

# Notice of Requirement Taupō District Council

Blue Ridge Drive, Taupō

## Blue Ridge: Water Supply

27 February, 2025



# Planz Consultants

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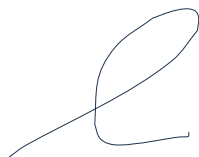
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## *Attachments:*

- Attachment A:** Blueridge Water Treatment Facility
- Attachment B:** Designation Table

# 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 Acacia Bay area.

## 2 Description of the site to which this notice applies

The proposed site to which this Notice applies is addressed as Blue Ridge Drive, Acacia Bay (Valuation Reference 0738351600). The Notice relates to all of that property legally described as Lot 2 DPS 41795 and part of that property legally described as Lot 41 DPS 34803. There is no Record of Title for the site. The total spatial extent of the Notice is some 660m<sup>2</sup>.

The existing infrastructure on the site includes pre-existing WTP facilities being a timber reservoir of 45m<sup>3</sup> and a pump station building.

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 site is zoned Low Density Residential Environment in the Taupō District Plan and is owned by the Taupō District Council.

Site access is via a shared crossing at the southern end of the formed part of Blue Ridge Drive, which follows an unformed vehicle accessway for some 250m. The site is part of a wider Taupō District Council owned recreation reserve and extensive established planting which extends to the northwest.

The topography of the Notice site has a modest rise along the access, with a flat topography (604magl) and cleared area as associated with the existing reservoir and pump station. The Notice site is not publicly visible.

The site is subject to the Amenity Landscape Area Overlay ALA No.22 'Māpara-Punatekahi Hill' (**ALA No. 22**)<sup>1</sup>. These provisions seek to ensure that new subdivision, use and development is

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

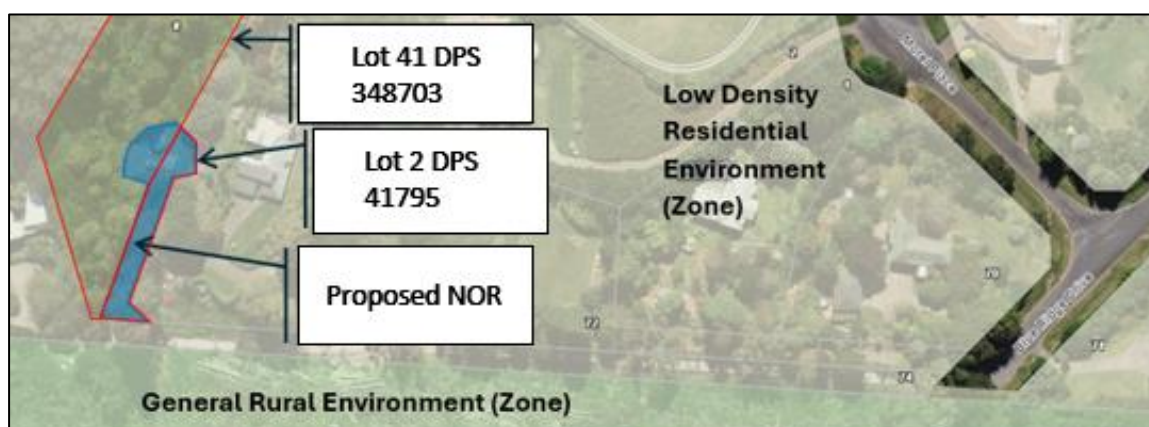
located and designed in a way that maintains the Landscape Attributes of the Amenity Landscape Area<sup>2</sup>. Specific characteristics associated with the ALA No. 22 are<sup>3</sup>:

*Highly valued as a backdrop to Taupō township, and highly prominent when viewed from Tukairangi Road. Includes a mixture of low-density residential characteristics and rural open space qualities on the eastern side above Acacia Bay. Predominantly rural on the western side. Vegetation cover predominantly grazed pasture and plantation forestry on the Tūkairangi Rd side, and grazed pasture, shelterbelt planting and regenerating bush on the Taupō side.*

The site is located to the west of the Acacia Bay settlement. The nearest residential dwelling within the Low Density Residential Environment is located some 15m to the west.

