

Notice of Requirement Taupō District Council

2 Lake Road, Mangakino

Mangakino: Wastewater Treatment Plant

27 February, 2025



Planz Consultants

Quality Assurance Statement:

Application Prepared By:

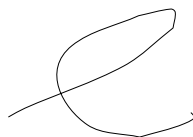
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NOTICE OF REQUIREMENT FOR DESIGNATION PURSUANT TO S168 OF THE RESOURCE MANAGEMENT ACT 1991

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 a wastewater treatment plan (**WWTP**) and associated infrastructure as described below. The designation will enable the infrastructure and facilities as associated with the existing WWTP but does not further nor authorise discharges.

Taupō District Council, as a local authority, is an approved requiring authority under s166 of the RMA. The designation is required in order to enable the treatment of wastewater to the Mangakino Community.

2 Description of the site to which this notice applies

The proposed site to which this notice applies is at 2 Lake Road, Mangakino. The property is legally described as Lot 72 DPS Auckland 8594 under the Record of Title SA3B/595.

The Notice relates to that part of the land described above as containing pre-existing WWTP facilities and infrastructure.

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 entire property has a modest slope from west to east (204 magl to 194 magl).

The western slope is largely grassed and characterised by open space, the eastern flank and area to the north adjoining Waipoua Street contains a number of large-scale mature trees.

The Notice relates to an area of some 3,250m² fronting Lake Road and with an internal perimeter demarcated by mature landscaping as containing the existing WWTP. This area contains a 65m² pumping station building, and some 170m² of structures including concrete structures associated with Submerged Aerated Filter (SAF) Plant, as well as associated facilities. A formed crossing provides vehicle access from Lake Road to a high scale security gate. Security fencing demarcates the perimeter of the WWTP. This part of the wider property is identified as a 'known contaminated site' in terms of being an identified HAIL (Hazardous Activities and Industries List) site (Category G.6 Wastewater Treatment).

The wider property is notated in the Taupō District Plan as a 'Height Restricted Area' which imposes a 5m height restriction¹.

The WWTP uses rapid infiltration trenches for effluent disposal as undertaken on the adjoining Mangakino Golf Course to the south. The Notice does not extend to the infiltration trenches and is narrowed to the WWTP.

The property is associated with the Mangakino Recreation Reserve and Lake Reserve, which has an established playground and boat ramp located on the immediate property to the west.

To the east, the intervening Mangakino Recreation Reserve as zoned General Rural Environment provides a width of some 70m separating the property from the Waikato River. The recreation reserve contains a small jetty, boat ramp and unformed boat manoeuvring area, unformed parking area, and recreational play equipment (swings and climbing structures).

Residential dwellings located within the Residential Environment are located immediately adjoining the property to the north and west. The nearest residential dwelling to the WWTP infrastructure is some 85m to the north.

To the south are located the Mangakino Golf Course and Mangakino Disc Golf facilities. These facilities, and associated character provide a continuation of the recreational and open space nature of activities adjoining the Waikato River / Lake Maratai in proximity to the site as zoned General Rural Environment.

¹ Taupo District Plan. Rule 4b.1.1

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, upgrade and maintenance of infrastructure for wastewater treatment.

This allows for the continuing operation of the existing WWTP, tanks and ancillary activities. Improvements to the facilities at the WWTP are programmed within the Long Term Plan (LTP) to commence in 2028, these will facilitate the requirements of the necessary Regional Consents as required from the Waikato Regional Council².

The designation is necessary to continue to provide wastewater treatment to the Mangakino community.

² Waikato Regional Council Consent 951023 for the site has expired. The Council has applied for renewal of the consent.

4 Assessment of Effects

The designation allows for continued operation, maintenance and upgrade of the existing WWTP. It does not extend into any area used for rapid infiltration and discharge. The effects associated with the operational and maintenance of the site are described below.

4.1 Construction effects

WWTP and associated infrastructure is located on the site and is operating.

