

8.2 PROVISION FOR PUBLIC WORKS

8.2.1 BACKGROUND

Public works are undertaken by the Crown and by regional and territorial local authorities.

Public works in the Hauraki District include roads, schools, police and fire stations, courthouse, wastewater treatment plants, water reservoirs, council depots, cemeteries, recreation reserves, scenic reserves, esplanade reserves, river control and soil conservation works.

The process of requirement and designation is provided for under the Resource Management Act 1991. The procedure for the issue of requirements for the designation of public works is set out in Section 1.7.16 - Administration of the District Plan : Designations.

However, public works may be provided for in the District Plan by any of the following means:

➤ **Designation**

➤ **Rules in the Plan**

The particular activities that the public work involves may be included as a permitted activity in the zone concerned.

➤ **Resource Consents**

Where the work concerned is not a permitted activity, an application for resource consent can be made.

➤ **Existing Use Rights**

Those public works that are existing and which contravene a rule in the plan may be provided for by existing use rights pursuant to Section 10 of the Act.

The agency responsible for the public work concerned may decide which of the above options are to apply to its proposal/operation eg if the Crown wishes its schools to be provided for in the District Plan by designation as against permitted activity status (subject to standards) that is a matter for the Crown to decide.

The process of District Plan preparation provides for the Crown and regional and territorial authorities to advise of their requirements for public works that are to be included in the plan by means of designation. The requirements received by the Council are shown as designated on the Planning Maps (location, designated purpose and agency responsible for the designation).

8.2.2 RESOURCE MANAGEMENT ISSUES

Public works developments are essential to the efficient functioning of the District and must be provided for in the District Plan. However public works must be undertaken in a sustainable manner and the effects of public work activities on the environment must be properly considered. The procedures in terms of which public works are provided for in the District Plan must facilitate full evaluation of proposals.

8.2.3 ANTICIPATED ENVIRONMENTAL RESULTS

To facilitate the establishment and continued operation of public works to meet the needs of the community, in a manner which is sensitive to the natural and physical environment, protects the amenities of the District and does not adversely affect the wellbeing, health and safety of residents and visitors.

8.2.4 OBJECTIVES AND POLICIES

Objective 1

To ensure that public works are undertaken in a manner which promotes the sustainable management of natural and physical resources.

Policies

Objective 1 will be achieved by implementation of the following policies:

1. Insisting that requiring authorities provide adequate information to enable Council to assess the public work proposal in terms of the criteria specified in the Act.

Reasons

1. Public works are essential to sustain and protect the standards of modern living which are presently enjoyed. However, they can be substantial users of resources and can have detrimental environmental effects if not managed.
2. Assessment of the effects of public works is required. In order to assist the public and Council in that assessment, early consultation and information sharing is promoted as a means to assisting people to understand the nature of the activity and to focus on the issues that are of concern.

8.2.5 RIVER CONTROL WORKS

Whilst drainage systems are network utilities, this term is not extended to river control works. (Refer to Section 166 of the Act). Such works include stopbanks, control structures, pumps and associated equipment. The Waikato Regional Council has developed an extensive system of river control works to manage the Waihou and Piako River Systems. These works together with a number of major drainage channels/canals have been designated in the District Plan. The Regional Council has indicated it proposes to continue to seek designations for further such major river control works and the District Council supports this approach. The option of seeking approval by way of a discretionary activity consent application has been provided in the Rural Zones.

8.2.6 LANDFILL REFUSE DISPOSAL

The present land fill operations carried out by the District Council have been designated in this Review and it is proposed that any future land fill disposal operations will also be considered and assessed through the requirement process.

The option of seeking a resource consent (discretionary activity) is also available for the District Council, other local authorities and private organisations. Council considers that the designation process and subsequent identification on the District Plan planning maps is the preferable means by which to provide for these "one-off" facilities. The identification of the requirement in a public document (in this case, via the planning maps) assists in informing the public of the activity's existence.

The nature of landfill refuse disposal means that the potential effects of the landfill exist not only during its operation, but also for a long period after the landfill operation has ceased. Such effects include gas emissions, land settlement, changes in drainage patterns (both direction and volume) and pollution of ground water.

For these and other reasons, Council sees benefits in private organisations seeking and obtaining requiring authority status through the provisions of Section 167 of the Act. Once a private organisation has been through the assessment of its suitability to be a requiring authority, and has subsequently gained requiring authority status for the carrying out of the public work, then the District Council and the public are able to concentrate their attention on the issues that the requirement

raises. The question of whether or not the organisation is a suitably responsible and satisfactory organisation to undertake and complete a landfill refuse disposal work will have been already determined by the Minister (refer S.167 of the Act). Council recognises that it cannot enforce this process, but wishes to advocate its adoption.

