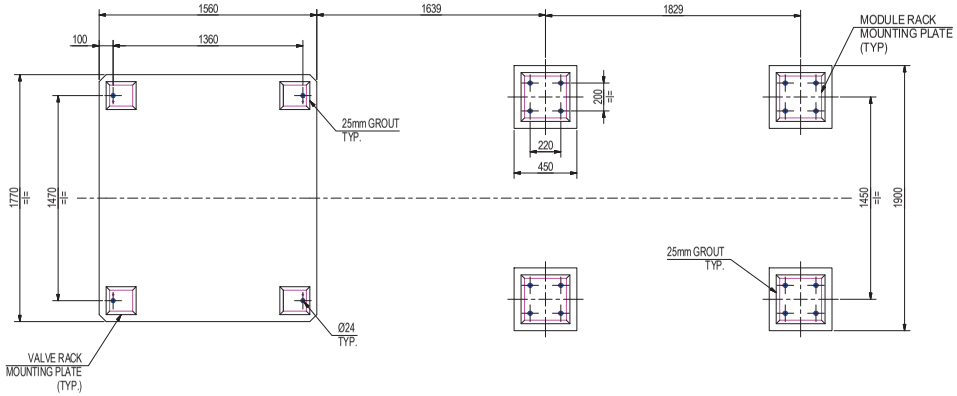
8" VALVE RACK W/72 MODULES (54 MODULES INSTALLED)		
EQUIPMENT	WEIGHT (APPROX.)	
	DRY (kg's)	WET (kg's)
VALVE RACK	1588	2200
MODULE RACK	3500	4800



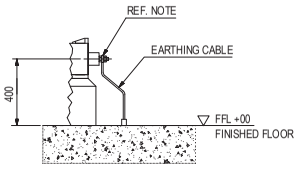
ISOMETRIC VIEW



-ANCHOR BOLT REQUIREMENTS DETAIL-



TOP VIEW

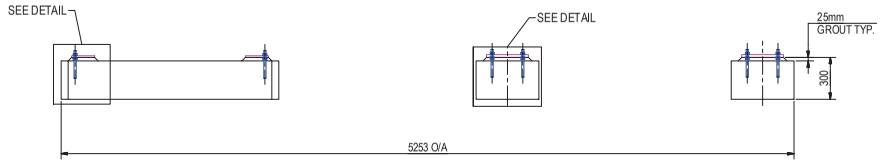


TYP. GROUND CONN. DEATILS
(LUG DETAIL & BOM REFER STRUCTURE DETAIL)

NOTE:- REMOVE ANY PAINT & NONCONDUCTIVE COATING FROM THE TWO-HOLE LUG POSITION ON THE BAY FRONT GROUND HOLES. AND APPLY THE ANTIOXIDANT COMPOUND TO THIS POSITION



SIDE ELEVATOIN



SIDE ELEVATION

REVISIONS

NO	DATE	DESCRIPTION	APPD
-	-	-	-
-	-	-	-
-	-	-	-
0	05/10/2020	ISSUED FOR CONSTRUCTION	M.Tytla
A	25/08/2020	ISSUED FOR HAZOP/DESIGN REVIEW	M.Tytla

REFERENCES

DRG. No	DESCRIPTION
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-	-
AUGF000000907	VALVE AND MODULE RACK DESIGN GA

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	NAME	DATE
DRAWN	S.Patil	25/08/2020
DESIGNED	N.Kothale	25/08/2020
CHECKED	N.Kothale	25/08/2020
APPROVED	M.Tytla	25/08/2020

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DRAWING STATUS: FOR CONSTRUCTION

