



Selwyn District Council

Springfield Water Treatment Facility

Notice of Requirement

February 2021

Form 20

**NOTICE OF TERRITORIAL AUTHORITY'S REQUIREMENTS FOR DESIGNATION OR
ALTERATION OF DESIGNATION**
Section 168A of the Resource Management Act 1991

To: Selwyn District Council
2 Norman Kirk Drive
Rolleston 7643

Attention: The Chief Executive

Selwyn District Council (SDC) gives notice of its requirement for a designation for a public work.

The site to which the requirement applies is located within the road reserve adjacent to the property at 213 Pocock Road, Springfield.

A description of the site and surrounds is contained in Section 3.

The nature of the proposed work is:

The proposal is to construct, operate and maintain a new water reservoir facility. The nature of the proposed works is outlined further in Section 2.

The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are described in Section 6.

Alternative sites, routes, and methods have been considered to the extent described in Section 5.

The public work and designation are reasonably necessary for achieving the objectives of the territorial authority for the reasons as set out in Section 4.

The following resource consents are likely to be required for the proposed activity.

- A discharge permit for the discharge of operational stormwater as a discretionary activity under Rule 5.97 of the LWRP.

Resource consent under the rules listed above (if required) will be submitted to Environment Canterbury before construction of water reservoir commences.

SDC attaches all relevant information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991 (RMA):

Consultation has been undertaken with parties that are likely to be affected, as described in Section 7.



Signed on behalf of Selwyn District Council
Dated: 10/02/2021

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Name

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Attention: Julien Gutknecht

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Scope and limitations

This report has been prepared for the benefit of the Selwyn District Council. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other person. This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval or to fulfil a legal requirement.

1. Introduction

1.1 Context

SDC seeks to designate land required for a new water reservoir facility.

Part 8 of the RMA relates to designations and heritage orders. Sections 166 to 176A under Part 8 set out the provisions for preparing, assessing and confirming designations, and submitting an outline plan of works.

Pursuant to Section 166 of the RMA, SDC is a requiring authority and has statutory and financial responsibility for the operation, maintenance and enhancement of the supply of freshwater to the Selwyn District.

Section 168 and 168A

Section 168(2) states that a requiring authority for the purposes approved under Section 167 of the RMA, may at any time give notice of its requirement for a designation. Section 168A applies if a territorial authority decides to issue a notice of requirement for a designation for a public work within its district and for which it has financial responsibility. This Notice of Requirement (NOR) is a new requirement by SDC under Section 168A of the RMA.

Section 168A(3) of the RMA prescribes what the territorial authority must have regard to when considering an NOR.

In accordance with this section, a territorial authority must, subject to Part 2 of the RMA, consider the effects on the environment of allowing the requirement. The effects on the environment allowing this requirement are considered in Section 6 of this report; Part 2 matters are considered in Section 9.

Section 168A(3)(a)-(d) sets out the particular matters that a territorial authority must have regard to when considering the effects on the environment of allowing the requirement:

- An assessment of the proposal against the relevant planning provisions is provided in Section 8 of this report;
- A consideration of alternatives is given in Section 5;
- The necessity of the proposed works is discussed in Section 4; and
- Other matters, including other planning and policy documents not listed in s168A(a), that are relevant to for the territorial authority to considered in making a decision on the requirement are address in Section 8.5.

These matters provide a comprehensive assessment of the proposal in terms of its necessity and effects on the environment, and in respect of statutory requirements and national, regional and district planning documents.

Having regard to these matters, the territorial authority may, under Section 168A(4), recommend to the requiring authority that it:

- a) Confirm the requirement;
- b) Modify the requirement;
- c) Impose conditions; or
- d) Withdrawal the requirement.

2. Nature of proposed work

2.1 Background

In 2017, the existing treatment plant (designation ID D160 under the Selwyn District Plan), located adjacent to the site to be designated, was upgraded to provide UV disinfection and filtration coupled with chlorination. This was required in order to improve the quality of the water and provide safe and clean drinking water to ratepayers on the Springfield Water Scheme (this scheme includes Springfield Township, Kowai Bush and Annat). During high rain events affecting the Kowai River basin, the turbidity of the river still exceeds the capacity of the existing treatment plant. Furthermore when peak demand periods coincide with low flows in the river the existing intake is hydraulically limited and faces difficulty supplying sufficient capacity for the Township. Therefore, SDC is proposing to construct a reservoir to provide additional storage for treated water to bridge the capacity issue during high rainfall events, allow clean water supply to continue uninterrupted, and provide for peak demand and future growth of the Township.