Any additional construction effects will largely come from maintenance activities, and increases in capacity and efficiency to address improvements in discharge quality as these are required under the Taupō District Council's renewal of consents as associated with the discharge of wastewater.

Upgrade works may require modest changes to the existing plant at the facility. Whilst works are considered to be short term, localised and temporary, conditions have been recommended to the Designation (**Attachment B**) to ensure specific requirements associated with landscaping and compliance with construction noise standard NZS6803:1999 will be confirmed as associated with any Outline Plan as lodged pursuant to s176A of the RMA.

In particular, the extent of mature landscaping around the perimeter of the WWTP successfully screens and absorbs the built form of the WWTP within its open space and recreational setting. Conditions sought to be affixed to the Designation would require landscaping and mitigation planting to be provided should there be a need during works to remove existing perimeter landscaping.

4.2 Operational effects

The operation of the site involves pumping wastewater, and associated treatment. Wastewater treatment will continue to operate automatically.

Whilst an upgrade in 2028 is anticipated, it is not expected that this would result in increased nuisance effects (such as noise) on adjoining sensitive receivers such as residences or activities being undertaken on the adjoining Mangakino Recreation Reserve. Potential effects associated with odour would be addressed through the renewal of regional consents and would not need to be duplicated as conditions on the Designation.

The periodic visits by Taupō District Council Officers to take water samples and confirm efficient operations will continue, along with 'sludge' removal as undertaken by Sitecare. These and other visits for reactive maintenance will continue on an infrequent basis as required and will not generate material transport trips.

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

5 Statutory considerations

s171(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) of the RMA 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)

There are eight National Policy Statements. The only NPS of relevance is the NPS-Freshwater Management given the nature of the discharge and irrigation undertaken at the site. These remain under the management regime through Waikato Regional Council and will be managed by the renewal of discharge consent(s). The Notice and subsequent designation would not facilitate or alter the quality and volume of the discharge authorised by the Waikato Regional Council.

The Notice site is not classified as Highly Productive Land under clause 3.5(7)(a)(i) of the NPS-Highly Productive Land. The Land Use Classification for the site is 'Town'³, despite being zoned as General Rural Environment 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)

As the site is recognised as a HAIL site the requirements of the NES-Assessing and Managing Contaminants in Soil to Protect Human Health prevail over a Designation⁴.

Waikato Regional Policy Statement (WRPS)

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

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

⁴ Section 43D(4)

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 wastewater network to provide for the social and economic wellbeing of the Mangakino community.

Waikato Regional Plan

Made operative in September 2007, the Waikato Regional Plan does not contain rules specifically relating to infrastructure assets.

In terms of discharges, Section 3 – Water Module seeks to enable discharges to water with only minor effects, with Policy 3 seeking alternative land-based treatment systems being promoted. These matters are the subject of the relevant discharge resource consent renewal process being applied for by Taupō District Council to the Waikato Regional Council for land-based irrigation to the south (as undertaken at the Mangakino Golf Course).

Odour discharges will also be addressed within the regional consent to respond to Part 3 / Air of the Waikato Regional Plan, including **AIR-O1(3)** and **AIR-P3** that seek to manage air quality in a way that avoids, where practicable, adverse effects on local amenity values from discharges of odour with objectionable effects to be managed at the property boundary.

Taupō District Plan

The Taupō District Plan recognises Wastewater Treatment Plants as Regionally Significant Infrastructure⁵.

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:

⁵ Taupo District Plan. Chapter 10 Definitions.

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 reticulation of wastewater), which ensuring 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.

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 the nearest sensitive residential dwelling with topography and established landscaping obscuring the physical infrastructure associated with the WWTP. The site is also located behind mature landscaping screening along the frontage with Lake Road. The site and associated infrastructure provide for the wellbeing of the local Mangakino community.