SCALE NUMBER: -

DRAWING NAME:
GORE DISTRICT COUNSIL - GORE WTP
TRANSVERSE 8in MF SYSTEM
VALVE AND MODULE RACK GA

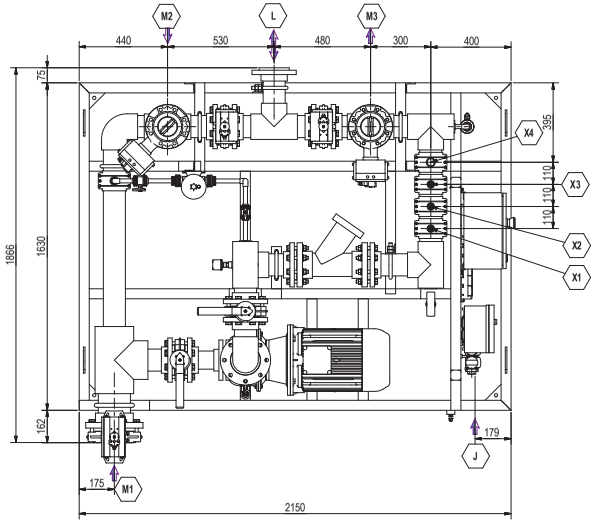
PALL Water

MARSHALL PROJECTS
Engineering Water Partnerships

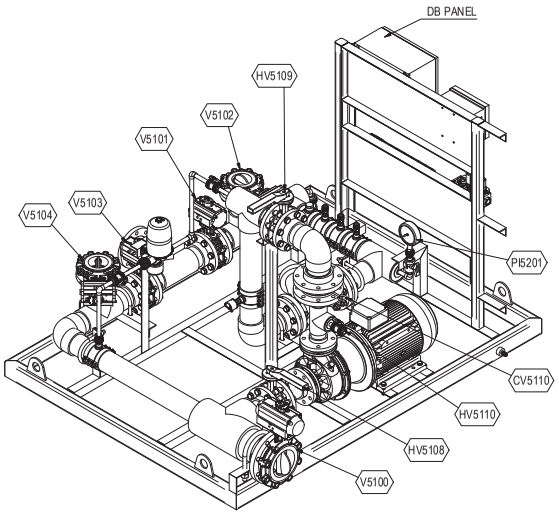
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Last plotted on 12/4/2012 at 12:33:51 by Santosh.Patil, File - C:\Users\patilsa\Desktop\Pall_PS_...TB_...SHM A1-BORDER_1 - Model

CUSTOMER CONNECTION TABLE			
CONNECTION	DESCRIPTION	CONN. SIZE	TYPE
M1	CIP TANK INLET	DN150 (6in)	DIN PN10 FLANGE
M2	FILTRATE WATER SKID INLET	DN100 (4in)	DIN PN10 FLANGE
M3	RECIRCULATION LINE	DN100 (4in)	DIN PN10 FLANGE
L	CIP OUTLET TO TX RACK	DN100 (4in)	DIN PN10 FLANGE
J	COMPRESSED AIR TO SKID	Rp1/2"	THRD.
X1	NaOCl CHEMICAL INJECTION	Rp1/2"	THRD. C/W CHECK VAVLE
X2	CAUSTIC CHEMICAL INJECTION	Rp1/2"	THRD. C/W CHECK VAVLE
X3	ACID CHEMICAL INJECTION	Rp1/2"	THRD. C/W CHECK VAVLE
X4	SPARE	Rp1"	THRD. C/W PLUG



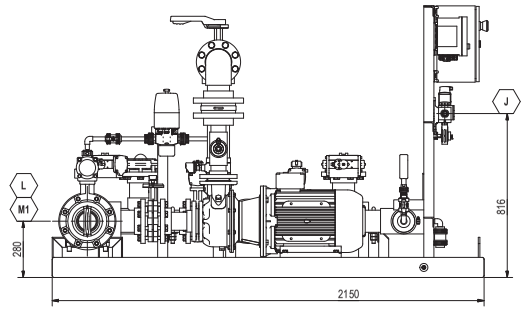
PLAN



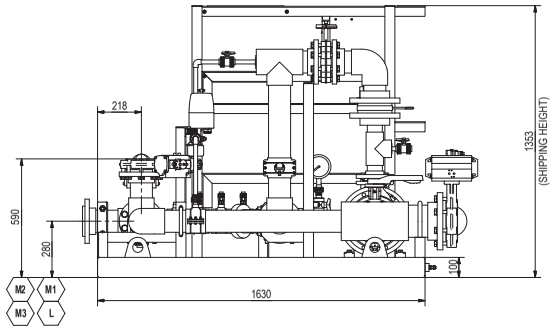
ISOMETRIC VIEW
(CABLE TRAY ROUTINE NOT SHOWN FOR CLARITY)

