

Notice of Requirement Taupō District Council

81 Omori Road, Omori

Omori: Water Supply

27 February, 2025



Planz Consultants

Quality Assurance Statement:

Application Prepared By:

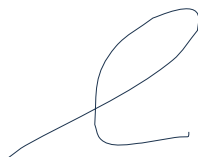
Planz Consultants Ltd,
Level 3, 79 Lichfield Street,
Christchurch 8140
planzconsultants.co.nz

A handwritten signature in blue ink, appearing to read "Matt Bonis", with a long horizontal flourish underneath.

Name: Matt Bonis
Position: Consultant Planner

M: 021 796 670 E: matt@planzconsultants.co.nz

Reviewed By:

A handwritten signature in blue ink, appearing to read "Terri Winder", with a long horizontal flourish underneath.

Name: Terri Winder
Position: Consultant Planner

M: 021 225 9323 E: terri@planzconsultants.co.nz

Project Number: J17536

Document Status: Lodgement

Date: 27 February, 2025

The information contained in this document produced by Planz Consultants Ltd is solely for the use of the Client for the purpose for which it has been prepared and Planz Consultants Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Planz Consultants Ltd.

TABLE OF CONTENTS

1	Introduction -----	1
2	Description of the site to which this notice applies-----	1
3	Nature of the proposed works-----	2
4	Assessment of Effects -----	3
	4.1 Construction effects-----	3
	4.2 Operational effects-----	3
5	Statutory considerations-----	4
	5.1 Section 171(1)(a) Relevant provisions -----	4
	5.2 Section 171(1)(b) Adequate consideration given to alternatives-----	6
	5.3 Section 171(1)(c) reasonably necessary -----	6
	5.4 Section 171(1)(d) ‘any other matter’ -----	7
6	Consultation-----	7
7	Conclusion -----	7

Attachments:

- Attachment 1:** Omori Water Treatment Facility
- Attachment 2:** Designation Table
- Attachment 3:** Record of Title

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 to the Omori Community.

2 Description of the site to which this notice applies

The proposed site to which this notice applies is at 81 Omori Road, Omori. The property is legally described as Lot 1 DP 46680 under Record of Title WN12D/981 with a total area of 1,378m².

The Notice relates to the land described above as containing pre-existing WTP facilities being a timber tank (550m³) and concrete reservoir (550m³).

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.

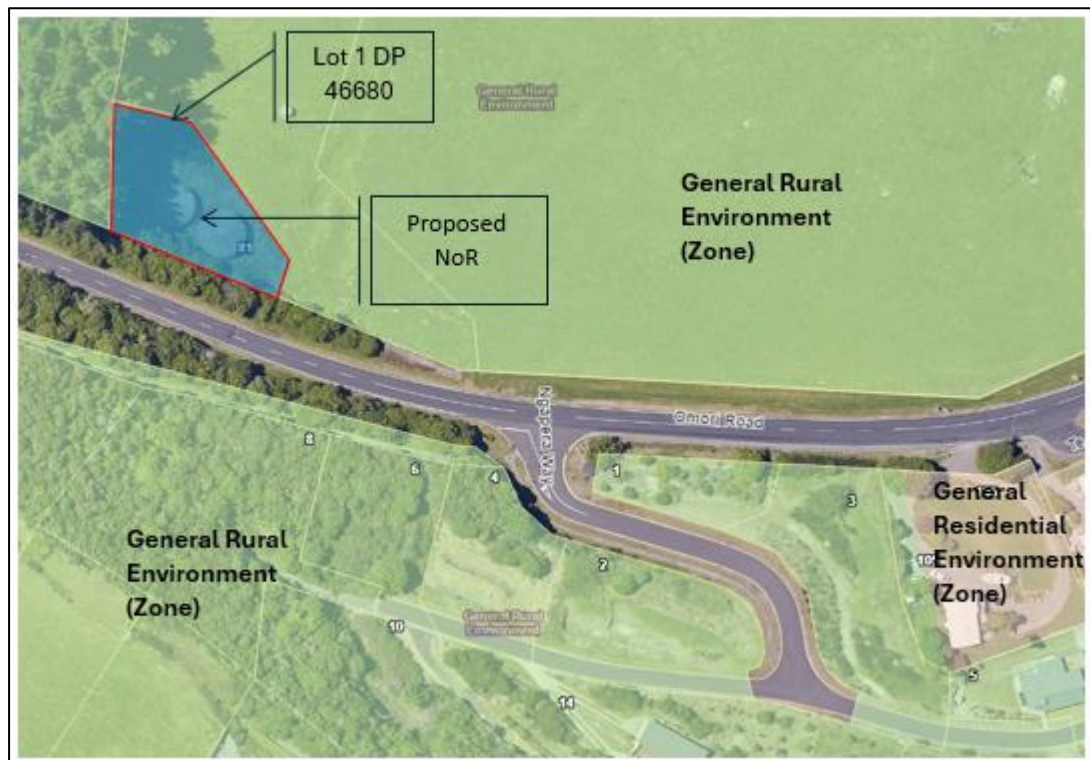
The topography slopes down from the south of the site adjoining Omori Road (460magl) to the northern boundary (450magl), with a flat terrace (454 magl) containing the tank and reservoir). The frontage to Omori Road is heavily planted, obscuring the tanks from public viewpoints, except from longer distance views from the east on Omori Road.