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

For completeness, s171(1)(b) of the RMA 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 WWTP for a number of years and is the subject of appropriate Regional Council consent which is being renewed.

In conclusion, no consideration of alternative sites has been given, and the effects of continued operation and maintenance will be negligible, as subject to conditions associated with ensuring the retention of an appropriate level of landscape screening and compliance with New Zealand Construction Noise Standard NZS6803:1999 to manage effects associated with any construction works associated with the proposed 2028 upgrades. No other methods have been considered.

5.3 Section 171(1)(c) reasonably necessary

s171(1)(c) of the RMA 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 necessary to allow the Taupō District Council, as Requiring Authority, appropriate management and control to ensure a safe and secure wastewater treatment network is supplied for the Mangakino Community.

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 existing WWTP. 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 WWTP 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 wastewater, including ensuring appropriate levels of treatment and reducing nitrogen levels. Noting again that the Notice (and any subsequent Outline Plan as required pursuant to s176A of the RMA) does not extend to wastewater discharges or treatment. These remain the subject of Waikato Regional consent.

Broader engagement between the Taupō District Council and local iwi and hapu has identified common ground to secure improvements within the wastewater treatment train and to avoid wastewater (including treated wastewater) entering waterways in the district. Maintenance and upgrades to the Mangakino WWTP will be consistent with the approach undertaken by the Taupō District Council as facilitated at its largest wastewater plants (Taupō, Tūrangi and Mangakino) as well as smaller plants (Motuoapa and Whakamaru) to reduce nitrogen discharges into the Lake Taupō catchment and Waikato River.

It is acknowledged that Ngāti Tūwharetoa hold mana whenua and kaitiakitanga over the Central North Island including the Lake Taupō Catchment and part of the Waikato River, Upper Waikato, Whanganui, Rangitikei and Rangitaiki Catchments.

This approach is also consistent with key policy documents which are aimed at improving water quality throughout the District's catchments. These documents include Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy for the Waikato River for the Waikato River catchment, Te Ara Whānui o Rangitāki – Pathways of the Rangitāki for the Rangitāki catchment, and Te Kaupapa Kaitiaki', a plan developed for the Taupō catchment.

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 WWTP. The preceding assessment of effects concludes that the effects associated with the maintenance and operation of the facility will be minimal. Overall, it is concluded that the designation is consistent with the relevant statutory provisions and the principles and purpose of the RMA.

Attachment A: Mangakino WWTP (2 Lake Road)

Designation	Detail
Legal Description	Lot 72 DPS Auckland 8594
Site Address	2 Lake Road, Mangakino
Landowner	Taupō District Council
Purpose of the Site	Operation, upgrade and maintenance of infrastructure for wastewater treatment purposes.
Area of Designation	3,250m² 

Site Plan (Existing)	
Site Plan (Proposed)	Minor upgrades.
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 Wastewater facility <i>The height, shape, and bulk of the public work, project, or work:</i> The site incorporates some 235m² of structures, including a 65m² pumping station building. Specific infrastructure includes oxidation ponds / aeration ponds. Considerable mature perimeter planting and security fencing surrounds the WWTP. Access is via a formed crossing on Lake Road, which leads to a security gate as located some 8.0m into the site. A condition accompanying the Notice sets a building and structure heights to 5m to be consistent with the existing 'Height Restricted Area' overlay as applied to the site in the Taupō District Plan. <i>The location on the site of the public work, project or work:</i>

The site is located to the north-east of the Mangakino residential settlement, as separated from the Waikato River by 100m of Taupō District Council recreation reserve.

The site is located some 3km south-west of the Maraetai Hydroelectric Power Station and dam.

The nearest residential dwelling in the General Residential Environment is located some 90m to the north of the proposed Notice site.

The likely finished contour of the site:

The contour, which is level, will not change.

Vehicular access, circulation and the provision for parking:

Activities will not generate material vehicle trips on the network.

