

Appendix A – Recommended changes to GDC Designations chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report

DESIGNATIONS

GDC - Gore District Council

Coopers Wells Water Supply - Access	
Designation unique identifier	GDC-1
Designation purpose	Access to directly reach designation D36
Site identifier	Lot 1 DP 10199 and being part Section 14 Block I Waikaka Survey District (SL 10D/614)
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	To the Designated Purpose – No
Additional Information	Restrictions apply to the use of land other than the Designated Purpose (below)

Restrictions Applying to the Use of the *Land* for Other than the Designated Purpose:

1. The movement of stock or farm machinery, either along or across the route, shall be undertaken in such a manner which, as far as practical, avoids damage to the *access* route which may restrict use by the designating authority.
2. No *structures* or other impediments shall be placed on or across the route which prevents reasonable use by the designating authority.

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Coopers Wells Water Supply – Water Supply Protection Area	
Designation unique identifier	GDC-2
Designation purpose	Water Supply Protection Area
Site identifier	Lot 1 DP 10199 and being part Section 14 Block I Waikaka Survey District (SL 10D/614). Part Section 14 Block 1 Waikaka Survey District (SL 10D/616). Lot 2 DP 10199 and being part Section 14 Block 1 Waikaka Survey District (SL 10D/615). Part Section 306 Block LXX Hokonui Survey District SO Plan 944. (SL 17/258) Lot 1 DP 2803 and being Pt Section 306 Block LXX Hokonui Survey District (SL 137/204) Old Bed Mataura River Legal Road
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Site Investigations - Investigations may be undertaken for the purpose of collecting data on and assessing the hydrological conditions of the <i>groundwater</i>: - Where the duration of such investigations is less than 8 hours a minimum of five working days' notice shall be given to the land occupier, or such shorter period as may be agreed by the land occupier. - Where the duration of such investigations is greater than 8 hours, or where machinery is required to be left at the site for a period exceeding one day, or where stock requires exclusion from the work area, a minimum of ten working days' notice shall be given to the land occupier, or such shorter period as may be agreed by the land occupier. Works and Structures - An Outline Plan pursuant to section 176A of the RMA shall be submitted to the General Manager Community and Strategy of the Gore District Council where it is proposed to construct any <i>bore</i>, or erect any <i>structure</i>. - In preparing the Outline Plan the requiring authority shall consult with the occupier of the land, and include the response of such consultation in submitting the Outline Plan to the Council. - The Outline Plan shall: - Provide a timetable for carrying out of the work.

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	(b) In the case of a <i>bore</i>, identify the location of the 50 metre radius buffer exclusion area which is to be fenced. (or 55m in the case of a dairy lane). (c) Assess the impact on <i>land</i> management, and any <i>infrastructure</i> utilised by the land occupier and set out appropriate means of mitigation. (d) Include for the 50 metre radius buffer exclusion area a Land Management Plan, as required by Condition 1 of the designation for the Water Supply Operational Area GDC-3. Archaeological Discovery 5. If koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during any works on the site, the Council shall, without delay: (a) Cease all work within a 50 metre radius of the discovery and secure the area. (b) Notify their nominated archaeologist, Te Ao Marama, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains) the New Zealand Police. (c) Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an <i>Archaeological Authority</i> is required under the Historic Places Act 1993. (d) Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation. (e) Ensure that the further action identified in accordance in part (c) of this <i>condition</i> is undertaken. (f) Upon completions of tasks (a) to (e) above, and provided all statutory permissions have been obtained, the Council may recommence works following consultation with Te Ao Marama, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains) the New Zealand Police.
Additional Information	Restrictions apply to the use of <i>land</i> other than the Designated Purpose (below)

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Restrictions Applying to the Use of the Land for Other than the Designated Purpose

1. Excluded Uses and Activities

The following uses and activities may not be undertaken without the approval of the Gore District Council pursuant to the procedures and rights of appeal set out in section 176(1) of the RMA:

- (i) *Earthworks* other than those associated with the tilling of the *land* for the purpose of re-grassing.
- (ii) Gravel extraction
- (iii) Construction and use of offal pits or refuse disposal pits
- (iv) Storage of silage or any substance that may contain *contaminants*.
- (v) Construction and operation of a calving pad
- (vi) *Discharge* of dairy farm effluent from any effluent management system.
- (vii) Construction of *buildings*
- (viii) Planting of crops other than grass
- (ix) Irrigation
- (x) Use of herbicides and pesticides
- (xi) Any other activity not being part of normal farming activities.

