



IN THE MATTER AND IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of Hearing of Submissions and
Further Submissions on the
Proposed Gore District Plan

Minute of the Hearings Panel

East Gore Water Treatment Plant and Pump Station

Updated Minute 17

23 August 2024

MINUTE OF THE HEARINGS PANEL

- 1 The Proposed District Plan includes a designation by the Gore District Council (GDC10) for the East Gore Water Treatment Plant and Pump Station. This is a new designation, not previously included in the Operative District Plan. The area proposed to be designated is shown shaded in red below.



- 2 Also shown in the Proposed District Plan is a 50 metre buffer area extending beyond the site of the proposed designation. This buffer area is subject to a number of submissions in opposition, and these submissions were considered at a hearing held on 21 August 2024. It was the recommendation of the Reporting Officer that the submissions lodged be accepted and buffer area and associated provisions be deleted.
- 3 The designation for the East Gore Water Treatment Plant and Pump Station has attracted two submissions in opposition as follows:
 - Peter Kempthorne (S25.003) Opposes the designation in part, stating the water treatment plant is where the second reservoir was to be built and a substandard aerator was put close the boundary. The submitter requests “build the treatment plant so that it complies with limits on noise and visual rules”.
 - Andrea McMillan and Tony Harpur (S134.011) Oppose the designation In recognition of the significant adverse noise and vibration effects, there is clear and direct conflict with the objective and policies (NOISE-O1, O2, P1, P2) in the Noise chapter of the PDP. No technical supporting documentation was included with the Notice of Requirement to support the designation and its effects, particularly acoustic advice. The Notice of Requirement includes no conditions, meaning no controls on built form, location, scale, nature and intensity of effects from the Water Treatment Plant and any future expansions. The submitters request that all matters in the Proposed District Plan relating to the Water Treatment Plant and buffer (and any ancillary matters) are withdrawn from the Proposed District Plan.
- 4 The designation and these submissions are set down to be heard in the week of 16 September 2024.

- 5 The Hearings Panel is aware of previous noise issues at the site, and work undertaken intended to rectify those issues. The Panel is also aware that it is proposed to increase the volume of water being treated on the site.
- 6 The submitters are concerned that an increase in the intensity of use at the site will result in increased noise being generated. In considering whether to accept, modify or reject the Notice of Requirement, the Hearings Panel seeks to understand the potential for adverse effects from activities and structures on the site in the future, particularly with regard to noise, and works proposed to avoid, remedy or mitigate those effects.

Direction

- 7 The Hearings Panel directs the Gore District Council to submit written evidence from appropriate experts outlining planned future activities and use at the site, its potential adverse effects as identified by the submitters, and steps to be taken to avoid, remedy or mitigate those effects.

Hearing Schedule

- 8 The Hearings Panel recognises there is insufficient time between now and the proposed hearing date of 16 September to enable appropriate evidence to be prepared and for the submitters to consider their response. The Hearings Panel therefore proposes to defer the submissions to Designation GDC-10 until Thursday 17 October 2024, with the following timetable:
 - (a) By 4:00pm 19 September 2024 the Gore District Council shall submit expert evidence responding to the matters in paragraph 7 above.
 - (b) By 4:00pm 27 September 2024, the S42A Reporting Officer shall provide an updated report considering the expert evidence.
 - (c) By 4:00pm 10 October 2024, the submitters shall provide any evidence they wish to submit to the Hearings Panel.
 - (d) The hearing to consider the proposed designation and the submissions lodged to it will commence at 9:30 am on 17 October 2024.
- 9 Should any party have difficulty with the proposed schedule, please notify the Council's Regulatory Administrator no later than 4:00 pm Wednesday 28 August 2024.
- 10 Any issues or queries regarding this Minute should be directed to the Council's Regulatory Administrator, Lindsey Crazy Wolf, phone (03) 2090330 or email to lcrazywolf@goredc.govt.nz.



Keith Hovell
Chair, District Plan Hearings Panel
Under delegated authority