Council wishes to provide for the emerging trend for private organisations to undertake landfill operations as a business venture. In some respects, this already occurs as most local authorities contract out the collection, recycling and disposal of refuse to private contractors, with the local authority retaining overall control. Independent business units within Council are similar to private organisations. Existing privately operated sites outside the District have shown that sanitary landfill can be undertaken in a cost effective and environmentally responsible manner.

The Plan should provide for the assessment of private, and public operations and provide the ability for Council to impose appropriate conditions on any consent granted to avoid, remedy or mitigate the effects of the landfill operation on the environment and amenity of the area. Accordingly, refuse disposal operations are provided for as a discretionary activity in the Rural zone only.

The Rural zone is seen as an appropriate zone in which to provide for these activities, as other activities with similar effects (eg extractive industries) are also considered to be appropriate. It is accepted that sanitary landfill may be carried out in other zones. This can be assessed as a non complying activity.

Whether the application for a refuse disposal operation is a resource consent or a requirement, the matters that need to be assessed are essentially the same, and include the following:

- The need for the facility.
- Alternatives considered, including alternative sites, routes, and methods of disposal.
- Assessment of effects.

(Note: At the time of preparing the Proposed District Plan, Council was in the process of investigating and assessing a number of sites for their suitability as sanitary landfills. A requirement(s) will be made once a decision is made on the site(s) and the manner of the disposal operation).

8.2.7 PAEROA SEWAGE TREATMENT PLANT AND DISPOSAL FACILITY

The plant occupies a site of 39 ha at the confluence of the Komata Stream and the Waihou River. The plant is located at the eastern end of the site with vehicular access from Irwin Road. The major features of the plant are:

- Inlet screen
- Aerated lagoons
- Retention lagoon
- A gravel filter
- A UV disinfection plant and pumps

After treatment of wastewater to remove contaminants, renovated water (effluent) will discharge from the treatment plant into the Waihou River.

If warranted, the plant may be expanded in the future to provide additional capacity or a higher quality of discharge. The western end of the site which may contain a former pa site, and a stand of Kahikatea of amenity value will be primarily used for farming purposes.

Development of the designated work will be subject to the following restrictions.

- a) Permitted activities shall include all those specified in Rule 5.1.6.1 of the Rural Zone and any sewage treatment facilities including the following:
- Aerated and retention lagoons
 - Gravel and other filters

- Pumping stations, drains and pipelines
- Other equipment to achieve effluent quality improvement
- Electricity substations
- UV disinfection plants
- Truck unloading facilities
- Earthworks
- Accessory buildings and ancillary activities

- b) All vehicular access shall be from Irwin Road.
- c) All development shall be subject to the standards of the Rural Zone as set out in Section 9 of the District Plan, except that:
- (i) no building forming part of the sewage treatment and disposal plant shall exceed a maximum height of 6m.
 - (ii) no part of the surface water of an aerated lagoon shall be located closer than 150m to the boundary of the subject site except that in relation to the northern boundary (adjoining the Komata Stream stopbanks) the minimum separation from the boundary shall be 20m.
- d) Any work within the entire site shall be subject to Rule 7.1.6 (Heritage Features) of the District Plan.
- e) Any work within the dripline of the Kahikatea located at the western end of the property shall be subject to Section 7.4.6 of the District Plan.
- f) Prior to the operation of the plant, a landscape plan shall be prepared and sent to the Council. The Plan shall be implemented in the planting season following the completion of construction. The plan shall include screen planting along the boundary adjoining the Thames Branch Railway.
- g) The sign at the entrance to the site shall be subject to Section 8.7 of the District Plan.
- h) The Hauraki District Council shall carry out all necessary action to prevent paradise shelduck using the sewage treatment site as a moulting, feeding or roosting site.

8.2.8 WAIHI SEWAGE TREATMENT PLANT AND DISPOSAL FACILITY

The plant occupies a site of 19.8 ha to the south-west of Waihi town and on the south-side of the Ohinemuri River with vehicular access off Frankton Road. Features of the plant are:

- Inlet screen
- Oxidation ponds
- Algal biosolids storage lagoons
- A pond effluent treatment plant
- A UV disinfection plant and pumps

After treatment of the wastewater to remove contaminants, renovated water (effluent) will discharge from the treatment plant via a landscaped cascade to the Ohinemuri River.

If warranted, the plant may be expanded in the future to provide additional capacity or higher quality of discharge. The balance of the site will be primarily used for farming purposes.

Development of the designated work will be subject to the following restrictions.