2. Grazing of Stock

- (i) No grazing shall occur between 20 May and 01 August or at any time when:
 - (a) surface *water* is present in the area being grazed or
 - (b) pugging of the ground will occur.
- (ii) No supplementary feed shall be made available to stock.
- (iii) No grazing or movement of stock shall take place within any area fenced to exclude stock or within 50 metres of any bore operated by the Gore District Council.
- (iv) Grass cover shall not be grazed below 1400 kilograms of dry matter per hectare.

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- (v) Within ten working days of 30 October, 31 January and 30 April each year the land occupier shall report to the General Manager Community and Strategy of the Gore District Council the days on which grazing occurred.

3. Use of Fertiliser

- (i) *Fertiliser* application shall be undertaken in accordance with a *Fertiliser* Management Plan that has been approved as set out in Condition 3 (ii).
- (ii) The *Fertiliser* Management Plan shall be prepared by an appropriately qualified and experienced practitioner utilising OVERSEER 6 or any subsequent version and submitted within six months of the designation being approved to the General Manager Community and Strategy of the Gore District Council for approval. The plan shall indicate the proposed times of *fertiliser* application.
- (iii) The *Fertiliser* Management Plan shall contain contact details of the *land* occupier, and where those details change advice shall be given forthwith to the General Manager Community and Strategy of the Gore District Council.
- (iv) The OVERSEER 6 model or any subsequent version shall be run on an annual basis to show that N losses in drainage water will not exceed 5.6 ppm.
- (v) *Fertiliser* shall not be applied or otherwise be deposited onto land designated Water Supply Operational Area D36A or onto *land fenced* to exclude stock surrounding any Council *bore*.
- (vi) Where *fertiliser* is applied or otherwise deposited within the areas described in (v) above, the *land* occupier shall as soon as practical advise the General Manager Community and Strategy of the Gore District Council and undertake such actions to rectify the situation as directed by the General Manager Community and Strategy.
- (vii) Within ten working days of the application of the *fertiliser*, notice shall be given to the General Manager Community and Strategy of the Gore District Council that such application was undertaken in conformity with the *Fertiliser* Management Plan.
- (viii) The *Fertiliser* Management Plan shall be reviewed annually and submitted to the General Manager Community and Strategy of the Gore District Council for approval.

5. Dairy Lanes

- (i) Any dairy lanes located within 55 metres of any Council *bore* existing as at 1 June 2014 shall be relocated within 12 months of the designation being approved.

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(ii) No new dairy lanes shall be located within 55 metres of any Council *bore*.

6. Other Restrictions

(i) No removal or addition of fuel to or from vehicles or removal or addition of oil to or from vehicles shall take place within the designated area.

Coopers Wells Water Supply – Water Supply Operational Area	
Designation unique identifier	GDC-3
Designation purpose	Water Supply Operational Area
Site identifier	Lot 2 DP 10199 and being part Section 14 Block 1 Waikaka Survey District (SL 10D/615). Part Section 306 Block LXX Hokonui Survey District SO Plan 944. (SL 17/258) Old Bed Mataura River Legal Road
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Land Management Plan 1. Planting of areas shall be undertaken in conformity with a Land Management Plan. This plan shall: (i) Generally identify areas and the range of species to be planted. (ii) Identify any restrictions necessary to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances and provide access by Transpower NZ Limited to the power lines and associated <i>structures</i> that pass through the <i>site</i> as set out in the agreement between the Council and Transpower as appended to this decision. (iii) Set out a regime for the management of pest plants and pest animals. (iv) Be prepared and submitted for approval to the General Manager Community and Strategy of the Gore District Council within six months of the designation being approved. (v) Be reviewed at intervals not exceeding five years. (vi) Once approved, provided to the occupier of <i>adjoining land</i>. Archaeological Discovery

