

29 October 2024



GREAT LAKE TAUPŌ
Taupō District Council

Taupo District Council – Policy
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Taupō District Plan Review – Water Designation Roll Overs

Dear Christle

I write in response to the Taupō District Council (Council) invite for requiring authorities to give written notice of the roll over of existing designations as part of the District plan review process.

I would like to request that the following designations are rolled over with no modification.

- TDC01 Kinloch Reservoir & Treatment Site
- TDC02 Acacia Bay Reservoir Site
- TDC03 Cherry Lane Reservoir Site
- TDC04 Tauhara Reservoir
- TDC09 Lake Terrace Water Treatment Plant
- TDC10 Locheagles Water Reservoirs
- TDC11 Kinloch Water Treatment Plant
- TDC12 Atiamuri Water Treatment Plant
- TDC13 River Road Water Treatment Plant

Details of the requested designation roll overs are attached in the prescribed form.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'T Swindells', written over a horizontal line.

Tom Swindells
Asset Manager Water

Kinloch Reservoir & Treatment Site	
Designation Unique Identifier	TDC01
Designation Purpose	Utility Reserve
Site Identifier	Whangamata Road, Taupō Lot 2 DPS 27304 Blocks VI and VII Tuhingamata West SD
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	No
Additional Information	

Acacia Bay Reservoir Site	
Designation Unique Identifier	TDC02
Designation Purpose	Local Purpose Reserve, Acacia Bay Water
Site Identifier	Mapara Road, Acacia Bay Lot 1 DPS 14240 Block IV Tuhingamata East
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	No
Additional Information	

Cherry Lane Reservoir Site	
Designation Unique Identifier	TDC03
Designation Purpose	Local Purpose and Scenic Reserve, Mapara Water Supply Area
Site Identifier	Acacia Heights Drive, Acacia Bay Lot 5 DPS 44798 Block IV Tuhingamata East SD
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	No
Additional Information	

Tauhara Reservoir	
Designation Unique Identifier	TDC04
Designation Purpose	Utility Reserve Reservoir
Site Identifier	Crown Road, Taupō Lot 4 DPS 78266
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	No
Additional Information	

Lake Terrace Water Treatment Plant	
Designation Unique Identifier	TDC09
Designation Purpose	Water Treatment Plant
Site Identifier	151 Lake Terrace, Taupō Pt Section 312 Block II Tauhara SD Rec Res & Sec 1 SO 59764
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	Yes
Additional Information	

Locheagles Water Reservoirs	
Designation Unique Identifier	TDC10
Designation Purpose	Water Storage
Site Identifier	Locheagles Rise, Kinloch Lot 1 DP 392784
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	No
Additional Information	

Kinloch Water Treatment Plant	
Designation Unique Identifier	TDC11
Designation Purpose	Water Treatment Plant
Site Identifier	231 Kinloch Road, Kinloch Lot 1 DPS 14571
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	Yes
Additional Information	

Atiamuri Water Treatment Plant	
Designation Unique Identifier	TDC12
Designation Purpose	Water Treatment Plant
Site Identifier	9 Moana Avenue, Atiamuri Lot 1 DPS 61120 contained within Record of Title 523140
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	Yes
Additional Information	

River Road Water Treatment Plant	
Designation Unique Identifier	TDC13
Designation Purpose	Continued operation and maintenance of a water treatment plant and associated buildings and infrastructure.
Site Identifier	145 Tiverton Downs Road, Broadlands Lot 1 DPS 67464 contained within Record of Title SA54A/663 and proposed Lot 2 of Lot 1 DPS 78742 contained within Record of Title SA54A/664.
Lapse Date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	Yes
Additional Information	

[Name of Designation]	
Designation Unique Identifier	
Designation Purpose	
Site Identifier	
Lapse Date	
Designation hierarchy under s177 of the Resource Management Act	
Conditions	
Additional Information	

TDC09 – Lake Terrace Water Treatment Plant

General Conditions

1. Taupō District Council (“the Requiring Authority”) is the Requiring Authority responsible for the designation.
2. The scope and extent of the works envisaged within the designation shall be generally in accordance with the “Notice of Requirement for Taupō Water Treatment Plant including Assessment of Environmental Effects” formally received on 12 July 2010, as amended by additional information submitted on 9 August 2010, and 9 November 2010 (relating to an amended designation boundary) and subject to the conditions set out below.