- a) Permitted activities shall include all those specified in Rule 5.1.6.1 of the Rural Zone and any sewage treatment facilities including the following:
- Oxidation ponds

- Pumping stations, drains and pipelines
 - UV Disinfection plants
 - Other equipment to achieve effluent quality improvement
 - Electricity substations
 - Truck unloading facilities
 - Storage tanks
 - Earthworks
 - Accessory buildings and ancillary activities
- b) All vehicular access shall be from Frankton Road.
- c) All development shall be subject to the standards of the Rural Zone as set out in Section 9 of the District Plan, except that:
- (i) no building shall be higher than 8m
- d) Prior to the operation of the plant, a landscape plan shall be prepared and sent to the Council. The plan shall be implemented in the planting season following the completion of construction.
- e) The sign at the entrance to the site shall not exceed 2m².

8.2.9 TURUA SEWAGE TREATMENT PLANT AND DISPOSAL FACILITY

The plant occupies a site of 5.88 hectares to the south east of Turua township and on the western side of the Waihou River, with vehicular access of Abattoir Road. Features of the plant are:

- An oxidation pond
- A maturation pond
- A mechanical aerator
- Pumps and pipes
- A discharge structure

After treatment of the wastewater to remove contaminants, the treated wastewater will be discharged from the treatment plant via a 100 metre (approximately) long discharge pipe which extends into the Waihou River from its western bank.

If warranted, the plant may be further expanded in the future to provide additional capacity or higher quality discharge. The balance of the site will be primarily used for farming purposes.

Development of the designated work will be subject to the following restrictions:

- a) Permitted activities shall include:
- (i) all those specified in Rule 5.1.6.1 of the Rural Zone
- (ii) any wastewater treatment facilities including the following:
- ponds and embankments
 - pumping stations, drains and pipelines
 - equipment to achieve effluent quality improvement
 - electricity substations
 - truck unloading facilities
 - storage tanks
 - earthworks
 - accessory buildings and ancillary activity
 - planting and landscaping
- b) All vehicular access shall be from Abattoir Road.

- c) All development shall be subject to the standards of the Rural Zone as set out in the Section 9 of the District Plan, except that:
- (i) no part of the surface water of an oxidation or maturation pond shall be located closer than 50 metres to the boundary of the subject site except that in relation to the northern boundary (adjoining Abattoir Road) and the southern boundary, the minimum separation from the boundary shall be 10 metres.
- d) Prior to construction of any upgrade works, a construction plan shall be prepared and sent to the Council, for approval of the Manager of Planning and Regulatory Services.
- e) Prior to the operation of the plant, a landscape plan shall be prepared and sent to the Council. The plan shall be implemented in the planting season following the completion of construction.
- f) Any sign at the entrance to the site shall not exceed 2m².
- g) Should any features of archaeological, historical or cultural significance be discovered during the construction phase, work in the direct area shall be discontinued and the Council, Historic Places Trust and tangata whenua notified.

8.2.10 WAITAKARURU SEWAGE TREATMENT PLAN AND DISCHARGE FACILITY

The plant occupies a site of 1.8 hectares to the north of Waitakaruru and on the eastern side of the Waitakaruru River, with vehicular access off Duffin Road. Features of the plant are:

- A recirculation tank
- A raised circulating "sand" packed bed reactor
- A treated effluent tank
- A discharge pipeline

After treatment of the septic tank effluent to remove contaminants, the treated wastewater will be discharged from the treatment plant to the Waitakaruru River.

If warranted, the plant can be further expanded in the future to provide additional capacity. The balance of the site will be primarily used for farming purposes.

Development of this designated work will be subject to the following restrictions,

- a) Permitted activities shall include all those specified in rule 5.1.6.1. of the Rural Zone and any sewage treatment facilities including the following:
- Pumping stations, drains and pipelines
 - Other equipment to achieve effluent quality improvement
 - Truck unloading facilities
 - Storage tanks
 - Earthworks
 - Accessory building and ancillary activities
- b) All vehicular access shall be from Duffin Road
- c) All development shall be subject to the standards of the Rural Zone as set out in Section 9 of the District Plan except in relation to the southern and northern boundary where a minimum separation from the boundary of the holding shall be 20m.
- d) Prior to construction of the plant a construction plan shall be prepared and sent to the Council.
- e) Any sign at the entrance to the site shall not exceed 2m²

- f) The plant is to be located clear of the recorded archaeological sites on Section 31.
- g) The route of the discharge pipeline shall be determined in consultation with an archaeologist.
- h) Should any features of archaeological, historical or cultural significance be discovered during the construction phase, work in the direct area shall be discontinued and the Council, Historic Places Trust and tangata whenua notified. Work in the direct area will not be able to continue until consent is granted by the Historic Places Trust.