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	2. If koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during any works on the site, the Council shall, without delay: (i) Cease all work within a 50 metre radius of the discovery and secure the area. (ii) Notify their nominated archaeologist, Te Ao Marama, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains) the New Zealand Police. (iii) Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an <i>Archaeological Authority</i> is required under the Historic Places Act 1993. (iv) Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation. (v) Ensure that the further action identified in accordance in part (iii) of this <i>condition</i> is undertaken. (vi) Upon completions of tasks (i) to (v) above, and provided all statutory permissions have been obtained, the Council may recommence works following consultation with Te Ao Marama, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains) the New Zealand Police. Outline Plan 3. An Outline Plan pursuant to section 176A of the RMA shall be submitted to the General Manager Community and Strategy of the Gore District Council where it is proposed to erect any <i>structure</i> exceeding 20 square metres in area or 6 metres in <i>height</i>. 4. In preparing the Outline Plan the designating authority shall consult with the occupier of any <i>adjoining land</i>, and include the response of such consultation in submitting the Outline Plan to the Council. 5. Except as required in (3) above, no Outline Plan is required for any work undertaken on the site.
Additional Information	Restrictions apply to the use of <i>land</i> other than the Designated Purpose (below)

Restrictions Applying to the Use of the *Land* for Other than the Designated Purpose

1. All uses not related to the designated purpose are excluded.

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Coopers Wells Water Supply – Emergency Take Utilities Route	
Designation unique identifier	GDC-4
Designation purpose	Emergency Take Utilities Route
Site identifier	Old Bed Mataura River Legal Road Part Section 306 Block LXX Hokonui Survey District SO Plan 944 (SL 17/258). Lot 1 DP 2803 and being Pt Section 306 Block LXX Hokonui Survey District (SL 137/204) Pt Lot 7 Block V DP 70 and being Part Section 306 Hokonui Survey District and Part Defined on Deposited Plan Red194 (SL 8A/512)
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Outline Plan 1. An Outline Plan pursuant to section 176A of the RMA shall be submitted to the General Manager Community and Strategy of the Gore District Council where it is proposed to erect any <i>structure</i> exceeding 2 square metres in area or 2 metres in <i>height</i> or any utility box incorporating a power supply. 2. In preparing the Outline Plan the designating authority shall consult with the occupier of the <i>land</i>, and include the response of such consultation in submitting the Outline Plan to the Council. 3. Except as required in (1) above, no Outline Plan is required for any work undertaken on the route. Other Works 4. Where <i>infrastructure</i> is to be installed underground along the route a minimum of 20 working days notification shall be provided to the <i>land</i> occupier, or such shorter period as may be agreed by the <i>land</i> occupier. 5. Where temporary above ground <i>infrastructure</i> is required along the route, as much notice as practical shall be provided to the <i>land</i> occupier.
Additional Information	Restrictions apply to the use of <i>land</i> other than the Designated Purpose (below)

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Restrictions Applying to the Use of the *Land* for Other than the Designated Purpose

1. Excluded Uses and Activities

The following uses and activities may not be undertaken without the approval of the Gore District Council pursuant to the procedures and rights of appeal set out in section 176(1) of the RMA:

- (i) *Earthworks* other than those associated with the tilling of the *land* for the purpose of re-grassing.
- (ii) Any ground disturbance beyond a depth of 300 mm, including the erection of *fence* posts.

Jacobstown Wells Water Supply	
Designation unique identifier	GDC-5
Designation purpose	Public Utility - to provide for water supply and treatment
Site identifier	124B Hokonui Drive Lot 2 DP 3940
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. <u>Any emission of artificial outdoor light shall be consistent with LIGHT-R1 permitted activities.</u> 2. <u>Noise levels from activities or noise generating equipment located on the site shall be consistent with the permitted levels set out in NOISE-S1 and NOISE-S2 for the underlying zone.</u>
Additional Information	Nil

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Mataura Water Supply Treatment Site	
Designation unique identifier	GDC-6
Designation purpose	Public Utility - to provide for water supply and treatment
Site identifier	Doctors Road Lot 5 DP 13394
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. <u>Any emission of artificial outdoor light shall be consistent with LIGHT-R1 permitted activities.</u> 2. <u>Noise levels from activities or noise generating equipment located on the site shall be consistent with the permitted levels set out in NOISE-S1 and NOISE-S2 for the underlying zone.</u> 3. <u>A landscape plan shall be developed for the site by a suitably qualified person and planting shall be undertaken and maintained in conformity with the plan. The landscaping shall provide visual relief of the facility as viewed from surrounding properties and the road. This plan shall:</u> a) <u>Generally identify areas and the range of species to be planted.</u> b) <u>Identify any restrictions for plantings necessary for the safety and operation of the facility and access.</u> c) <u>Be prepared and submitted for certification to the Gore District Council within six months of the designation being approved.</u> d) <u>Be reviewed at intervals not exceeding five years.</u>
Additional Information	Nil

