

## Appendix A - Officers Recommended Decisions on Submissions – Designations

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
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### DESIGNATION: CTS – Channel Terminal Services Limited

301.30	Channel Terminal Services Limited	General	Support	<p><b>RETAIN</b> CTS D-1 as per the Operative District Plan with no amendments, subject to correction of the typographical error in the Proposed District Plan maps of the designation.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> <li>Channel is the requiring authority in respect of designation D63 in the Operative District Plan (CTS D-1 in the Proposed District Plan). The submitter has recently consulted with the Council in relation to its designation and as part of that exercise, the submitter undertook a review of its designation and confirmed that no changes are required.</li> </ul>	Accepted	Topic 4
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### DESIGNATION: FGL – First Gas Limited

309.96	Clarus	General	Support	<p><b>RETAIN</b> the First Gas Limited designation, other than the amendments sought elsewhere in the submission.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> <li>Subject to the amendments sought by the submitter, the designation is necessary and appropriate.</li> </ul>	Accepted	Topic 5
309.97	Clarus	General	Amend	<p><b>AMEND</b> Condition 1 of the First Gas Designation FGL, as follows:</p> <p>1. The designation by First Gas Limited (First Gas) is for the operation, maintenance, repair, upgrade <del>and</del>, renewal <u>and</u></p>	<ul style="list-style-type: none"> <li>It is proposed that the purpose of the designation is extended to decommissioning of part or all of the pipeline should this become necessary in future. This would be</li> </ul>	Accepted in part	Topic 5

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				<p><u>decommissioning</u> of the existing gas transmission pipeline and ancillary facilities as required for the transportation of gas and described as follows:...</p> <p>AND</p> <p><b>AMEND</b> Condition 2 of the First Gas Designation FGL, as follows:</p> <p>2. For the purposes of these conditions the designation is subject to the following limitations:...</p> <p>b. Upgrade will be limited to adding or replacing above ground components provided the district plan relevant permitted activity standards are complied with.</p> <p><u>c. Decommissioning will be limited to removal from service and any associated works for removal of the existing pipeline and above ground structures.,.</u></p> <p><u>ed.</u> The designation affects...</p> <p>AND</p>	<p>subject to a normal outline plan approval process.</p> <ul style="list-style-type: none"> <li>At present all works on the pipeline would require Outline Plan of Works (OPW) approval or Outline Plan or Outline Plan of Works Waiver. Clarus considers that relatively minor works should be able to be undertaken without OPW or OPW Waiver, subject to acceptable conditions to mitigate effects.</li> </ul>		

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				<p><b>ADD</b> new Condition 12 to the First Gas Designation FGL, as follows:</p> <p><u>12. An outline plan of works pursuant to section 176A of the Resource Management Act 1991 need not be submitted to Council for the following:</u></p> <p><u>a) Earthworks for the operation, maintenance, or repair of the pipeline and above ground structures, provided that:</u></p> <ul style="list-style-type: none"> <li>• <u>no more than 50 lineal metres of the pipeline will be excavated at any particular time; and</u></li> <li>• <u>best practice sediment controls are installed; and</u></li> <li>• <u>the Council is provided with 10 working days prior notice of the works; or</u></li> </ul> <p><u>b) Any temporary structures erected for the purposes of allowing maintenance or repair of existing structures and/or equipment for up to a period of one month unless written confirmation is obtained from the Resource Consents Manager (or delegated representative) for an alternative timeframe and will be removed once any maintenance or repair has ceased;</u></p>			

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				AND  Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.			

