

Notice of Requirement Taupō District Council

96 Aratiatia Road, Taupō

Aratiatia: Water Supply

27 February, 2025



Planz Consultants

Quality Assurance Statement:

Application Prepared By:

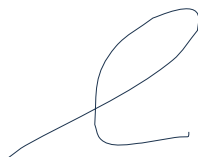
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NOTICE OF REQUIREMENT FOR DESIGNATION PURSUANT TO S168 OF THE RESOURCE MANAGEMENT ACT 1991

1 Introduction

Pursuant to s168 of the Resource Management Act (**the Act / RMA**), Taupō District Council hereby gives notice of its requirement (**Notice**) for a new designation in the Taupō District Plan for the operation and maintenance of Water Treatment Plant (**WTP**) and associated infrastructure as described below. The designation will enable the infrastructure and facilities as associated with the existing WTP.

Taupō District Council, as a local authority, is an approved requiring authority under s166 of the RMA. The designation is required to facilitate the ongoing maintenance works associated with water supply and treatment associated with the Taupō Centennial Industrial area.

2 Description of the site to which this notice applies

The proposed site to which this Notice applies is at 96 Aratiatia Road, Taupō. The property is legally described as Section 14 BLK XV Tatua SD under Record of Title 503614 with a total area of 2000m².

The Notice relates to the land described above as containing pre-existing WTP facilities being two reservoirs of 250m³.

The location (and details) of the site is shown in **Attachment A**, and a designation table in accordance with the format required by the National Planning Standards is provided as **Attachment B**. The Record of Title is provided in **Attachment C**.

The site is zoned General Rural Environment in the Taupō District Plan and is owned by the Taupō District Council.

The topography of the site is flat, and with the exception of the reservoirs the ground covering is pasture. The site is demarcated from the surrounding pasture area by a rural 'farm' wire and batten fence. The property is set back some 75m from Aratiatia Road, with immediate public views obscured by roadside landscaping and mature trees, although longer views of the reservoirs are provided north of the site from Aratiatia Road. There is no direct road access from Aratiatia Road to the property, with access provided via the farm property immediately to the northeast by way of unformed crossing.

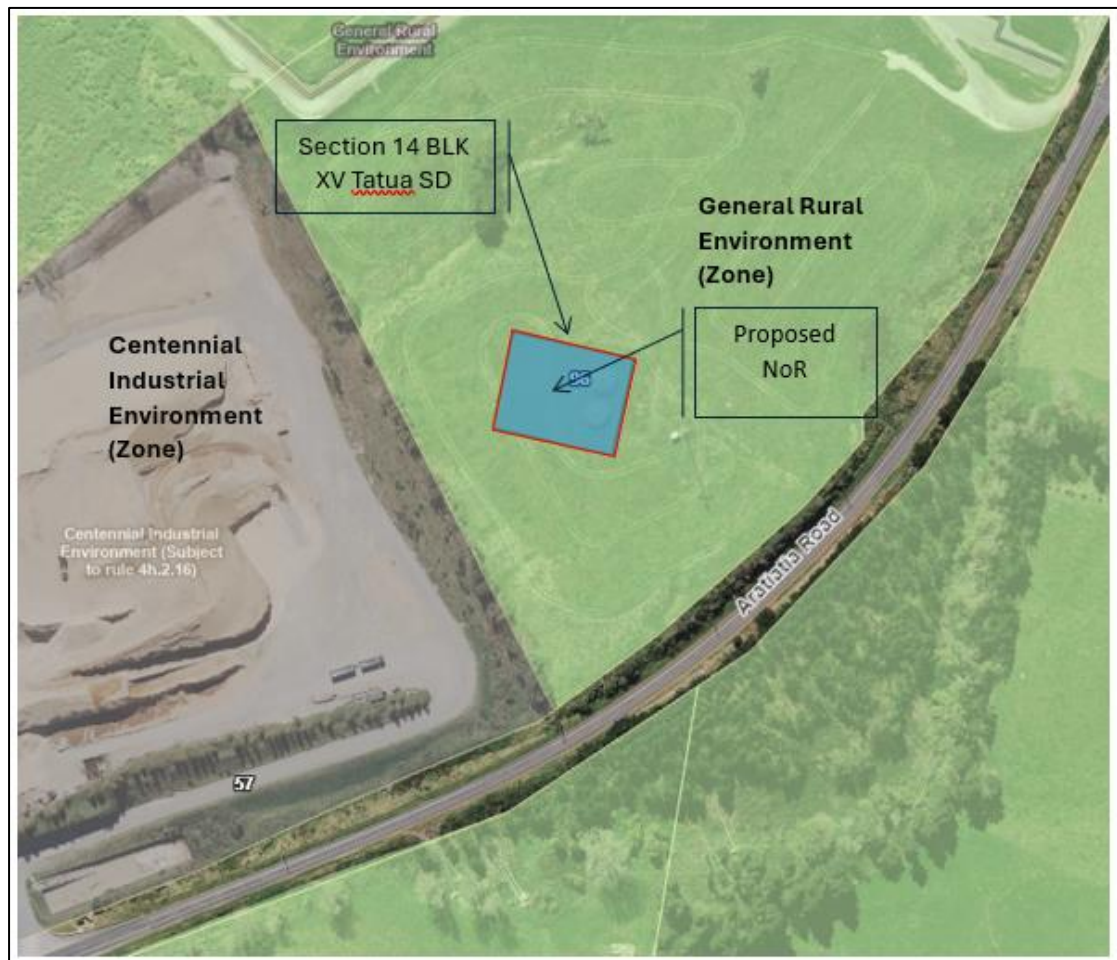
The site is subject to the Geothermal Overlay and rules¹. These provisions seek to manage reverse sensitivity effects on geothermal based industry. It is considered that the existing activities and the Notice are compatible with this overlay.