Mataura Wastewater Treatment Site	
Designation unique identifier	GDC-7
Designation purpose	Public Utility – <i>wastewater</i> treatment plant
Site identifier	Lot 1 DP 393192 Lot 1 DP 11205

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Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. <u>Any emission of artificial outdoor light shall be consistent with LIGHT-R1 permitted activities.</u> 2. <u>Noise levels from activities or noise generating equipment located on the site shall be consistent with the permitted levels set out in NOISE-S1 and NOISE-S2 for the underlying zone.</u>
Additional Information	Nil

Gore Wastewater Treatment Site	
Designation unique identifier	GDC-8
Designation purpose	Public Utility – <i>wastewater</i> treatment plant
Site identifier	23 Grasslands Road Lot 8 Block II DP 171 Part Lot 9 Block DP 171 Part Lot 10 Block II DP 171 Part Lot 11 Block II DP 171 Part Section 136 Hokonui SD
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. <u>Any emission of artificial outdoor light shall be consistent with LIGHT-R1 permitted activities.</u> 2. <u>Noise levels from activities or noise generating equipment located on the site shall be consistent with the permitted levels set out in NOISE-S1 and NOISE-S2 for the underlying zone.</u>
Additional Information	Nil

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Waikaka Wastewater Treatment Site	
Designation unique identifier	GDC-9
Designation purpose	Public Utility – <i>wastewater</i> treatment plant
Site identifier	Waikaka Road Section 1 SO 10924
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. <u>Any emission of artificial outdoor light shall be consistent with LIGHT-R1 permitted activities.</u> 2. <u>Noise levels from activities or noise generating equipment located on the site shall be consistent with the permitted levels set out in NOISE-S1 and NOISE-S2 for the underlying zone.</u>
Additional Information	Nil

East Gore Water Treatment and Pump Station	
Designation unique identifier	GDC-10
Designation purpose	Public Utility - Water Treatment Plant and Pump Station
Site identifier	Section 10 BLOCK XXIV TN OF East Gore Section 11 BLOCK XXIV TN OF East Gore
Lapse date	Given effect to (no lapse date)

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Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. <u>Any emission of artificial outdoor light shall be consistent with LIGHT-R1 permitted activities.</u> 2. <u>Noise levels from activities or noise generating equipment located on the site shall be consistent with the permitted levels set out in NOISE-S1 and NOISE-S2 for the underlying zone.</u> 3. <u>A landscape plan shall be developed for the site by a suitably qualified person, and planting shall be undertaken and maintained in conformity with the plan. The landscaping shall provide visual relief of the facility as viewed from surrounding properties and the road. This plan shall:</u> a) <u>Generally identify areas and the range of species to be planted.</u> b) <u>Identify any restrictions for plantings necessary for the safety and operation of the facility and access.</u> c) <u>Be prepared and submitted for certification to the Gore District Council within six months of the designation being approved.</u> d) <u>Be reviewed at intervals not exceeding five years.</u>
Additional Information	Nil

Hilbre Ave Water Supply Treatment	
Designation unique identifier	GDC-11
Designation purpose	Public Utility - Water Supply and Treatment Plant
Site identifier	15 Hilbre Ave, Gore Lot 4 DP 324026
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. <u>Any emission of artificial outdoor light shall be consistent with LIGHT-R1 permitted activities.</u> 2. <u>Noise levels from activities or noise generating equipment located on the site shall be consistent with the permitted levels set out in NOISE-S1 and NOISE-S2 for the underlying zone.</u>

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	3. <u>A landscape plan shall be developed for the site by a suitably qualified person, and planting shall be undertaken and maintained in conformity with the plan. The landscaping shall provide visual relief of the facility as viewed from surrounding properties and the road. This plan shall:</u> a) <u>Generally identify areas and the range of species to be planted.</u> b) <u>Identify any restrictions for plantings necessary for the safety and operation of the facility and access</u> c) <u>Be prepared and submitted for certification to the Gore District Council within six months of the designation being approved.</u> d) <u>Be reviewed at intervals not exceeding five years.</u>
Additional Information	Nil

Gore Transfer Station	
Designation unique identifier	GDC-12
Designation purpose	Public Utility – Waste Transfer Station
Site identifier	Toronto Street Lot 1 DP 346018
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. <u>Any emission of artificial outdoor light shall be consistent with LIGHT-R1 permitted activities.</u> 2. <u>Noise levels from activities or noise generating equipment located on the site shall be consistent with the permitted levels set out in NOISE-S1 and NOISE-S2 for the underlying zone.</u>
Additional Information	Nil