GENERAL NOTES

1. PIPING, CONNECTING TO PALL EQUIPMENT, MUST BE ADEQUATELY SUPPORTED TO PREVENT ANY NOZZLE LOADS ON THE EQUIPMENT.
   DO NOT USE SKID CONNECTIONS TO SUPPORT PIPING.
2. ALL FLANGES ARE BOLT CIRCLE/HOLE SIZE EQUIVALENT TO DIN PN10 RATED FLANGES.
3. THE DISC ON ELASTOMER-SEATED BUTTERFLY VALVES MUST BE AT LEAST PARTIALLY OPEN WHEN TIGHTENING FLANGE BOLTS. FAILURE TO DO SO WILL CAUSE PREMATURE FAILURE, AND WILL VOID ALL WARRANTIES ON THE VALVE.
4. SEE ELECTRICAL DRAWINGS FOR FIELD WIRING REQUIREMENTS.
5. INSTRUMENT GRADE AIR AT 90PSIG [620.5 KPA] REQUIRED FOR VALVE ACTUATION.
6. MATERIALS OF CONSTRUCTION:
   a) FRAME (STRUCTURAL MEMBERS) : CARBON STEEL - PAINTED
   b) BOLTING: STAINLESS STEEL 316
   c) PIPING (WETTED COMPONENTS): PVC, EPDM, STAINLESS STEEL,
7. DO NOT DRILL OR OTHERWISE MODIFY PAINTED FRAME MEMBERS.
8. ESTIMATED WEIGHTS:
   CIP SKID DRY - 700 Kgs
   CIP SKID WET - 1100 Kgs.



FRONT ELEVATION



SIDE ELEVATION

REVISIONS				
-	-	-	-	
-	-	-	-	
-	-	-	-	
1	05/10/2020	ISSUED FOR CONSTRUCTION	M.Tylla	
A	25/08/2020	ISSUED FOR HAZOP/DESIGN REVIEW	M.Tylla	
No.	DATE	DESCRIPTION	APPD.	

REFERENCES	
-	-
-	-
AUGF000000910	CIP SKID CIVIL OUTLINE DRAWING
AUGF000000900	CIP SYSTEM P&ID
DRG. No.	DESCRIPTION

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	NAME	DATE
DRAWN	S.PATIL	25/08/2020
DESIGNED	K.NAIDO	25/08/2020
CHECKED	N.Kolthale	25/08/2020
APPROVED	M.Tylla	25/08/2020

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SCALE NUMBER: -

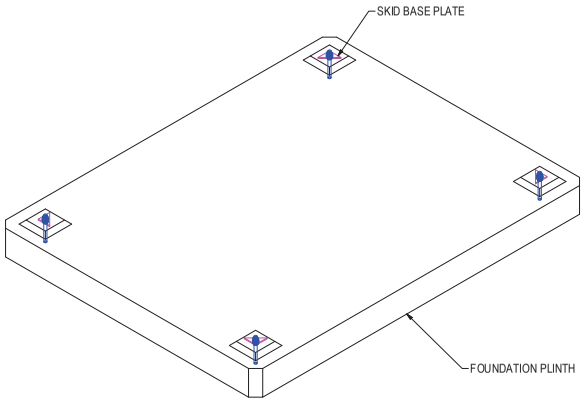
DRAWING NAME:
GORE DISTRICT COUNSIL - GORE WTP
CIP SKID
DESIGN GA

PALL Water

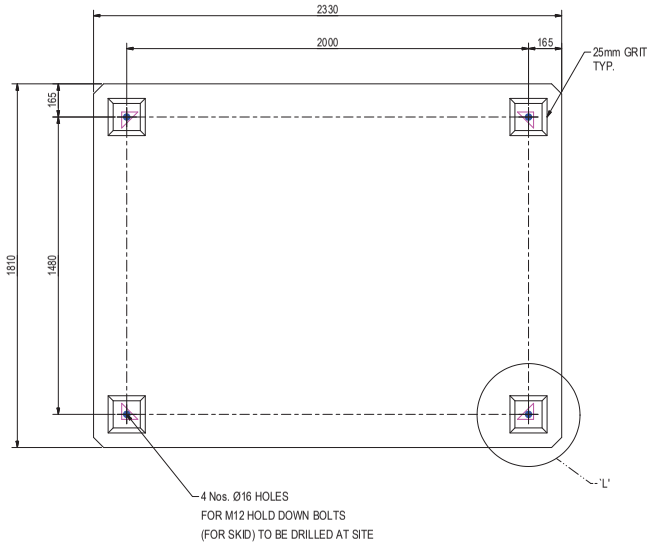
MARSHALL PROJECTS
Engineering Water Partnerships