### DESIGNATION: KRH – KiwiRail Holdings Limited

323.82	KiwiRail Holdings Limited	General	Amend	<p><b>AMEND</b> all Planning Maps containing KRH-1 and KRH-2 to ensure the Designation extent is accurate via a clause 16 amendment.</p> <p>See maps attached to the submission for further details. Not all adjoining landowners names and addresses have been provided in the submission.</p> <p>The proposed changes affect land owned by the following entities:</p> <ul style="list-style-type: none"> <li>Land Information New Zealand (LINZ)</li> <li>New Zealand Transport Agency (NZTA)</li> </ul> <p>The proposed changes to designations also potentially affect a number of adjacent properties. The address and ownership of all adjacent properties, as identified in the submission, are set out below:</p> <ul style="list-style-type: none"> <li>38 Ross Road, Topuni (Sheryl Madge Pacey).</li> </ul>	<ul style="list-style-type: none"> <li>The submitter submitted a clause 4(1) notice for the rollover of KiwiRail designations, including corrections, and a GIS file to Council in October 2020. The submitter acknowledges that the file contained proposed modifications that were not in alignment with Council's underlying shapefiles and LINZ parcels.</li> <li>Corrections this clause 4(1) notice sought to make included: <ul style="list-style-type: none"> <li>the amendment of cartographical errors in District Plan maps to clearly show lawfully constructed and operational areas of the railway network; and</li> <li>updating the requiring authority name to KiwiRail Holdings Limited.</li> </ul> </li> <li>The submitter has reviewed the proposed Planning Maps and now seek to amend inconsistencies between the KRH1 and KRH-2 Designation boundaries and</li> </ul>	Accept in part	Topic 6
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				<ul style="list-style-type: none"> <li>• 38 Ross Road, Topuni (Bruce Edward and Karen Rose Woolley)</li> <li>• State Highway 1 (Puriri Downs Limited)</li> <li>• 477 Bickerstaffe Road (Frank Brindle)</li> <li>• Bickerstaffe Station Road (Garnerdale Farm Limited)</li> <li>• 243 Bickerstaffe Road (Mill Hill Farm Limited)</li> <li>• 1046 State Highway 12 (Brian Thomas)</li> <li>• 1050 State Highway 12 Maungaturoto (PT ALLOTS E62 W62 63 WAIRAU PSH BLK XII WAIPU SD) (Janette Ann Allen, Stuart Charles Broughton, Arthur Frederick Byles, Suzanne Joan Cooper, Lisa Gaye Crooke, Sheryl Dianne Dare, Robert Hillier Green, Grant Louis Hobson, Ethan John Lucas, Sheena Jane O’Sullivan, Gerrin Von and Sonyia Marie Taiaroa, Brian William Thomas, Lynda Dawn Von-lyn)</li> <li>• 1171 State Highway 12 (Graeme Runciman)</li> <li>• 1311 State Highway (Good Farms Dairy Limited)</li> <li>• 8 Huarau Station Road (Mathlyalagan Murugesu)</li> <li>• 504 Wairere Road (Owen Clements)</li> <li>• 683 Paparoa Station Road (Pippa Leckner and Nigel Shanks)</li> <li>• 504 Wairere Road (Ryan Clements)</li> </ul>	<p>landholding boundaries under schedule 1, clause 16 of the RMA (clause 16 amendment). Schedules A and B to the submission document detail where there are planning map errors involving Designations KRH-1 and KRH-2, and how each is to be amended.</p> <ul style="list-style-type: none"> <li>• As these clause 16 amendments would not be notified (i.e., occurring post-PDP notification), they are justified for the following reasons: <ul style="list-style-type: none"> <li>○ Case law establishes the test for whether an amendment to a proposed plan is only of "minor effect" depends on if the amendment affects (prejudicially or beneficially) the rights of any member of the public, or if it is "merely neutral". Clause 16 is not meant to avoid the right to public participation, and the Courts have established it would not be suitable if such information having been included in the notified proposed plan would have drawn a submission.</li> </ul> </li> <li>• If the effect of any amendment to a proposed plan is neutral, Council may undertake this amendment in accordance with Clause 16.</li> </ul>		

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				<ul style="list-style-type: none"> <li>504 Wairere Road (Youth with a Mission Northland)</li> <li>504B Wairere Road (Sarah and Zeon Ladyman)</li> <li>Wairere Road (Michael Poyner)</li> <li>435 Wairere Road (Shaun Rauner)</li> <li>504 Wairere Road (Owen Clements)</li> <li>337 Wairere Road (Sgd Group Limited)</li> <li>32 a Swamp Road (Gunson McLean Trustee Service Limited and Bryan Stuart McLaren)</li> <li>Swamp Road (Cg Trustee 2008 Limited, Michael James and Nicola Jane Peele)</li> <li>34 Central Road (Brigitte and Steven Cottam)</li> <li>Swamp Road (Vision North Limited)</li> <li>Arcadia Road (Grahn Victor Wardell and Angelika Young-Stuarnig)</li> <li>2192 Papamoa-Oakleigh Road (Keith and Tarita Smith)</li> <li>412 Central Road (Christine Mary and Daniel McInnes)</li> <li>412 Central Road (Stephen Michael Sudbury)</li> <li>1984 Papamoa- Oakleigh Road (Taipuha Farms Ltd)</li> <li>282 Taipuha Station Road (Macbeth Enterprises Limited)</li> <li>Mason Road ( John and Marleanne Hamilton)</li> </ul>	<ul style="list-style-type: none"> <li>The submitter has assessed all proposed changes (as detailed in Schedules A and B of the submission) and considers each consists of changes to KiwiRail Designation alignment over the rail corridor resulting from technological improvements, and amendments to fix minor gaps in the mapped Designation on KiwiRail-owned land so KRH-1 and KRH-2 alignment accurately reflects assets within the rail corridor.</li> <li>The amendments to Designations KRH-1 and KRH-2 are considered to have neutral effects on the rights of any member of the public and, as such, the submitter requests these changes are accepted by Council as a minor change (i.e., Clause 16 amendment).</li> </ul>		