2.1 Proposed Concept

The proposal is to construct, operate and maintain a new water reservoir facility. The proposed reservoir will have a total capacity of approximately 500m³ and will consist of either one large tank, or multiple smaller tanks. The area surrounding the tank/s will consist of loose chip gravel and a vehicle access and a turning area will be provided on site for routine inspections and maintenance. A soak pit will also be provided on site for any tank over flow.

Once construction is complete and the site is operational, there will be one vehicle movement to and from the site each week for routine maintenance inspections.

3. Site description

The site to be designated is located adjacent to the property at 213 Pocock Road, Springfield, and is located within a legal road parcel (Kowai River Road). The site is flat and currently vacant. The extent of the proposed designation is shown in Figure 1.

The surrounding environment predominantly consists of rural-residential land uses. The Kowai River is located approximately 350m north of the site. There is a water race that runs parallel to Kowai River Road, along the southern side of the site (shown in Photo 1).

There are two dwellings within close proximity to the site as shown in Figure 1. The dwelling at 213 Pocock Road is located approximately 130m northeast of the site, and is well screened with mature vegetation and set downslope, below the ground level of the subject site (Photo 2). The nearest dwelling at 654 Frasers Road is located approximately 25m south of the site and is screened by mature vegetation (Photo 1). There is a second dwelling on this site located approximately 100m from the site.

The site is zoned 'Outer Plains' under the Selwyn District Plan, and is not subject to any overlays. There is an existing designation (ID D160) to the west of the site, which contains a shed housing the UV treatment, filter and pumps.

The site is not listed on Environment Canterbury's Listed Land Use Register (LLUR) as being contaminated or potentially contaminated. There are no known archaeological sites within 100m of the proposed designation.

The site plans for the proposed facility are contained in Appendix B.



Photo 1. Drain and existing vegetation to the south of the site



Photo 2. Existing vegetation screening the dwelling at 213 Pocock Road



Figure 1. Extent of the proposed designation

4. Necessity of works and designation

Section 168A(3)(c) states that the territorial authority must have regard to whether the work and designation are reasonable necessary for achieving the objectives of the requiring authority for which the designation is sought.

As outlined in Section 2 of this report, the proposed water reservoir facility is required to provide additional storage of treated water from the adjacent treatment plant during high rainfall events, to allow a clean water supply to continue uninterrupted.

As such, SDC seeks to designate land under this NOR to enable the construction, operation and maintenance of this facility.

5. Consideration of alternatives

Section 168A(3)(b) of the RMA states that the territorial authority must have regard to 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. if it is likely that the work will have significant adverse effect on the environment.

As provided by the assessment of effects (Section 6 of this report), the proposal will not have any significant adverse effects on the environment. In addition, SDC, as requiring authority, has full interest in all of the land required for undertaking the work.

Nevertheless, consideration has been given to alternative sites and methods as follows:

- *Construction within the same site as the existing designation:* Discounted as the existing designation is too small to accommodate for water storage and sits on the edge of a river terrace. If an extension to the designation was sought, this would come at a high cost to purchase the additional land required. Alternatively if no additional land was acquired, significant earthworks/ foundations could be undertaken to lessen subsidence risk of constructing on edge of river terrace, however this is also a costly option.
- *Storage ponds prior to treatment:* Discounted due to high initial cost to construct the storage facility, as a considerable amount of earthworks would be required, and due to high operating expenses resulting from difficulty accessing the site for maintenance and general operations. Additionally, there a flooding risk in this area due to its location on a flood plain.
- *Use of an existing nearby reservoir:* Discounted to date due to high cost of connecting the site to an existing reservoir, which would require a new 3km long pipe connection through the Springfield Township.
- *Decommission existing treatment plant:* Discounted due to recent investment in treatment plant (upgraded 2017), high costs associated with alternative sources (closest reliable source with sufficient capacity to cover full current and future demand is Darfield), and risk to resilience of supply. Furthermore, pursuing this option would not negate the need for additional storage.