THIRD ANGLE PROJECTION	SCALE:	DWG SIZE:	DRAWING NUMBER:	DIMENSIONS:	REVISION:	SHEET	OF:
	1:20	A1	AUGF000000909	MM	1	1	1

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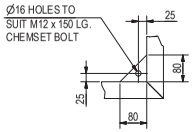
ISOMETRIC VIEW



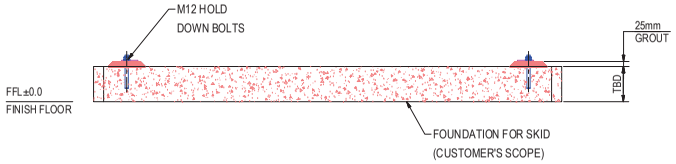
PLAN

GENERAL NOTES

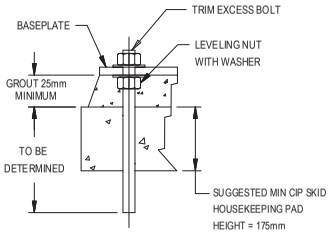
1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. ANCHOR BOLT (4 Nos.) IS IN CUSTOMER SCOPE OF SUPPLY.
3. PREPARATION OF SUITABLE FOUNDATION TO MOUNT AX3 SYSTEM IS CUSTOMER SCOPE OF SUPPLY.
4. SOIL ANALYSIS AND FOUNDATION CALCULATION IS CUSTOMER RESPONSIBILITY
6. CALCULATED WEIGHTS:
   SKID DRY - 700 Kgs. (APPR0X.)
   SKID WET - 1100 Kgs. (APPR0X.)



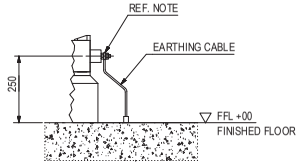
DETAIL `L'



ELEVATION



-ANCHOR BOLT REQUIREMENTS DETAIL-



TYP. GROUND CONN. DEATILS
(LUG DETAIL & BOM REFER STRUCTURE DETAIL)

NOTE:- REMOVE ANY PAINT & NONCONDUCTIVE COATING FROM THE TWO-HOLE LUG POSITION ON THE BAY FRONT GROUND HOLES. AND APPLY THE ANTIOXIDANT COMPOUND TO THIS POSITION

REVISIONS					REFERENCES	
-	-	-	-		-	-
-	-	-	-		-	-
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1	05/10/2020	ISSUED FOR CONSTRUCTION	M.Tylla		-	-
A	25/08/2020	ISSUED FOR HAZOP/DESIGN REVIEW	M.Tylla		AUGF000000909	CIP SKID CIVIL OUTLINE
No.	DATE	DESCRIPTION	APPD.		DRG. No.	DESCRIPTION

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	NAME	DATE
DRAWN	S.Patil	25/08/2020
DESIGNED	N.Kolhale	25/08/2020
CHECKED	N.Kolhale	25/08/2020
APPROVED	M.Tylla	25/08/2020

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SCALE NUMBER: -

DRAWING NAME:
GORE DISTRICT COUNSIL - GORE WTP
CIP SKID
CIVIL OUTLINE DRAWING

PALL Water

MARSHALL PROJECTS
Engineering Water Partnerships

THIRD ANGLE PROJECTION | SCALE: 1:20 | DWG SIZE: A1 | DRAWING NUMBER: AUGF000000910 | DIMENSIONS: MM | REVISION: 1 | SHEET 1 OF: 1

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Annexure B

SITE INSPECTION

Project:	Gore District Council - Noise assessments	**Document No.:**	Si 001		
To:	Gore District Council	**Date:**	9 December 2022		
Attention:	Matt Bayliss	**Project No.:**	20221003		
From:	Brendon Shanks	**No. Pages:**	2	**Attachments:**	No
Subject:	Summary of noise measurements				

As discussed, here is a summary of findings from our measurements on 29 November 2022.

WTP Aeration tower requires significant mitigation to comply with current noise limits

Based on the District Plan Rules and residential zoning of the surrounding sites, the plant is required to comply with 40 dB L_{Aeq} at the site boundary (see Rule 7.9 (2)(b) relating to noise from Utilities in Rural and Residential areas).

