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**Submission on Proposed Waitaki District Plan**

**Form 5 Submission on publically notified proposal for policy statement or plan,  
change or variation**

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Waitaki District Council - District Plan Review

**Date received:** 09/04/2025

**Submission Reference Number #:**6

This is a submission on the following proposed plan (the **proposal**): Proposed Waitaki District Plan

**Submitter:**

Mike Searle

**Contact person and address for service:**

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New Zealand

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**I wish to be heard:** No

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **No**

## Submission points

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### Point 6.1

**Section:** ORC – Otago Regional Council

**Sub-section:** ORC – Otago Regional Council

**Provision:**

<b>Lower Waitaki Flood Protection Scheme</b>	
<b>Designation Unique Identifier</b>	ORC-1
<b>Designation Purpose</b>	Lower Waitaki Flood Protection which includes all groynes, cross banks and floodways and those works, structures, facilities, devices and appliances associated with the assets and all activities relating to the assets, including construction, operation, maintenance, repair, reconstruction, extension, modification, replacement and improvement.
<b>Site identifier</b>	Flood protection assets in the Lower Waitaki
<b>Lapse Date</b>	Given effect to
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Varies
<b>Conditions</b>	Yes
<b>Additional information</b>	New designation for an existing activity
<b>Conditions</b>	

## CROSSBANKS

### Engagement with Mana Whenua

1. For works where an Outline Plan of Work is required to be submitted to the Waitaki District Council, collaboration shall occur with Te Rūnanga o Moeraki during the preparation of the Outline Plan of Work.
2. Any required Outline Plan of Work must include specific discussion of the outcomes of collaboration with Te Rūnanga o Moeraki during the preparation of the Outline Plan.

### General

3. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm Saturday, with the operation of noisy machinery restricted to 8am until 6pm Monday to Saturday. No work shall be undertaken on-site on Sundays or public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake works at any time.

### Earthworks

4. Any exposed earth shall be stabilised as soon as practicable.
5. All practicable measures shall be undertaken to avoid sediment runoff.
6. All machinery and equipment shall be checked and cleaned to ensure it is clear of weeds or excessive dirt that may harbour seeds prior to works onsite.

### **Dust and Fumes**

7. The requiring authority must avoid, as far as practicable, discharging dust and fumes beyond the boundaries of the designation.

### **Transportation of Material**

8. The requiring authority must implement suitable measures to avoid deposition of any debris on surrounding roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
9. Vehicle and machinery movements shall be confined to one set of tracks, as far as practicable.

### **Spraying**

10. Any use of agrichemicals shall be carried out in accordance with the conditions and standards of NZS 8409:2021 Management of Agrichemicals or any replacement standard.
11. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
12. A register of organic farms must be included in the Operation and Maintenance manuals for the works.

### **Construction and Maintenance Noise**

13. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS 6803:1999 Acoustics—Construction Noise.

### **Fuel and Hazardous Materials**

14. All works shall be carried out in a manner which avoids the potential for any fuel or other hazardous materials to enter water. This includes:
  - a. No cleaning or refuelling of machinery or equipment shall take place on any area of the floodway, or in any area where spills may enter surface water.
  - b. Fuel shall not be stored at any location where fuel can enter any water body.
  - c. All machinery, equipment and materials used for the activity shall be removed from the floodway every night and on completion of the activity.

### **Accidental Discovery Protocol**

15. In the event that an unidentified archaeological site is located during works, the following applies:
  - a. Work shall cease immediately at that place and within 20m around the site.
  - b. The contractor shall shut down all machinery, secure the area, and advise the Site Manager.
  - c. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist.
  - d. If the site is of Māori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi group or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met.
  - e. If human remains (kōiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police, and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
  - f. Works affecting the archaeological site and any human remains (kōiwi tangata) shall not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue.
  - g. If the site is of Māori origin, any information recorded as the result of the find, including the description of the location and content, shall be provided to the appropriate iwi group and kaitiaki representative for their records.

### **Advice Notes**

1. *Any new works or equipment means those works which were not existing prior to the notification of the Proposed Waitaki District Plan.*
2. *No outline plan shall be required for the maintenance of the crossbanks, provided there is no overall increase in their height.*
3. *In the event that an unidentified archaeological site is located during works, Heritage New Zealand Pouhere Taonga will advise whether an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue, and whether further assessment by an archaeologist is required.*
4. *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Māori sites this evidence may be but is not limited to, bones, shells, charcoal, stones etc. In later sites of European / Chinese origin, artefacts including but not limited to bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains, or similar structures. Burials/ kōiwi tangata may be found in association with any of these cultural groups.*

## **GROYNES**

### **Engagement with Mana Whenua**

16. For works where an Outline Plan of Work is required to be submitted to the Waitaki District Council, collaboration shall occur with Te Rūnanga o Moeraki during the preparation of the Outline Plan of Work.
17. Any required Outline Plan of Work must include specific discussion of the outcomes of collaboration with Te Rūnanga o Moeraki during the preparation of the Outline Plan.