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				<ul style="list-style-type: none"> <li>• Omana Road (Maclean Trustee 2021 Limited)</li> <li>• 1225 Omana Road (Mdub Dairies Limited)</li> <li>• 1345 Girls High School Road (Craig Gunson and Bryan Robinson)</li> <li>• Omana Road (Anthony and Neil Harry Gordon)</li> <li>• Omana Road (Totara Forestry Services Limited)</li> <li>• 1680 and 1729 Omana Road, Alecia Dudson and Ian Johnston)</li> <li>• Omana Road LOTS 4 5 DP 430858 LOT 59 PT LOTS 13-16 DP 8528 (Omana Forests Limited)</li> <li>• Omana Road (Hammonds Trustees Limited)</li> <li>• Omana Road (Mdbgst Limited)</li> <li>• Paradise Road (Shayne Dempster)</li> <li>• 410 Paradise Road (Christopher and Diane McKay)</li> <li>• 4974 State Highway 14 (Tracy Brommer and John Duder)</li> <li>• Ounuwhao Road (David Wilson)</li> <li>• 5014 State Highway 14 (Frederick / Heiwari, William Burkhardt, Bevlyn Munro, Rachael Te Toko)</li> <li>• 5148 State Highway 14 (Bruce and Diane Shepherd)</li> <li>• 10 Te Wharau Road (Darryl and Helene Johnstone)</li> </ul>			

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				<ul style="list-style-type: none"> <li>23 Edward Street, Dargaville (Northern Wairoa Pistol Club Incorporated)</li> </ul> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>			
FS80.17	New Zealand Transport Agency	General	Oppose		<ul style="list-style-type: none"> <li></li> </ul>		
323.83	KiwiRail Holdings Limited	General	Amend	<p><b>RETAIN</b> KH-1 and KH-2 designation details as provided in the Designations Chapter.</p> <p>AND</p> <p><b>AMEND</b> KH-1 and KH-2 in the Planning Maps to address anomalies in the landholding layer versus the designation layer.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> <li>The designations are supported; however, amendments are sought (see specific submission points per amendment) to ensure landholding layers match designation layers. I.e., to ensure no land not owned by KiwiRail is shown as designated and vice versa.</li> </ul>	Accept in part	Topic 6
FS80.18	New Zealand Transport Agency	General	Oppose		<ul style="list-style-type: none"> <li></li> </ul>		

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### DESIGNATION: NPL – Northpower Limited

283.186	Northpower Limited and Northpower Fibre Limited	NPL D-1	Support	<b>RETAIN</b> Designation NPL-D1 relating to the Kaiwaka substation at 41 Kaiwaka-Mangawhai Road, Kaiwaka as notified.	<ul style="list-style-type: none"> <li>The submitter supports this designation as worded and identified on the Proposed District Plan Maps.</li> </ul>	Accept	Topic 2
283.187	Northpower Limited and Northpower Fibre Limited	NPL D-2	Amend	<p><b>AMEND</b> Designation NPL-D2 relating to the Mareretu substation as follows:</p> <p>Physical address – <del>Paparoa Oakleigh</del> <u>3A Wairere</u> Road, Dargaville.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> <li>The physical address has not been amended to 3A Wairere Road, Paparoa as requested.</li> </ul>	Accept	Topic 2
283.188	Northpower Limited and Northpower Fibre Limited	NPL D-3	Support	<b>RETAIN</b> Designation NPL-D3 relating to the Ruawai substation at Dunn Road, Ruawai/School Road, Ruawai as notified.	<ul style="list-style-type: none"> <li>The submitter supports this designation as worded and identified on the Proposed District Plan Maps.</li> </ul>	Accept	Topic 2
283.189	Northpower Limited and Northpower Fibre Limited	NPL D-4	Support	<b>RETAIN</b> Designation NPL-D4 relating to the Dargaville substation, 117-125 Gordon Street, Dargaville as notified.	<ul style="list-style-type: none"> <li>The submitter supports this designation as worded and identified on the Proposed District Plan Maps.</li> </ul>	Accept	Topic 2
283.190	Northpower Limited and Northpower Fibre Limited	NPL D-5	Support	<b>RETAIN</b> Designation NPL-D5 relating to the Maungatūroto substation at 43 Hurndall Street East, Maungatūroto/SH12 as notified.	<ul style="list-style-type: none"> <li>The submitter supports this designation as worded and</li> </ul>	Accept	Topic 2