Figure 1: Rule 7.9 (2) (b) Gore District Plan

(b) Except as provided for in Rules 7.9(2)(e) and 7.9(7)(d), all utilities located within Rural and Residential Zones shall be operated in a manner that complies with the following noise limits:

On any day:

7.00 a.m. to 10.00 p.m.	55 dBA Leq
10.00 p.m. to 7.00 a.m.	40 dBA Leq
10.00 p.m. to 7.00 a.m.	75 dBA Lmax

Measured:
Within Rural Zones, at any point within the notional boundary of any noise sensitive activity.
Within Residential Zones, at any point within any other site.

The noise levels I measured at the position that is representative of the site boundary were:

- 62 dB(A) with fan running at 100%
- 54 dB(A) with fan running at 60%

Obviously, both operating modes are a long way from complying with the night-time limit of 40 dBA.

We understand from talking to Ian Lowe that the fan has only been running up to 60%, but the load may increase to 100% in the future. Ian mentioned that the closest resident had indicated that the current noise levels (at 60%) were causing annoyance. This suggests that there would be considerable annoyance if the noise levels increased by 8 dB when the fan eventually operates at 100%.

There are several areas that emit noise. Primarily, the noticeable low frequency “throb” is from the fan (casing and air intake). The duct work to the tower is also radiating sound. Finally, the openings at the top of the tower are radiating sound from the aeration process.

In terms of mitigation, a combination of the following measures is likely required:

- Enclosure around the fan and immediate duct work (to the base of the tower)
- Section of solid barrier to block line of sight from plant to the site boundary
- Attenuators fitted to the ventilation openings at the top of the tower

Given the nature of the receiving site (zoned residential, but with no sensitive receivers at the immediate site boundary) it may be useful to aim for a relaxed noise limit via a consent condition. For example, requiring

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compliance at the notional boundary (20m from the dwelling) rather than at the site boundary. This would reduce the mitigation requirements, whilst still providing reasonable protection for the nearby residents.

We measured the Water tower pumps

We measured the reverberant noise level from the fans in their existing location in the water tower. Based on this we have calculated the sound power level and will use this to provide guidance on the kind of construction required for the new shed to comply with noise limits at the adjacent sites.

We calculate that the Multisport Complex plant complies with the noise limits

The new ventilation plant for the Multisport Complex is required to comply with the following noise limits:

(i) Daytime 7.00 am to 10.00pm	*50 dBA L_{eq}*
(ii) Night-time 10.00pm to 7.00am	*40 dBA L_{eq}*
(iii) On any day between 10.00pm and 7.00am	*75 dBA L_{max}*

We measured noise from the ventilation plant operation at typical load (646 rpm) and maximum load (1150 rpm). We understand that the plant would not operate above the "typical" load during the night-time period and would only operate at the maximum load for brief periods during the highest load daytime periods.

Noise from plant was inaudible at the closest receiver when operating at typical load, due to the background noise. Therefore, we measured closer to the plant to obtain a "clean" measurement. Based on these measurements, we calculate that the noise level at the closest receiver is 37 dB L_{Aeq}.

When operating at 100% the noise level from the plant increases by 10 decibels and has an audible tonal character. Based on this, the rating noise level (including +5dB adjustment for special audible characteristics) is 52 dB Lr. This complies with the daytime noise limit of 55 dB L_{Aeq}.

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Annexure C

Gore Water Treatment Plant - Planning Assessment

1 Background

Water treatment in Gore is currently carried out at two Water Treatment Plants (WTPs), Wentworth St/East Gore WTP and Hilbre Ave/West Gore WTP.

Treated water quality currently does not meet the Drinking Water Standards for New Zealand 2005 (DWSNZ) and under the Health Act, Gore District Council (GDC) is required to upgrade their WTPs to achieve compliance.

In order to rectify the current situation to achieve compliance with the DWSNZ, Beca Ltd (Beca) have been engaged to assess options to upgrade the existing systems. It has been identified that the Hilbre Ave/West Gore WTP will be decommissioned but the reservoir will remain, and that the Wentworth St WTP will be upgraded. The upgrade will result in the water treatment plant processing 6000 m^3/d with the design allowing the plant to expand to 8000 m^3/d in the future.