Pre Construction Conditions

Construction Management Plan [for works adjacent to legal road Lake Terrace/State Highway One]

3. The Requiring Authority shall engage a suitable qualified person(s) to prepare a Construction Management Plan (CMP) to ensure that the State Highway One/Lake Terrace legal road is not destabilised during construction of the Water Treatment Plant building. The plan shall be submitted to and approved by the Planning Manager: Taupō District Council or his nominee no less than 20 working days prior to commencement of construction. The plan shall include, but not be limited to the following:
 - The extent, location and nature of earthworks in proximity to the legal road and how this will be managed to ensure that State Highway One/Lake Terrace adjacent to the Water Treatment Plant building is not destabilised during the earthworks stage;

- Engineering and construction methods of any supporting structure for the Water Treatment Plan building, including how these will support the State Highway One/Lake Terrace land with traffic loading.

Traffic Management Plan

4. The Requiring Authority shall prepare a Traffic Management Plan (TMP) detailing how the traffic on the State Highway One/Lake Terrace will be managed during construction, and how traffic associated with the construction of the Water Treatment Plant will be managed. The TMP shall be submitted to and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction.

External Building Treatment

5. The Requiring Authority shall submit details of the materials and colours to be used on the exterior of the building, including construction and design details of the viewing platform to be incorporate on the roof of the building, and any other relevant design elements to be incorporated. The colour(s) and materials of the external treatment shall be low reflectivity to mitigate the visual impact of the building. The plan shall be submitted to and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction.

Planting Plan

6. The Requiring Authority shall prepare a planting plan including details of any planting proposed for the roof/viewing platform of the building and the adjoining reserve areas to the northeast and southwest of the building. This planting will soften the visual impact of the building and stabilise the adjoining reserve areas. The plan shall be submitted and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction. The plan shall include, but not be limited to:
 - Plant sizes at the time of planting;
 - Intended plant species; and
 - Maintenance programme of the planting (with specific regerence to the site characteristics and development).

During Construction Conditions

Earthworks Management

7. The Requiring Authority shall undertake earthworks activities generally in accordance with Earthworks Management Plan contained within Appendix 9 of the “Notice of Requirement for Taupo Water Treatment Plan including Assessment of Environmental Effects”.

Traffic Management

8. The Requiring Authority shall ensure that all traffic associated with the site preparation/construction works and traffic along State Highway One/Lake Terrace adjacent to the site, is managed in accordance with the approved Traffic Management Plan (Condition 4).

Construction Hours

9. The Requiring Authority shall ensure that construction of the Water Treatment Plant is limited to the following hours:

Monday to Sunday	8.00am to 6.00pm
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Sunday and Public Holidays	No work [unless required for emergency erosion/sediment control works]
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Construction Noise

10. The Requiring Authority shall ensure that construction noise does not exceed the requirements of the New Zealand Standard 6803:1999 Construction Noise. Construction noise will be measured in accordance with New Zealand Standard 6803:1999 Measurement of Environmental Sound, and assessed in accordance with New Zealand Standard NZS 6802:1999 Assessment of Environmental Noise.

Archaeological Sites/Waahi Tapu Discovery

11. The Requiring Authority shall ensure that if a waahi tapu archaeological site is uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the Requiring Authority shall seek advice from Taupo District Council's Strategic Communications Office, Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard its content before work recommences.