The site is accessed directly from Lake Road, with the (main) access located at the southern edge of the frontage of the site. The access crossing is formed, as is the access within the site.

There is considerable unformed parking and manoeuvring areas on site to accommodate the infrequent and low levels of vehicles generated by activities on the site.

There is some 15.0m between the formed part of the road reserve and the access gate. This provides sufficient queuing space to access the site. In combination with the low levels of vehicle movements on Lake Road it is considered there are no implications on the effective and efficient use of the wider transport network.

The landscaping proposed:

There is considerable mature landscaping established around the entire perimeter of the site. The established landscaping in combination with the topology of the site absorbs and obscures the associated WWTP infrastructure from residential activities to the west and the north, public views from pedestrians and vehicles along Lake Road, and users of the recreation reserve to the east.

Works associated with the maintenance of the WWTP will not result in the removal of any established landscaping. However, there is the potential for works associated with the upgrade to alter perimeter landscaping, although there is a preference that this does not occur. A condition has been provided to accompany this Notice is that any Outline Plan lodged with the Taupō District Council pursuant to s176A should, in combination with the requirements of s176A(3)(e), specifically require a Report from a qualified Landscape Architect providing:

	1. Identification of management responses to mitigate the effects of any reduction in visual absorption as associated with the removal of any substantial perimeter landscaping. <i>Any other matters to avoid, remedy or mitigate adverse effects on the environment:</i> It is not anticipated that operational noise from the WWTP will increase from existing noise levels. A condition to accompany the Notice requires that as associated with any upgrades that Construction Noise levels will comply with the New Zealand Standard, as follows: 2. Construction activities shall be designed, managed and controlled to ensure that construction noise does not exceed the noise limits set out in NZS 6803:1999 Acoustics There are no effects arising from the site and activities that require further consideration. Odour will be managed through both the design and management of the WWTP and separation to sensitive receivers as well as the requirements of the Waikato Regional consent (as being sought for renewal).
Established / Upgraded	The WWTP is pre-existing.
Relevant Resource Consents	Regional Consent 951023 (expired). New consent being sought.
Recommended Conditions	Height 1. The maximum height of any building or structure shall be 5m. Landscaping 2. Identification of management responses to mitigate the effects of any reduction in visual absorption as associated with the removal of any substantial perimeter landscaping. Construction Noise 3. Construction activities shall be designed, managed and controlled to ensure that construction noise does not exceed the noise limits set out in NZS 6803:1999 Acoustics.
Zoning and Overlays	Zone: General Rural Environment Overlays: • NA

Attachment B: Designation Table

Mangakino Wastewater Treatment Facility	
Designation unique identifier	TDCXX
Designation Purpose	Wastewater Treatment Facility
Site Identifier	2 Lake Road, Mangakino
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	Height 1. The maximum height of any building or structure shall be 5m. Landscaping 2. Identification of management responses to mitigate the effects of any reduction in visual absorption as associated with the removal of any substantial perimeter landscaping. Construction Noise 3. Construction activities shall be designed, managed and controlled to ensure that construction noise does not exceed the noise limits set out in NZS 6803:1999 Acoustics.
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 SA3B/595
Land Registration District South Auckland
Date Issued 22 July 1964

Prior References
SA1297/100

Estate Fee Simple
Area 1.5401 hectares more or less
Legal Description Lot 72 Deposited Plan South Auckland
8594

Registered Owners
Taupo District Council

Interests

5220851.1 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - produced 16.5.2002 at 9:00 am and entered 17.5.2002 at 4:00 pm

Waipoua Street (affected by the Taupo County Council)

Proclamation 12817 taken in the within land for therein for the development entered 21.7.1950 at 10

S.296010 transfer hold estate taken as to Lot 73 Plan Queen to The Township Inco 5.10.1964 at

S.296011) C 5.10.1964)

S.303330 the lease proclama 74,75 Pl Queen to Mangakin produced 3B.595

S.310 13.4.