The proposed location is in close proximity to the existing treatment plant, which provides a number of additional advantages beyond additional water supply; notably leveraging off of existing pumping infrastructure to lower costs and allow for best-practice chlorine contact time.

6. Assessment of environmental effects

This section provides an assessment of the actual and potential effects of the proposed works on the environment, and identifies the ways in which these effects can be avoided, remedied or mitigated.

6.1 Positive effects

The designation will provide long-term certainty for SDC and the Springfield community that there will be additional storage of treated water, allowing clean, uninterrupted water supply.

6.2 Construction effects

6.2.1 Dust

The Contractor will be required to have in place suitable dust controls during construction, so that there is no objectionable discharge of dust beyond the site. Controls may include wetting down exposed soils, covering stockpiled soils, removing excavated soil from the site if it is not to be reused, and staging earthworks so that the area of soil exposed is minimised. Using controls during excavation will manage dust from excavations, so that the effects from dust on the surrounding environment are less than minor.

6.2.2 Sedimentation

The Contractor will be required to have in place erosion and sediment controls throughout construction. An Erosion and Sediment Control Plan (ESCP) will be produced in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox. As the site is flat, the site (or adjacent sites) will not be susceptible to erosion, and suitable controls will be implemented so that no that sediment-laden water is discharged beyond the boundary of the site.

6.2.3 Traffic generation

Traffic associated with the construction of the new water reservoir facility will be temporary in nature. All construction traffic will access the site, using the existing access off Pococks Road. The works will take approximately 4 months to complete and construction will be limited to the hours of 7am – 6pm Monday-Saturday. It is expected there will be approximately 15 vehicle movements to and from the site per day. Due to the works being short in duration and in a remote area, the effects of the additional traffic movements to and from the site during construction will be less than minor.

6.2.4 Construction noise

In accordance with the Selwyn District Plan, all construction noise will comply with the relevant standards set out in NZS 6803: 1999.

6.3 Operation effects

6.3.1 Rural amenity

The site is located within the Outer Plains Zone. The nearest dwelling is located approximately 25m to the south of the site at 654 Frasers Road. 214 Pocock Road is approximately 100m from the site but is screen via a mature shelterbelt.

Landscaping is proposed along the eastern boundary of the site, to screen the site from the surrounding properties on Frasers Road. Stock exclusion fencing will be used around the site and the tanks will be made of low reflective materials (reflectance value not exceeding 37%). In addition to this the proposed reservoirs have been moved as close as possible to the existing treatment plant to stay out of the view shaft of the property.

Overall, given the rural location of the site and the landscaping proposed, it is considered that the effects of the proposal on rural amenity will be less than minor.

6.3.2 Noise

Once operational, noise generated by the site will be limited and will be designed to comply with the Selwyn District Plan noise controls.

6.3.3 Effects on the surrounding traffic network

Access to the site is provided via a single vehicle entry/exit point from Pococks Road. There will be sufficient space for construction and maintenance vehicles to manoeuvre on site, and exit the site forward facing onto Pococks Road. Once construction of the water reservoir is complete and the site is operational, there will be no changes to the existing volume of vehicle movements to and from the site each week for routine maintenance inspections. As a result, the effects on the existing transport network from the ongoing operation of the pump station will be negligible.

6.3.4 Stormwater

Stormwater will be generated from the building, as hardstand areas (approximately 100m²) will be required for vehicle access and turning area. There will be a soak pit on site for tank overflow and drainage. The stormwater will be discharged to ground via the soak pit if required. The site is also not known to be contaminated. Due to this any effects of stormwater on the receiving environment will be less than minor.

6.4 Summary of effects

In summary, the designation will provide long-term certainty for SDC and the Springfield community in the protection of a drinking water supply to the Springfield Township. This will allow the community to provide for their social, economic and cultural wellbeing, and health and safety, by providing a secure drinking water supply.