There are no Taupō District Plan overlays or notations that relate to the site. The nearest dwelling in the Residential Environment (zone) is located some 170m to the east as associated with Omori Village. The closest dwellings in the General Rural Environment as accessed via Ngaperā Way are located some 90m to the south-east. Views from these properties are obscured by both topography and existing landscaping.

Given the largely inert nature of the structures and activities as subject to the Notice it is not unsurprising there is not a direct access to the site. Access for maintenance purposes is obtained via the adjoining farm holding to the east. That access is by way of an existing rural 'farm' gate on an unformed crossing as located immediately to the west of the intersection of Ngaperā Way and Omori Road.

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 2028 / 2029 include the replacement of the existing timber tank with a replacement concrete or steel 1000m³ reservoir and either the renewal or strengthen the existing concrete reservoir.

The designation is necessary to continue to provide water treatment and supply to the Omori community and provide additional capacity to meet demand as programmed for 2028/2029.

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 timber tank and reinforce / replace the concrete reservoir 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 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 be 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 Omori population base and the volume of water storage. Treatment chemicals, where required, will be replenished from 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 6¹.

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 Omori community.

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*

¹ <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 to provide for the social and economic wellbeing of the Omori community.

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 activities² 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 Infrastructure³.

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 Policy 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

² Including Community Water Supply. Principal Reasons Objective 3.1.2

³ Taupō District Plan. Chapter 10 Definitions.

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.

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 in Omari village to the east and is not generally publicly visible. 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

Section 171(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 Omori 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 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 WTP 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: Omori WTP (81 Omori Road, Omori)

Designation	Detail
Legal Description	Lot 1 DP 46680
Site Address	81 Omori Road, Omori
Landowner	Taupō District Council
Purpose of the Site	Operation, maintenance and upgrade of infrastructure for water treatment purposes.
Area of Designation	1,378m² 

Site Plan (Existing)	
Site Plan (Proposed)	Replace timber tank with 1000m³ concrete or steel reservoir and renew / strengthen existing concrete reservoir.
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 550m³ respectively. The existing tank(s) height is circa 6m, and the new tanks will likely be between 6m and 8m in height. 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 some 170m to the west of the Omori village as located on Omori Road.

	<i>The likely finished contour of the site:</i> The contour which slopes to the north down from Omori Road will likely remain unchanged, although additional earthworks will 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 a rural 'farm' gate on the adjoining rural property to the east. 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 largely obscure the proposed Notice from public view. <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: • NA

Attachment B: Designation Table

Omori Water Treatment Facility	
Designation unique identifier	TDCXX
Designation Purpose	Water Treatment Facility
Site Identifier	81 Omori Road, Omori
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 **WN12D/981**

Land Registration District **Wellington**

Date Issued 04 September 1978

Prior References

WN15A/337

Estate Fee Simple
Area 1378 square metres more or less
Legal Description Lot 1 Deposited Plan 46680

Registered Owners

Taupo District Council

Interests

Appurtenant hereto are water rights created by Court Order 705078

Subject to a right of way (in gross) over part marked A, water right over the parts marked A, B and D and underground power right over the parts marked A, B and C on DP 46680 in favour of The Taumarunui County Council created by Transfer 260706.2 - 4.9.1978 at 9.55 am

The easements created by Transfer 260706.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961