### **General**

18. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm Saturday, with the operation of noisy machinery restricted to 8am until 6pm Monday to Saturday. No work shall be undertaken on-site on Sundays or public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake works at any time.

### **Earthworks**

19. Any exposed earth shall be stabilised as soon as practicable.
20. All practicable measures shall be undertaken to avoid sediment runoff.
21. All machinery and equipment shall be checked and cleaned to ensure it is clear of weeds or excessive dirt that may harbour seeds prior to works onsite.

### **Dust and Fumes**

22. The requiring authority must avoid, as far as practicable, discharging dust and fumes beyond the boundaries of the designation.

### **Transportation of Material**

23. The requiring authority must implement suitable measures to avoid deposition of any debris on surrounding roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
24. Vehicle and machinery movements shall be confined to one set of tracks, as far as practicable.

### **Spraying**

25. All use of agrichemicals shall be carried out in accordance with the conditions and standards of NZS 8409:2021 Management of Agrichemicals or any replacement standard.
26. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either

hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.

27. A register of organic farms must be included in the Operation and Maintenance manuals for the works.

### **Construction and Maintenance Noise**

28. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS 6803:1999 Acoustics– Construction Noise.

### **Fuel and Hazardous Materials**

29. All works shall be carried out in a manner which avoids the potential for any fuel or other hazardous materials to enter water. This includes:
  - a. No cleaning or refuelling of machinery or equipment shall take place on any area of the floodway, or in any area where spills may enter surface water.
  - b. Fuel shall not be stored at any location where fuel can enter any water body.
  - c. All machinery, equipment and materials used for the activity shall be removed from the floodway every night and on completion of the activity.

### **Accidental Discovery Protocol**

30. In the event that an unidentified archaeological site is located during works, the following applies:
  - a. Work shall cease immediately at that place and within 20m around the site.
  - b. The contractor shall shut down all machinery, secure the area, and advise the Site Manager.
  - c. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist.
  - d. If the site is of Māori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi group or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met.
  - e. If human remains (kōiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police, and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
  - f. Works affecting the archaeological site and any human remains (kōiwi tangata) shall not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue.
  - g. If the site is of Māori origin, any information recorded as the result of the find, including the description of the location and content, shall be provided to the appropriate iwi group and kaitiaki representative for their records.

### **Advice Notes**

1. *Any new works or equipment means those works which were not existing prior to the notification of the Proposed Waitaki District Plan.*
2. *No outline plan shall be required for the maintenance of the groynes, provided there is no overall increase in its height.*
3. *In the event that an unidentified archaeological site is located during works, Heritage New Zealand will advise whether an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue, and whether further assessment by an archaeologist is required.*
4. *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Māori sites this evidence may be but is not limited to, bones, shells, charcoal, stones etc. In later sites of European / Chinese origin, artefacts including but not limited to bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains, or similar structures. Burials/ kōiwi tangata may be found in association with any of these*

## **FLOODWAYS**

### **Engagement with Mana Whenua**

31. For works where an Outline Plan of Work is required to be submitted to the Waitaki District Council, collaboration shall occur with Te Rūnanga o Moeraki during the preparation of the Outline Plan of Work.
32. Any required Outline Plan of Work must include specific discussion of the outcomes of collaboration with Te Rūnanga o Moeraki during the preparation of the Outline Plan.

### **General**

33. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm Saturday, with the operation of noisy machinery restricted to 8am until 6pm Monday to Saturday. No work shall be undertaken on-site on Sundays or public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake works at any time.

### **Earthworks**

34. Any exposed earth shall be stabilised as soon as practicable.
35. All practicable measures shall be undertaken to avoid sediment runoff.
36. There shall be no stockpiling of material in the floodway.
37. All machinery and equipment shall be checked and cleaned to ensure it is clear of weeds or excessive dirt that may harbour seeds prior to works onsite.

### **Dust and Fumes**

38. The requiring authority must avoid, as far as practicable, discharging dust and fumes beyond the boundaries of the designation.

### **Transportation of Material**

39. The requiring authority must implement suitable measures to avoid deposition of any debris on surrounding roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
40. Vehicle and machinery movements shall be confined to one set of tracks, as far as practicable.

### **Spraying**

41. All use of agrichemicals shall be carried out in accordance with the conditions and standards of NZS 8409:2021 Management of Agrichemicals or any replacement standard.
42. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
43. A register of organic farms must be included in the Operation and Maintenance manuals for the works.

### **Construction and Maintenance Noise**

44. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS 6803:1999 Acoustics—Construction Noise.

### **Fuel and Hazardous Materials**

45. All works shall be carried out in a manner which avoids the potential for any fuel or other hazardous materials to enter water. This includes:
  - a. No cleaning or refuelling of machinery or equipment shall take place on any area of the

- floodway, or in any area where spills may enter surface water.
- b. Fuel shall not be stored at any location where fuel can enter any water body.
  - c. All machinery, equipment and materials used for the activity shall be removed from the floodway every night and on completion of the activity.