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					identified on the Proposed District Plan Maps.		
283.191	Northpower Limited and Northpower Fibre Limited	NPL D-6	Support	<b>RETAIN</b> Designation NPL-D6 relating to the Mangawhai substation at Cove Road/Molesworth, Mangawhai as notified.	<ul style="list-style-type: none"> <li>The submitter supports this designation as worded and identified on the Proposed District Plan Maps.</li> </ul>	Accept	Topic 2
283.192	Northpower Limited and Northpower Fibre Limited	NPL D-7	Amend	<p><b>AMEND</b> Designation NPL-D7 relating to Dargaville telecommunications as follows:</p> <p>Physical address – <del>10</del><u>8</u> Mountview Place, Dargaville</p> <p>AND</p> <p><b>DELETE</b> all conditions from NPL-D7 relating to Dargaville telecommunications.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> <li>The physical address has not been amended to 8 Mountview Place Dargaville as requested.</li> <li>The conditions have not been removed as requested and advised would be the case by KDC staff.</li> <li>The submitter opposes the introduction of conditions relating to the tower as it has already been established on the site as outlined in the Designations review by Northpower provided to Council on 19 March 2025.</li> </ul>	Accept	Topic 2
283.193	Northpower Limited and Northpower Fibre Limited	NPL D-8	Support	<b>RETAIN</b> Designation NPL-D8 relating to Mangawhai Central Substation located at 83 Molesworth Drive, Mangawhai as notified.	<ul style="list-style-type: none"> <li>The submitter supports this designation as worded and identified on the Proposed District Plan Maps.</li> </ul>	Accept	Topic 2

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### DESIGNATION: NZTA – New Zealand Transport Agency

330.110	New Zealand Transport Agency	NZTA D-1	Support	<b>RETAIN</b> the designation NZTA D-1 State Highway 1 as notified.	<ul style="list-style-type: none"> <li>Designation is supported, and the submitter confirms it is accurate.</li> </ul>	Accept	Topic 1
330.111	New Zealand Transport Agency	NZTA D-2	Support	<b>RETAIN</b> Designation NZTA D-2 State Highway 12 as notified.	<ul style="list-style-type: none"> <li>Designation is supported, and the submitter confirms it is accurate.</li> </ul>	Accept	Topic 1
330.112	New Zealand Transport Agency	NZTA D-3	Support	<b>RETAIN</b> Designation NZTA D-3 State Highway 14 as notified.	<ul style="list-style-type: none"> <li>Designation is supported, and the submitter confirms it is accurate.</li> </ul>	Accept	Topic 1
330.116	New Zealand Transport Agency	NZTA D-1	Support	<b>RETAIN</b> Designation NZTA D-1 as notified on planning maps.	<ul style="list-style-type: none"> <li>Designation as shown on planning maps is supported.</li> </ul>	Accept	Topic 1
330.117	New Zealand Transport Agency	NZTA D-2	Support	<b>RETAIN</b> Designation NZTA D-2 as notified on planning maps.	<ul style="list-style-type: none"> <li>Designation as shown on planning maps is supported.</li> </ul>	Accept	Topic 1
330.118	New Zealand Transport Agency	NZTA D-3	Support	<b>RETAIN</b> Designation NZTA D-3 as notified on planning maps.	<ul style="list-style-type: none"> <li>Designation as shown on planning maps is supported.</li> </ul>	Accept	Topic 1

### DESIGNATION: TPR – Transpower New Zealand Limited

292.77	Transpower New Zealand Limited	Design	Support	<b>RETAIN</b> the designation TPR D-1 relating to the Maungatūroto Substation as notified.  AND	<ul style="list-style-type: none"> <li>The submitter supports the rollover of the designation and its identification in the planning maps.</li> </ul>	Accept	Topic 3
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				Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.			