¹ Taupō District Plan. Rule 4e.15.1 (which prevents Residential activities and subdivision).

The site is located to the east of the Centennial Industrial Environment. There are no proximate residential dwellings that would be sensitive to activities associated with the WTP.

The property is not identified on a Hazardous Activities and Industrial List as being a contaminated site.

Figure 1: NoR and surrounds (modified from Taupō District Plan)



3 Nature of the proposed works

This Notice relates to a new designation for the **purpose** of the operation and maintenance of infrastructure for water supply.

This allows for the continuing operation and upgrade of the existing WTP, being the reservoir and ancillary activities.

Upgrades for the site as identified in the Long-Term Plan for 2024 / 2026 include the decommissioning of the existing reservoirs and providing a reservoir capacity of 2000m³ via the establishment of either one or two replacement concrete or steel reservoirs.

The designation is necessary to continue to provide water treatment and supply to the Centennial Industrial area and provide additional capacity to meet demand as programmed for 2025/2026.

4 Assessment of Effects

The designation allows for continued operation and maintenance of the existing WTP. The effects associated with the operational and maintenance of the site are described below.

4.1 Construction effects

Following the designation of this site, the effects of the upgrade to replace the existing reservoirs will be able to be considered through an Outline Plan process.

The Outline Plan process as subject to the requirements of s176A will manage residual environment effects including those associated with erosion and sediment control and construction traffic, once detailed planning and design has been undertaken. However, given: the scale of the site; likely relatively temporary works timeframe; the existing separation distance to sensitive receivers; and intervening landscaping and separation to Aratiatia Road, it is not considered that the works would necessitate additional conditions to be affixed to the designation.

At the cessation of construction activities, the structures and operations will return to being largely inert.

4.2 Operational effects

The operation of WTP generally involves regular inspections to check treatment equipment and periodic visits to take water samples. The frequency of sampling is relatively infrequent given the volume of water storage. Treatment chemicals, where required, will be replenished with chemicals brought onto the site.

There is no other material effects associated with the operation of the site.

5 Statutory considerations

Section 171(1) of the RMA sets out that when considering a Notice, a Territorial Authority must, as subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to matters s171(a) – (d), as are considered below.

5.1 Section 171(1)(a) Relevant provisions

For completeness, s171(1)(a) requires a consideration having regard to –

a) any relevant provisions of—

(i) a national policy statement:

(ii) a New Zealand coastal policy statement:

(iii) a regional policy statement or proposed regional policy statement:

(iv) a plan or proposed plan; and

National Policy Statements (NPS)

The Notice site is not classified as Highly Productive Land under clause 3.5(7) the NPS-Highly Productive Land. The Land Use Classification for the site is Land Use Capability Class 6².