2 Purpose

This planning assessment identifies any resource consent requirements under the Southland Regional Plan for the discharge of overflows to the wastewater and stormwater reticulated systems (the relevant matters which might trigger a regional resource consent), and under the Operative Gore District Plan for extension of the existing Wentworth St WTP.

The design information used to undertake this planning assessment is:

- Preliminary Design Report and appended plans prepared by Beca dated 20 August 2018.

3 Summary

3.1 RMA Approvals from Gore District Council

A resource consent under the Operative Gore District Plan for a discretionary activity would be required to extend the WTP. Whether this consent would be notified or not (limited or public), is reliant on an assessment of the actual and potential effects being undertaken along with a determination by the Regulatory side of Gore District Council. However, we note that a WTP is a discretionary activity on this site, and therefore it is not a contemplated activity given the residential zoning, and therefore there is a good chance that an application would be notified unless it could be agreed that any adverse effects are less than minor or minor, and any party who is deemed to be adversely affected has given its written approval.

Given that an extension to the existing WTP is proposed, and that there could be a further reservoir on the site in future, the Council should consider further whether or not to designate the site for WTP purposes, encompassing in that designation application the current and future development. While a designation application is notified (limited or public), it would remove the need in future to obtain further resource consents for future development, which could also be notified. Instead an Outline Plan process (not subject to public input) would be undertaken.

A weighting exercise between the risk of notification (resource consent vs designation) and short and long term costs. Further to the provision of this planning assessment, and once further details are known, we would be happy to provide an analysis that sets out the pros and cons including risks of resource consent versus designation process to assist in Councils decision making.

3.2 RMA Approvals from Southland Regional Council

Gore District Council holds a global resource consent (ref Auth-206303) for the discharge of stormwater to the reticulated system. Southland Regional Council has confirmed that this is valid for the Gore Township including the WTP operation and the proposed stormwater discharge works. Therefore no further resource consent is required for stormwater discharge.

The disposal of wastewater to the reticulated system doesn't require resource consent as long as the discharges to either land or water directly from this system or the WWTP are consented. Additionally, a resource consent would not be required as long as there is capacity in the existing system for this additional wastewater discharge and that any resource consents that Gore District Council currently holds do not have conditions around capacity constraints.

4 Site Context

The site is located on Wentworth St, East Gore and is located within the Residential A zone of the Gore District Plan. The site is not subject to any policy overlays. Figure 1 below illustrates the site location and zoning.

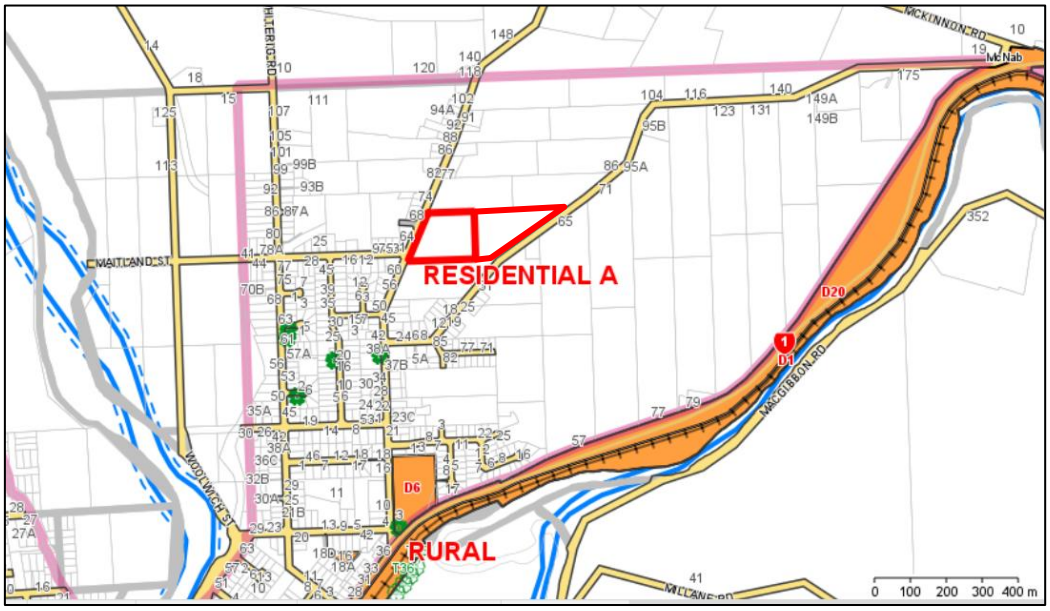


Figure 1: Zone Map and Location

Figure 2 below illustrates the Gore District Council utilities that are within and adjacent to the property.