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 / 2027 include the decommissioning of the existing 45m<sup>3</sup> reservoir with replacement of a new concrete or steel reservoir of 100m<sup>3</sup> capacity.

<sup>2</sup> Taupō District Plan. Policy 3h2.2.i

<sup>3</sup> Taupō District Plan. Schedule 7. ALA22

The designation is necessary to continue to provide water treatment and supply to the Acacia Bay 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.

The Notice site is located within ALA No. 22 as notated in the Taupō District Plan and is proximate to the dwelling as located at 72 Blue Ridge Drive. However, the scale of the Notice, the modest extent of any renewal, and existing nature of extensive vegetation is such that it is considered that additional Conditions on the Notice are not required to manage landscape amenity effects. These effects are considered to be able to be assessed and managed as subject to the Outline Plan process pursuant to s176A of the Act.

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 new chemicals brought onto the site as needed.

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 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 site is not zoned general rural or general production (or their equivalents) in the Taupō District Plan.

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 Acacia Bay 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 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 activities<sup>4</sup> 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 Infrastructure<sup>5</sup>.

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 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.

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<sup>4</sup> Including Community Water Supply. Principal Reasons Objective 3.1.2

<sup>5</sup> Taupō District Plan. Chapter 10 Definitions.

The proposed designation site has been in operation for a number of years and is located on land owned by the Taupō District Council. Whilst the Notice is located close to sensitive residential activities, the 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 reservoir 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 Acacia Bay 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.