### **Accidental Discovery Protocol**

46. In the event that an unidentified archaeological site is located during works, the following applies:
  - a. Work shall cease immediately at that place and within 20m around the site.
  - b. The contractor shall shut down all machinery, secure the area, and advise the Site Manager.
  - c. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist.
  - d. If the site is of Māori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi group or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met.
  - e. If human remains (kōiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police, and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
  - f. Works affecting the archaeological site and any human remains (kōiwi tangata) shall not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue.
  - g. If the site is of Māori origin, any information recorded as the result of the find, including the description of the location and content, shall be provided to the appropriate iwi group and kaitiaki representative for their records.

### **Advice Notes**

1. *Any new works or equipment means those works which were not existing prior to the notification of the Proposed Waitaki District Plan.*
2. *No outline plan shall be required for the maintenance of the floodways, provided that bank height is not increased.*
3. *In the event that an unidentified archaeological site is located during works, Heritage New Zealand will advise whether an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue, and whether further assessment by an archaeologist is required.*
4. *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Māori sites this evidence may be but is not limited to, bones, shells, charcoal, stones etc. In later sites of European / Chinese origin, artefacts including but not limited to bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains, or similar structures. Burials/ kōiwi tangata may be found in association with any of these cultural groups.*

**Support / Amend / Oppose:** Support

#### **Submission:**

Lower Waitaki Irrigation Company is in support of the inclusion of Designation number ORC-1

#### **Relief sought:**

Lower Waitaki Irrigation Company is in support of the inclusion of Designation number ORC-1

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#### **Point 6.2**

**Provision:**

<b>Papakaio Substation</b>	
<b>Designation Unique Identifier</b>	NWL-14
<b>Designation Purpose</b>	Electricity Substation Purposes
<b>Site Identifier</b>	Intersection of Bypass Road, Papakaio Road and Cameron Road, Papakaio, Otago Section 2 Survey Office Plan 365735
<b>Lapse Date</b>	Has been given effect to
<b>Designation Hierarchy under Section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	Yes
<b>Additional Information</b>	New designation for existing use
<b>Conditions</b>	

**Height**

1. The maximum height for any buildings within a footprint greater than 10m<sup>2</sup> shall be the height of the tallest building present on the site as at [insert date designation notified] or 10 metres, whichever is the greater.
2. Except as provided for in condition 1, the maximum height for all new structures (including overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at [insert date designation notified] or 25 metres, whichever is the greater.

**Cultural / Spiritual**

3. If any urupā, traditional sites, taoka, or kōiwi are exposed during site works, then the following procedures shall apply:
  - a. Works in the immediate vicinity of the site that has been exposed shall cease;
  - b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
  - c. The site supervisor shall notify representatives of relevant tāngata whenua, the Heritage New Zealand Pouhere Taonga, and, in the case of human remains, the New Zealand Police; and
  - d. The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

**Electric and Magnetic Fields**

4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within publicly accessible areas, exceed the guidelines for continuous general public exposure confirmed by the International Commission of Non-Ionising Radiation Protection (2010), or any new

guidelines which are designed to replace these guidelines.

### **Construction and Maintenance Noise**

5. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS 6803:1999 Acoustics– Construction Noise.

### **Advice Notes**

1. *Any new works or equipment means those works which were not existing prior to the notification of the Proposed Waitaki District Plan.*
2. *That no outline plan shall be required for the replacement of any control rooms, transformers, poles, support structures, switchgear, cables or conductors provided where there is no overall increase in the height of the facility, and for control rooms there is no increase in the building footprint.*

**Support / Amend / Oppose:** Support

#### **Submission:**

Lower Waitaki Irrigation Company is in support of the inclusion of Designation number NWL-14

#### **Relief sought:**

Lower Waitaki Irrigation Company is in support of the inclusion of Designation number NWL-14.

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### **Point 6.3**

**Section:** WDC – Waitaki District Council

**Sub-section:** WDC – Waitaki District Council

#### **Provision:**

<b>Lower Waitaki Water Treatment Plant</b>	
<b>Designation Unique Identifier</b>	<b>WDC-82</b>
<b>Designation Purpose</b>	Pumphouse
<b>Site Identifier</b>	49 Ferry Road, Richmond Lot 1 Deposited Plan 450570, Section 170 Block IV Papakaio Survey District and Road Reserve
<b>Lapse Date</b>	Given effect to
<b>Designation Hierarchy under Section 177 of the Resource Management Act</b>	Varies (Secondary within Road Reserve - Primary is WDC-46 Local Roads)
<b>Conditions</b>	No
<b>Additional Information</b>	Modification to existing designation. Legacy reference formerly Designation Number 205 (Waitaki District Plan 2010)

**Support / Amend / Oppose:** Support

**Submission:**

The Lower Waitaki Irrigation Company is in support of the inclusion of Designation number WDC-82

**Relief sought:**

The Lower Waitaki Irrigation Company is in support of the inclusion of Designation number WDC-82