Post Construction Conditions

External Building Treatment

12. The Requiring Authority shall ensure that the external building treatment and viewing platform (details provided through Condition 6) are implemented and constructed no later than three months following completion of construction of the building.
13. The planting detailed in the Planting Plan shall be carried out within the first planting season following completion of the building and maintained in accordance with the plan.
14. Noise emitted from the Water Treatment Plant shall not exceed the following limits when measured at any point within the boundary of any Residential Environment Site:

7.00am-7.00pm	50dBA Leq
7.00pm-10.00pm	45dBA Leq
10.00pm-7.00am	40dBA Leq and 70 dBA Lmax

Noise limits shall not apply to emergency work required to re-establish continuity of supply, testing of emergency generator and work urgently required to prevent loss of life or other personal injury, but all practicable steps shall be undertaken to control noise and to avoid adverse effects, particularly at times when the stricter noise limits apply (eg at night time).

Advice Note:

All hazardous substances used and stored shall be managed in accordance with the requirements under the Hazardous Substances and New Organisms Act 1996 and associated regulations.

- That pursuant to Section 113 of the Resource Management Act 1991, the notice of requirement is confirmed for the following reasons:
 1. The proposal is consistent with the purpose and principles of the Act, and is consistent with the relevant objectives and policies of the Regional Policy Statement, Regional Plan and the Taupo District Plan. The designation will provide for the construction of a new water treatment plant which is to provide for an upgraded water supply, and provide for the further growth and development of Taupo town. It will

contribute to the ongoing cultural, economic and social well being of the community in accordance with section 5 of the Act.

2. The proposal will create positive benefits for the community through the provision of a facility that allows the water supply to meet the required legislative and drinking water requirement, in respect of a public water supply and is necessary for those purposes.
3. Any potential adverse effects are either minor, less than minor or will be sufficiently mitigated to an extent that the effects will be less than minor. Where appropriate these mitigating measures have been included as conditions.

TDC11 – Kinloch Water Treatment Plant

External Finish Condition:

The cladding of the new water treatment plant building shall be a dark colour such as Ebony and thereafter maintained accordingly. The associated tanks and other plant shall be a dark colour or otherwise stainless steel and thereafter maintained accordingly.

Engineering Conditions:

At the time of building consent for the water treatment plant building, a site layout plan shall be submitted to Taupo District Council's Development Engineer for approval. This must demonstrate that all vehicles required to service the site can pull clear of the road pavement in the event of arriving when the gates are closed to ensure road safety.

Advice Notes:

Within 30 working days of this recommendation being issued Taupō District Council (as the requiring authority) shall advise the territorial authority (Taupō District Council's Environmental Services Manager) whether they accept or reject the recommendation in whole or in part. Within 15 working days of receiving the decision from Taupō District Council, Council will serve notice of the decision and the appeal period on the landowners and occupiers directly affected by the decision.

The designation will be included in the Taupō District Plan as soon as possible after the appeal period closes.

TDC12 – Atiamuri Water Treatment Plan

External Finish Condition:

The new water treatment container building shall be painted green to match the existing building on the designation site, and thereafter maintained accordingly.

Advice Notes:

Within 30 working days of this recommendation being issued Taupō District Council (as the requiring authority) shall advise the territorial authority (Taupō District Council's Environmental Services Manager) whether they accept or reject the recommendation in whole or in part. Within 15 working days of receiving the decision from Taupō District Council, Council will serve notice of the decision and the appeal period on the landowners and occupiers directly affected by the decision.

The designation will be included in the Taupō District Plan as soon as possible after the appeal period closes.

TDC13 – River Road Water Treatment Plant

External Finish Condition:

The new water treatment building and tank shall be painted green to match the existing building and tanks on the designation site, and thereafter maintained accordingly.

Advice Notes:

Within 30 working days of this recommendation being issued Taupō District Council (as the requiring authority) shall advise the territorial authority (Taupō District Council's Environmental Services Manager) whether they accept or reject the recommendation in whole or in part. Within 15 working days of receiving the decision from Taupō District Council, Council will serve notice of the decision and the appeal period on the landowners and occupiers directly affected by the decision.

The designation will be included in the Taupō District Plan as soon as possible after the appeal period closes.