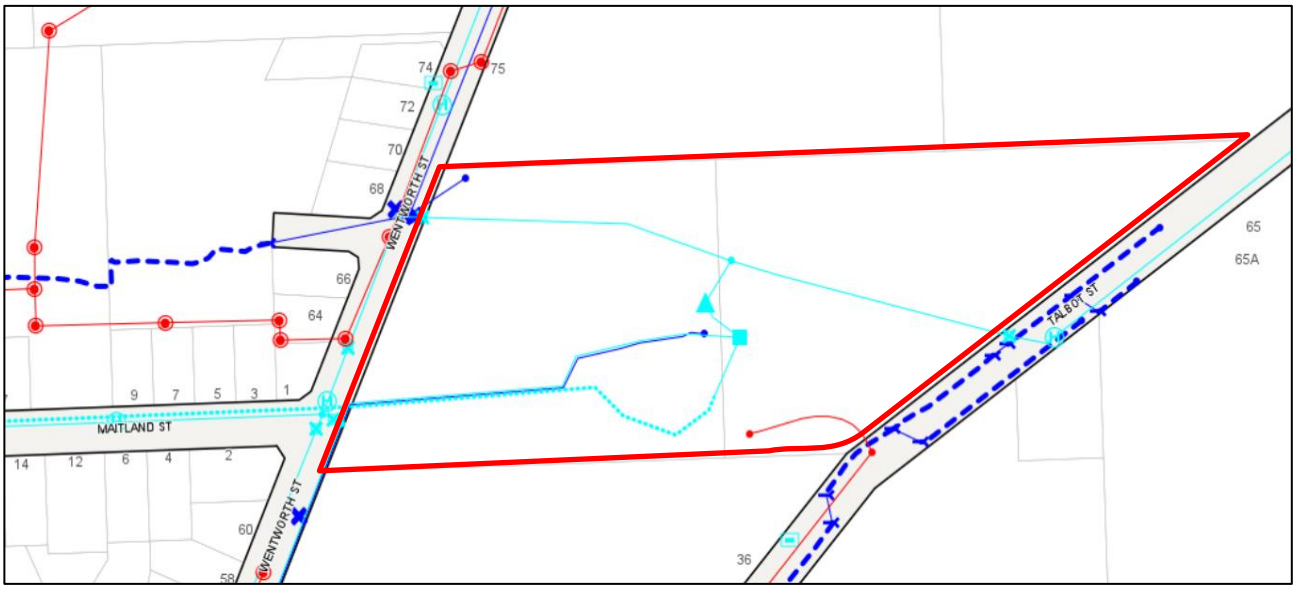
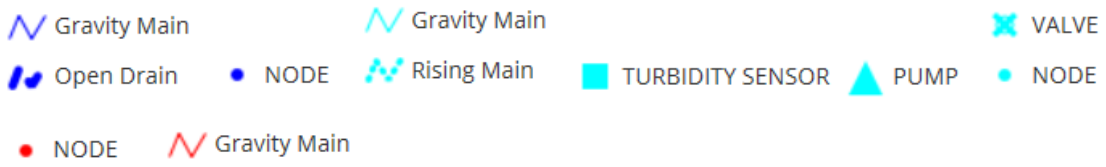


Figure 2: Utilities Plan



5 Resource Consent Requirements

5.1 Southland Regional Council

The water treatment process results in wastewater disposal and overflows from and to the following systems:

- Flocculation tank – to the reticulated sewer;
- Wastewater tank from filter backwash activity – to reticulated sewer (High lever overflow to stormwater);
- Reservoir – treated, chlorinated water to stormwater;
- Coagulant dosing tank – to stormwater; and
- Caustic doing tank – to stormwater

It has been confirmed by Southland Regional Council[1] that a global resource consent (ref Auth-206303) held by Gore District Council for the discharge of stormwater to the reticulated system is valid for the Gore Township including the WTP operation. Therefore the above stormwater matters are covered under this global resource consent.