There are no implications in terms of the requirements of the National Policy Statements to the designation.

National Environment Standards (NES)

The NES for Sources of Human Drinking Water Regulations 2007 sets requirements for protecting sources of human drinking water from becoming contaminated. It is considered that the proposed Notice is consistent with that purpose, providing for the management and treatment of water supply to the Centennial Industrial area.

Waikato Regional Policy Statement (WRPS)

Part 3 – Topic EIT Energy, Infrastructure and Transport relates to the integration of land use planning with infrastructure.

Policy EIT-P1 seeks that the built environment is managed having particular regard to ensuring that the effectiveness and efficiency of existing and planning regionally significant infrastructure is protected.

Part 3 – Topic Urban Form and development relates to co-ordinating growth and infrastructure, including **Policy UFD-P2** which seeks that *‘the efficient and effective functioning*

² <https://waikatomaps.waikatoregion.govt.nz/Viewer/?map=3e5673e57fa24e89a30e54b7fb8511d5>

of infrastructure ... is maintained, and the ability to maintain and upgrade that infrastructure is retained’.

This Notice is considered to be consistent with the WRPS objectives and policies, specifically IM-O1(4), EIT-P1 and UFD-P2.

The designation of this site will enable the effective continued operation of the water supply and treatment network.

Waikato Regional Plan

Made operative in September 2007, the Waikato Regional Plan does not contain explicit provisions relating to water treatment infrastructure assets, albeit **Objective 3.1.2(p)** recognises the management of water bodies in a way:

(p) that the positive effects of water resource use activities³ and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment.

Taupō District Plan

The Taupō District Plan recognises water treatment plants as Regionally Significant Infrastructure⁴.

Strategic Objectives in the Taupō District Plan seek that the district develops in a cohesive, compact and structured way, including that ensuring infrastructure is efficiently and effectively integrated with land use (**Objective 2.3.2.1**).

Strategic Objective 2.5.2.1 seeks that:

The wider benefits and strategic importance of Nationally and Regionally Significant Infrastructure, to the District and wider, are recognised in decision making and land use planning.

Associated Policies 2.5.3.4 and 2.5.3.5 seek:

Planning and development of national and regional infrastructure will consider the needs and the well-being of current and future communities.

Recognise that national and regional infrastructure can have important environmental, economic, cultural and social effects.

The Taupō District Plan seeks (**Objective 3n.2.1**) to enable the operation, maintenance and upgrading of network utilities (which extends to networks for the transmission and distribution of water which would extend to WTP), which ensure that network utilities are

³ Including Community Water Supply. Principal Reasons Objective 3.1.2

⁴ Taupō District Plan. Chapter 10 Definitions.

designed and located to manage adverse effects on the environment and protect the health and safety of the community (**Objective 3n.2.2**). A specific policy (**Policy 3n.2.1(iii)**) requires regard be had to the contribution of network utilities to the functioning and wellbeing of the community.

The proposed designation site has been in operation for a number of years and is located on land owned by the Taupō District Council. The site is located some distance from any sensitive residential activities. Operations at the WTP are largely inert.

5.2 Section 171(1)(b) Adequate consideration given to alternatives

For completeness, s171(1)(b) requires consideration having regard to –

(b) 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) it is likely that the work will have a significant adverse effect on the environment; and

Taupō District Council as owner of the site has financial interest in the site. In addition, it is not considered that the works associated with the designation will have significant adverse effects on the environment.

The site has been operating as a community WTP for a number of years.

In conclusion, no consideration of alternative sites has been given, and the effects of continued operation and maintenance will be negligible, and proposed upgrade to the reservoirs will be able to be appropriately managed as pursuant to s176A.

5.3 Section 171(1)(c) reasonably necessary

s171(1)(c) requires consideration having regard to whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.

It is considered that the new designation, as a planning tool, is appropriate to allow the Taupō District Council, as Requiring Authority, to appropriately manage and control its asset to ensure a safe and secure water treatment network is supplied for the Centennial Industrial area.