Construction effects will be managed through the implementation of ESCP and through compliance with the relevant noise standards. The rural location and proposed landscaping will help mitigate the visual effects of the proposal, whilst also noting that the bulk form is not out of place in the rural area. Noise will comply with the relevant standards under the District Plan. The additional water reservoir will not result in any changes to the existing volume of vehicle movements to and from the site each week for routine maintenance inspections. Overall, the effects of the proposal are considered to be less than minor.

7. Consultation

During the initial scoping of the site two properties were identified as being in close proximity to the proposed site. From this consultation has been undertaken with the property owners of 654 Frasers Road and 214 Pocock Road. Consultation has also been undertaken with the farmer who leases the land from SDC.

SDC undertook consultation with these parties in July 2020. This consultation outlined SDC's intent for the site, and the works which would take place. No concerns have been raised by the property owners of 214 Pocock Road, as there is screening in place between the site and their property.

Concerns have been raised by the property owner at 654 Frasers Road, particularly in regard to the proximity of the reservoir to their property and that it will have a visual impact by being within their line of site from their dwelling, some concerns were also raised on the potential noise from the water reservoir.

In response to the concerns raised by the owner of 654 Fraser Road, particularly around the effects on visual amenity, SDC have shifted the proposed area to the southern side of the road reserve to reduce the potential visual effects, additional mitigation planting to screen the site has also been proposed.

SDC also assessed alternative sites and potential locations, but these were not considered practicable due to an operational and cost perspective.

In regards to the lease of the road reserve, SDC reduced the overall area of the proposed designation to limit the reduction of the land covered by the lease. The lease agreement allows for the reducing of lease payments pro-rata to total land area.

8. Relevant plan provisions

Section 168A(3)(a) state that the territorial authority must have regard to the relevant provisions of any national or coastal policy statement, regional policy statement or plan, and district plan.

Section 168A(3)(d) states that the territorial authority must have regard to any other matters reasonably necessary in order to make a decision; this includes other planning documents not considered in subsection (a).

This section of the report provides and assessment of the proposed work against the relevant planning documents.

8.1 Canterbury Regional Policy Statement

This NOR is consistent with the purpose of the Canterbury Regional Policy Statement (RPS). In particular, the NOR is consistent with the following objectives and policies:

- Objective 5.2.1: Location, design and function of development (Entire Region)
- Objective 5.2.2: Integration of land-use and regionally significant infrastructure
- Policy 5.3.2: Development conditions (Wider Region)
- Policy 5.3.5: Servicing development for potable water, and sewage and stormwater disposal (Wider Region)
- Policy 5.3.6: Sewerage, stormwater and potable water infrastructure (Wide Region)
- Policy 5.3.9: Regionally significant infrastructure (Wider Region)

The objectives and policies from the RPS are set out in full in Appendix C of this NOR. Of most relevance to this NOR for a new water reservoir facility is Objective 5.2.2 and Policies 5.3.2 and 5.3.6.

Objective 5.2.2 and Policy 5.3.2 recognise the importance of providing for infrastructure that is regionally significant, and the importance of avoiding, remedying or mitigating adverse effects from the development and operation of regionally significant infrastructure. As discussed in Section 6, the adverse effects from the reservoir facility will be managed to provide for the social, economic and cultural well-being and health and safety of people and communities. Regionally significant infrastructure includes “community potable water systems”.

Policy 5.3.6 seeks to enable the development of infrastructure required to manage sewerage, stormwater and potable water, provided that any adverse effects are avoided, mitigated or appropriately controlled. Section 6 of this report, has illustrated that the effects of the proposal will be less than minor due to the mitigation planting proposed, compliance with the noise standards and lack of long-term effects on the traffic network.

8.2 Selwyn District Plan

The NOR is consistent with the objectives and policies of the Selwyn District Plan (the District Plan), in particular, those which are related to the provision of utilities, including water supply. Table 1 provides an assessment against the relevant objectives and policies of the District Plan.