The disposal of wastewater to the reticulated system doesn't require resource consent as long as the discharges to either land or water directly from this system or the WWTP are consented.

[1] In a telephone conversation between Beca and the consents planner at Southland Regional Council on Thursday 20 September 2018 date.

Additionally, a resource consent would not be required as long as there is capacity in the existing system for this additional wastewater discharge and that any resource consents that Gore District Council currently holds do not have conditions around capacity constraints.

5.2 Gore District Council

5.2.1 Resource Consent Requirements

The site is located within the Residential A zone of the Gore District Plan, and pursuant to Rule 4.2.1 (2), WTP's are not provided for as a Permitted activity in this zone. Rule 4.2.4 states that any activity not provided for as a Permitted, Controlled or Restricted Discretionary, Non-Complying or a Prohibited activity are Discretionary activities. As a WTP is not listed as a Non-Complying or Prohibited activity, it would be a Discretionary activity.

We have not searched Gore District Council records to confirm whether the existing WTP was established by way of a resource consent (post 1991) or a planning approval under the Town and Country Planning Act (pre 1991). If a planning approval does not exist, the WTP may be lawfully established through existing use rights. However, any extension or change to the existing WTP would necessitate a new Discretionary activity resource consent as any existing planning approval would not likely be valid for the changes, and any existing use rights would likely be lost.

This means that a resource consent for a Discretionary activity would be required for the extension of the WTP.

As part of that resource consent application the following built form standards would apply and where possible need to be complied with in order to not trigger additional reasons for consent:

Rule	Provision
▪ Rule 4.5 Noise	Noise limits in rural and residential zones On any day: 7.00 a.m. to 10.00 p.m. 55 dBA Leq 10.00 p.m. to 7.00 a.m. 40 dBA Leq 10.00 p.m. to 7.00 a.m. 75dBA Lmax Measured: Residential zones at any point in any other site.
▪ Rule 4.8 Height	Residential Zones – 8m maximum height
▪ Rule 4.9 Site Coverage	Site Coverage for Residential Zone – 40%
▪ Rule 6.1 – Storage of Hazardous Substances	It is a permitted activity to store or use hazardous substances provided that the quantities in storage or use do not exceed the amounts specified in Table 6.2. Oxidising Substances – Industrial – 2,000 kg Poisonous Substances – Industrial – 1,000kg

The notification status (non-notified, limited or public) of a Discretionary resource consent application cannot be determined until final design has been confirmed, an assessment of the actual and potential effects on the environment undertaken, and a determination made by Council as Regulatory Authority. . However, given a WTP is not a residential activity, and therefore not anticipated on the site, it is possible that the application would be limited or publicly notified unless it could be agreed that any adverse effects are less than minor or minor, and any party who is deemed to be adversely affected has given its written approval.

5.2.2 Designation

A designation is an alternative RMA approval to a resource consent. As a Local Authority the Council has the ability to designate as a Requiring Authority the WTP under the District Plan. We note that currently the site is not designated by the Council for WTP purposes.

A designation is a form of 'spot zoning' over a site in a district plan. The 'spot zoning' authorises the Requiring Authority's work and activity on the site without the need for land use consent under the District Plan. A designation does not negate the need to obtain any resource consents from a regional authority, in this case Southland Regional Council. A designation has a similar effect to a plan change establishing a permitted activity as it:

- identifies the land affected in the district plan
- enables a Requiring Authority to undertake the works within the designated area without the need for a land use consent
- sets the parameters under which the activity can occur.

Different to a resource consent, a designation allows for future development to be included removing the need for future resource consents. A designation is a notified process (limited or public). However, a resource consent for the works as stated above could also likely be a notified process. The Council should consider given potential future development on the site whether designating the WTP would be more advantageous over a resource consent that would only authorise the current works. A weighting exercise between the risk of notification and short and long term costs should be undertaken. Further to the provision of this advice, and once further details were known, we would be happy to provide an analysis that sets out the pros and cons including risks or each option to assist in Councils decision making.

6 Future Reservoir

Should a future reservoir be established at the Wentworth St WTP a Discretionary resource consent will be required under the Gore District Plan pursuant to the rules outlined above. Alternatively, if the site is designated then a resource consent application would not be required but rather an outline plan.





Alisha Robinson

Senior Planner

Fiona Blight

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