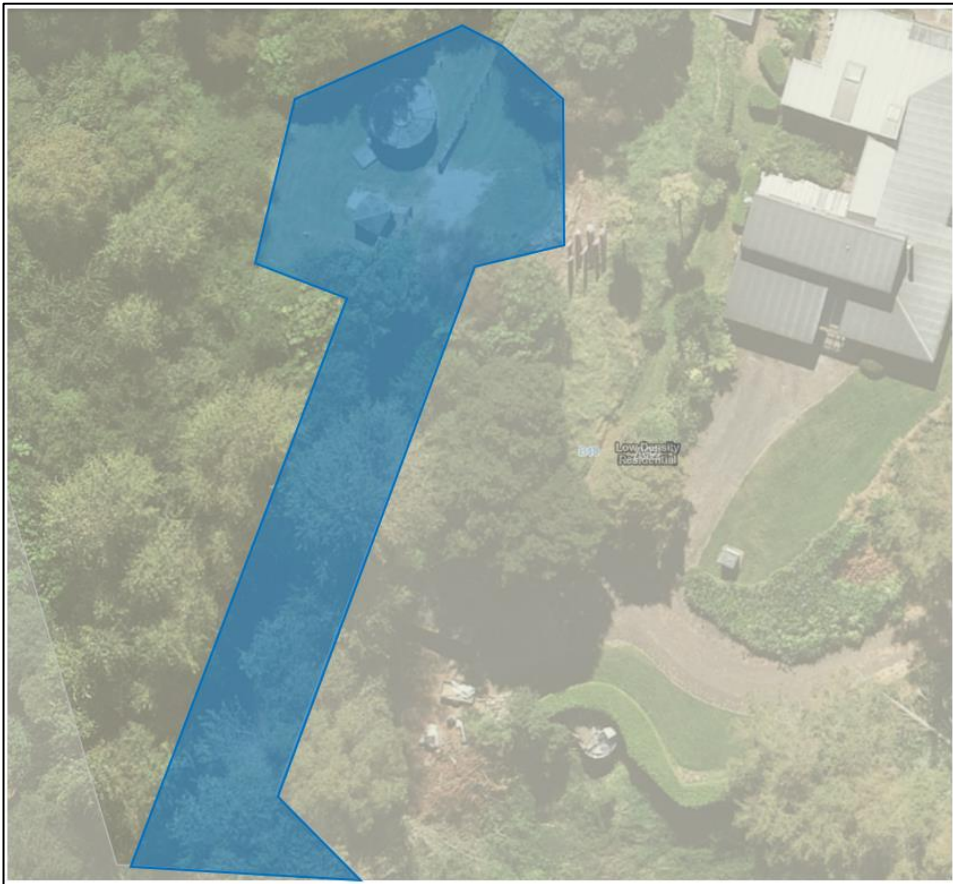
## **6 Consultation**

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: Blue Ridge WTP (Blue Ridge Road)

| Designation         | Detail                                                                                                      |
|---------------------|-------------------------------------------------------------------------------------------------------------|
| Legal Description   | Lot 2 DPS 41795, and part of that property legally described as Lot 41 DPS 34803                            |
| Site Address        | Blue Ridge Drive, Acacia Bay                                                                                |
| Landowner           | Taupō District Council                                                                                      |
| Purpose of the Site | Operation, maintenance and upgrade of infrastructure for water treatment purposes.                          |
| Area of Designation | <p>660m<sup>2</sup></p>  |

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Site Plan<br/>(Existing)</p>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>Proposed</p>                    | <p>Replace existing reservoir (capacity 45m<sup>3</sup>) with one reservoir(s) to provide total capacity of 100m<sup>3</sup>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>Description of the activity</p> | <p>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.</p> <p><b>General:</b> Operating Water Treatment Plant</p> <p><i>The height, shape, and bulk of the public work, project, or work:</i></p> <p>The site incorporates one water reservoir of 45m<sup>3</sup> respectively. The existing tank(s) height is circa 4m, and the new reservoir will likely be between 6m to 8m in height.</p> <p><i>The location on the site of the public work, project or work:</i></p> <p>The site is located to at the western extent of the Acacia Bay settlement.</p> <p><i>The likely finished contour of the site:</i></p> <p>The existing topography as associated with the location of the existing reservoir and pumping station is essentially level, which will remain unchanged. Whilst</p> |

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | <p>although additional earthworks may be required as associated with reservoir renewal it is not anticipated that these will lead to material changes in levels. Erosion and sediment control will be able to be adequately managed by way of s176A of the Act.</p> <p><i>Vehicular access, circulation and the provision for parking:</i></p> <p>Access is via an unformed access from the southern end of Blue Ridge Drive.</p> <p>Activities as associated with the operations of the WTP will not generate material vehicle trips on the network.</p> <p><i>The landscaping proposed:</i></p> <p>No additional landscaping is required as the Notice site is extensively screened by mature landscaping. The site contour, topography and existing landscaping and separation obscure the proposed Notice from public view. There are limited private views from dwelling at 72 Blue Ridge Drive.</p> <p><i>Any other matters to avoid, remedy or mitigate adverse effects on the environment:</i></p> <p>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.</p> |
| Established / Upgraded     | The WTP is pre-existing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Relevant Resource Consents | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Recommended Conditions     | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Zoning and Overlays        | <p>Zone: Low Density Residential Environment</p> <p>Overlays:</p> <ul style="list-style-type: none"> <li>• Amenity Landscape Area (ALA) No.22</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## Attachment B: Designation Table

| Blue Ridge Drive Water Treatment Facility                       |                                                               |
|-----------------------------------------------------------------|---------------------------------------------------------------|
| Designation unique identifier                                   | TDCXX                                                         |
| Designation Purpose                                             | Water Treatment Facility                                      |
| Site Identifier                                                 | Blue Ridge Drive, Acacia Bay (Valuation Reference 0738351600) |
| Lapse Date                                                      | Given effect to                                               |
| Designation hierarchy under s177 of the Resource Management Act | Primary                                                       |
| Conditions                                                      | No                                                            |
| Additional information                                          | n/a                                                           |