Table 1. Assessment against the relevant objectives and policies of the Selwyn District Plan

Objective	Policy	Assessment against the Notice of Requirement
<p>Objective B2.2.1</p> <p>Utilities are recognised as essential tools for people’s economic and social well-being, and to mitigate effects of other activities, on the environment.</p>	<p>Policy B2.2.2</p> <p>Ensure provision is made for the ongoing maintenance and repair of utilities which are not vested in the Council, and that the users of these utilities are informed of any responsibility they have for ongoing maintenance or repair.</p>	<p>The proposal will allow the community to provide for their social, economic and cultural wellbeing, and health and safety, by providing a secure drinking water supply.</p>
<p>Objective B2.2.2</p> <p>The provision of utilities where any adverse effects on the environment and on people’s health, safety and wellbeing is managed having regard to the scale, appearance, location and operational requirements of utilities.</p>		<p>The effects on the neighbouring properties have been mitigated through the proposed landscaping and movement of the reservoirs to be as close as possible to the existing treatment plant, keeping it out of the view shaft of the neighbouring sites. Additionally, the existing infrastructure is in close proximity to the proposed site, making this the most cost efficient and appropriate option to meet the operational requirements.</p> <p>As outlined in Section 6 the effects of the proposal will be less than minor. SDC will continue to be responsible for the ongoing maintenance and repair of infrastructure.</p>

9. Part 2 RMA – Purpose and Principles

Part 2 of the RMA sets out the purpose and principles of the Act. The purpose of the Act in accordance with Section 5, is to promote the sustainable management of natural and physical resources. The designation will provide long-term certainty for SDC and the community in the protection of drinking water supply to the Springfield Township. The treatment facility will allow for increased capacity of water storage/treatment in heavy rain events, allowing the community to provide for their social, economic and cultural wellbeing, and health and safety, whilst providing a safe and reliable drinking water supply. Adverse effects on the environment will be avoided, remedied or mitigated to an extent that they will be less than minor.

Section 6 of the RMA sets out matters of national importance to be recognised and provided for. There are no Section 6 matters relevant to this proposal.

Other matters to have particular regard to are set out in Section 7 of the Act. 7(b) *'the efficient use and development of natural and physical resources'*. The proposal is considered an efficient use of a physical resource as it builds on the existing infrastructure that already exists on site. The designation will provide long-term security for this infrastructure, allowing the community to provide for their social, economic and cultural wellbeing.

Section 8 of the RMA requires all persons exercising functions and powers under the RMA to taken into account the principles of the Treaty of Waitangi. It is considered that the construction and operation of the water reservoir facility will have no known resource management issues of relevance to tangata whenua. The proposal is not affected by any objectives of Maori in RMA plans; the proposal does not affect s.6(e) matters; the effects of the proposal are less than minor; there are no issues regarding the exercise of kaitiakitanga; and there are no effects on matters of cultural, spiritual or historical importance.

Overall, the proposed water reservoir is considered to be consistent with the purpose and principles of the RMA.

10. Conclusion

SDC is seeking to designate land required for a new water reservoir facility at 213 Pocock Road in the Selwyn District, through a NOR under Section 168A of the RMA.

Section 168A(3) of the RMA prescribes what a territorial authority must consider when looking at a NOR.

The Assessment of Effects in Section 6 above has considered the potential for adverse effects on the environment including:

- Rural amenity;
- Construction noise; and
- Effects on the transport network.

It is considered that the proposal is consistent with Part 2 of the RMA.

There are four other particular matters that a territorial authority must have regard to when considering the effects on the environment of allowing the requirement.

SDC own the land for which the designation is sought and consideration has been given to alternative sites.

Designation is the most appropriate planning method available to SDC because the designation becomes embodied in the District Plan, thereby providing long-term certainty for SDC and the community.

It is considered that the works and designation are necessary for achieving the objectives of the Requiring Authority.

This NOR meets the requirements of the RMA and all relevant planning documents. Any environmental effects arising from the public works undertaken in accordance with the NOR will be suitably managed.

It is therefore appropriate that the Requirement be confirmed. Furthermore, it is considered that sufficient detail has been provided as part of this NOR that the requirement for an Outline Plan of Works for the construction of the reservoir can be waived under s176A(2)(c).