The alternative, as is the existing status quo is continued reliance on the Taupō District Plan rules and / or the resource consent process. It is considered that these options do not provide certainty or a long-term solution to effectively and efficiently address the ongoing use and maintenance of the WTP. The designation is also necessary to include all of the Taupō District Council's wider network of water and wastewater infrastructure under the designation mechanism umbrella in the Taupō District Plan.

5.4 Section 171(1)(d) ‘any other matter’

Improving resilience and reducing environmental impacts through appropriate maintenance and upgrades of infrastructure associated with WTP Infrastructure is a primary objective of the Notice.

The Notice and associated works will assist the Taupō District Council in terms of managing the effects of water treatment.

6 Consultation

No consultation has been undertaken or is considered necessary.

7 Conclusion

Taupō District Council gives notice of its requirement to designate land related to an existing WTP. The preceding assessment of effects concludes that the effects associated with the maintenance and operation of the facility will be minimal, and any upgrades able to be appropriately managed by way of s176A. Overall, it is concluded that the designation is consistent with the relevant statutory provisions and the principles and purpose of the RMA.

Attachment A: Aratiatia WTP (96 Aratiatia Road)

Designation	Detail
Legal Description	Section 14 BLK XV Tatua SD
Site Address	96 Aratiatia Road, Taupō
Landowner	Taupō District Council
Purpose of the Site	Operation, maintenance and upgrade of infrastructure for water treatment purposes.
Area of Designation	2,000m ² 

Site Plan (Existing)	
Site Plan (Proposed)	Replace existing two reservoirs (capacity 500m³) with one or two concrete reservoir(s) to provide total capacity of 1,000m³.
Description of the activity	The following provides a description of the works and environment using s176A(3) as a basis. Consideration against the requirements of s171(1) is provided in the main report. General: Operating Water Treatment Plant <i>The height, shape, and bulk of the public work, project, or work:</i> The site incorporates two water reservoirs of 250m³ respectively. The existing tank(s) height is circa 6m and new reservoir height will likely be between 6m and 8m. There is no direct access to the site. <i>The location on the site of the public work, project or work:</i> The site is located to the north-east of the Centennial Industrial area as located adjacent to Aratiatia Road. <i>The likely finished contour of the site:</i> There is an existing flat topography as associated with the property which will remain unchanged, although additional earthworks may be required as

	associated with reservoir renewal. Erosion and sediment control will be able to be adequately managed by way of s176A of the Act. <i>Vehicular access, circulation and the provision for parking:</i> There is no direct access to the site, with access provided on an infrequent basis via an entrance and gate on the adjoining rural property to the north-west. Activities as associated with the operations of the WTP will not generate material vehicle trips on the network. <i>The landscaping proposed:</i> No additional landscaping is required. The site contour, topography and existing landscaping and separation from Aratiatia Road obscure the proposed Notice from public view from the south east, with only longer range views from the north west. <i>Any other matters to avoid, remedy or mitigate adverse effects on the environment:</i> The operational characteristics of the WTP are benign. Any construction related effects can be managed pursuant to the s176A process once detailed design and construction timetables as associated with the renewals is understood. These effects are not considered to require additional conditions as associated with the designation.
Established / Upgraded	The WTP is pre-existing.
Relevant Resource Consents	No
Recommended Conditions	No
Zoning and Overlays	Zone: General Rural Environment Overlays: • Geothermal Rule (NA)

Attachment B: Designation Table

Aratiatia Water Treatment Facility	
Designation unique identifier	TDCXX
Designation Purpose	Water Treatment Facility
Site Identifier	96 Aratiatia Road, Taupō
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

Attachment C: Record of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **503614**
Land Registration District **South Auckland**
Date Issued 12 November 2009

Prior References

GN H561919 GN H579873

Estate Fee Simple
Area 2000 square metres more or less
Legal Description Section 14 Block XV Tatua Survey District
Purpose Local Purpose (Reservoir Site) Reserve
Registered Owners
Taupo District Council

Interests

Subject to the Reserves Act 1977

8382406.1 Certificate pursuant to Section 348 Local Government Act 1974 - 6.12.2010 at 9:38 am

Appurtenant hereto are rights of way and right to convey electricity created by Easement Instrument 8382406.2 - 6.12.2010 at 9:38 am