Appendices

Appendix A – Certificate of title

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **CB46C/171**
Land Registration District **Canterbury**
Date Registered 01 July 1999 09:00 am

Type Deed of easement under s60 Land Act 1948
Legal Description Part Section 1 Survey Office Plan 20085
Registered Owners
Her Majesty the Queen

Interests



Appendix B – Site Plans

Springfield Pocock Rd - Proposed Reservoirs



Appendix C – Objectives and policies of the Canterbury Regional Policy Statement

Objective 5.2.1 Location, design and function of development (Entire Region)

Development is located and designed so that it functions in a way that:

1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and
2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:
 - a) maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;
 - b) provides sufficient housing choice to meet the region's housing needs;
 - c) encourages sustainable economic development by enabling business activities in appropriate locations;
 - d) minimises energy use and/or improves energy efficiency;
 - e) enables rural activities that support the rural environment including primary production;
 - f) is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;
 - g) avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
 - h) facilitates the establishment of papakāinga and marae; and
 - i) avoids conflicts between incompatible activities.

5.2.2 Integration of land-use and regionally significant infrastructure (Wider Region)

In relation to the integration of land use and regionally significant infrastructure:

1. To recognise the benefits of enabling people and communities to provide for their social, economic and cultural well-being and health and safety and to provide for infrastructure that is regionally significant to the extent that it promotes sustainable management in accordance with the RMA.
2. To achieve patterns and sequencing of land-use with regionally significant infrastructure in the wider region so that:
 - a) development does not result in adverse effects on the operation, use and development of regionally significant infrastructure.
 - b) adverse effects resulting from the development or operation of regionally significant infrastructure are avoided, remedied or mitigated as fully as practicable.
 - c) there is increased sustainability, efficiency and liveability.

5.3.2 Development conditions (Wider Region)

To enable development including regionally significant infrastructure which:

1. ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose :
 - a) existing or consented regionally significant infrastructure;
 - b) options for accommodating the consolidated growth and development of existing urban areas;
 - c) the productivity of the region's soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;
 - d) the protection of sources of water for community supplies;
 - e) significant natural and physical resources;
2. avoid or mitigate:
 - a) natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards;
 - b) reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and
3. integrate with:
 - a) the efficient and effective provision, maintenance or upgrade of infrastructure; and
 - b) transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.

5.3.5 Servicing development for potable water, and sewage and stormwater disposal (Wider Region)

Within the wider region, ensure development is appropriately and efficiently served for the collection, treatment, disposal or re-use of sewage and stormwater, and the provision of potable water, by:

1. avoiding development which will not be served in a timely manner to avoid or mitigate adverse effects on the environment and human health; and
2. requiring these services to be designed, built, managed or upgraded to maximise their on-going effectiveness.

5.3.6 Sewerage, stormwater and potable water infrastructure (Wider Region)

Within the wider region:

1. Avoid development which constrains the on-going ability of the existing sewerage, stormwater and potable water supply infrastructure to be developed and used.
2. Enable sewerage, stormwater and potable water infrastructure to be developed and used, provided that, as a result of its location and design:
 - a) the adverse effects on significant natural and physical resources are avoided, or where this is not practicable, mitigated; and
 - b) other adverse effects on the environment are appropriately controlled.
3. Discourage sewerage, stormwater and potable water supply infrastructure which will promote development in locations which do not meet Policy 5.3.1.

5.3.9 Regionally significant infrastructure (Wider Region)

In relation to regionally significant infrastructure (including transport hubs):

1. avoid development which constrains the ability of this infrastructure to be developed and used without time or other operational constraints that may arise from adverse effects relating to reverse sensitivity or safety;
2. provide for the continuation of existing infrastructure, including its maintenance and operation, without prejudice to any future decision that may be required for the ongoing operation or expansion of that infrastructure; and
3. provide for the expansion of existing infrastructure and development of new infrastructure, while:
 - a) recognising the logistical, technical or operational constraints of this infrastructure and any need to locate activities where a natural or physical resource base exists;
 - b) avoiding any adverse effects on significant natural and physical resources and cultural values and where this is not practicable, remedying or mitigating them, and appropriately controlling other adverse effects on the environment; and
 - c) when determining any proposal within a sensitive environment (including any environment the subject of section 6 of the RMA), requiring that alternative sites, routes, methods and design of all components and associated structures are considered so that the proposal satisfies sections 5(2)(a) – (c) as fully as is practicable.

GHD

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Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Rev 0	Madi Lawry	Amy Callaghan		A Bresler		12/02/21

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