



# **NOTICE OF REQUIREMENT - WANAKA YACHT CLUB BORE FIELD AND WATER TREATMENT PLANT**

**Queenstown Lakes District Council**

February 2016



## **CONTENTS**

### **1.0 FORM 20: NOTICE OF TERRITORIAL AUTHORITY'S REQUIREMENT FOR DESIGNATION**

### **2.0 INTRODUCTION**

### **3.0 STATUTORY CONSIDERATIONS**

### **4.0 DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT**

- 4.1 Wanaka Yacht Club
- 4.2 District Plan Zoning
- 4.3 Existing Designation
- 4.2 Surrounding Environment

### **5.0 NATURE OF THE PROPOSED WORKS**

- 5.1 Proposed Designation
- 5.2 Proposed Water Treatment Building
- 5.3 Earthworks
- 5.4 Safety Procedures
- 5.5 Consultation
- 5.6 Outline Plan

### **6.0 THE NATURE OF THE PROPOSED CONDITIONS THAT WOULD APPLY**

### **7.0 AN ASSESSMENT OF THE ACTUAL AND POTENTIAL EFFECTS ON THE ENVIRONMENT OF ALLOWING THE ACTIVITY**

- 7.1 Landscape and Visual Amenity
- 7.2 Recreational Values
- 7.3 Natural Hazards
- 7.4 Traffic Generation
- 7.5 Access
- 7.6 Construction Effects
- 7.7 Noise
- 7.8 Cultural Values
- 7.9 Chlorine Storage

### **8.0 ASSESSMENT OF THE RELEVANT STATUTORY PROVISIONS - SECTION 168(3)(A)**

### **9.0 CONSIDERATION OF ALTERNATIVE SITES, ROUTES OR METHODS - SECTION 168(3)(B)**

### **10.0 REASONS WHY THE DESIGNATION IS REASONABLY NECESSARY FOR ACHIEVING THE OBJECTIVES OF THE TERRITORIAL AUTHORITY - 168(3)(C)**

### **11.0 OTHER MATTERS - 168(3)(D)**

### **12.0 PART 2 ASSESSMENT**

## 13.0 NOTIFICATION

## 14.0 CONCLUSION

### List of Information Attached:

Appendix [A]	Designation Plan
Appendix [B]	Building Plans
Appendix [C]	Geo-Technical Report
Appendix [D]	Written Approvals

Report Prepared by:



.....  
**Ian Greaves**

On behalf of the Queenstown Lakes District Council

**Date:** 19 February 2016

**Address for Service:** Queenstown Lakes District Council  
C/- Southern Planning Group  
P O Box 1081  
QUEENSTOWN 9348

**Telephone Number:** 027 697 0382

**Email:** [ian@southernplanning.co.nz](mailto:ian@southernplanning.co.nz)

## 1.0 FORM 20: NOTICE OF TERRITORIAL AUTHORITY'S REQUIREMENT FOR DESIGNATION

**To:** Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN 9348

*(As Territorial Authority)*

**From:** Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN 9348

*(As Requiring Authority)*

**1. The Queenstown Lakes District Council**, a requiring authority pursuant to Section 166 of the Resource Management Act 1991, gives notice to the Queenstown Lakes District Council (as Territorial Authority) of its requirement for a designation for a public work.

**2. The site to which the requirement applies is as follows:**

The proposed designation is positioned within the Wanaka Marina Reserve. The reserve is located on Lakeside Road 500m north of the Wanaka town centre and adjoins Lake Wanaka to the south west. The reserve has a gazetted legal description of Section 6 BLK XV TN of Wanaka and Section 14 BLK XV TN of Wanaka.

**3. The nature of the proposed work is:**

The Council as a requiring authority is lodging a Notice of Requirement in order to allow for the establishment and operation of a water treatment plant and bore field. The purpose of the new designation, to be included in the District Plan, is for a 'Water Treatment Plant and Bore Field'. The designation is required by the Council to enable the development, operation and long term maintenance of a new water supply bore field which will increase capacity in the Wanaka water supply network and assist in alleviating exiting algae issues the network currently experiences.

The overall proposal that is contained within this Notice of Requirement is described in detail in Section 5.0 of this Notice.

**4. The nature of the proposed conditions that would apply:**

Section 6.0 of the Notice of Requirement outlines conditions that are proposed to apply to the designation.

**5. The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated:**

A detailed assessment of the actual and potential effects, and the ways which any adverse effects will be mitigated, is contained within Section 7.0 of this Notice of Requirement.

**6. Alternative sites, routes, and methods have been considered to the following extent:**

Consideration of alternative sites and methods are addressed in Section 9.0 of this Notice of Requirement.

**7. The public work and designation (or alteration) are reasonably necessary for achieving the objectives of the territorial authority because:**

A detailed explanation of why the public work and new designation are reasonably necessary for achieving the objectives of the Queenstown Lakes District Council is detailed in Section 10.0 of this Notice of Requirement.

**8. The following resource consents are needed for the proposed activity and have (or have not) been applied for:**

QLDC hold a resource consent from the Otago Regional Council for the construction of up to four bores for the purpose of accessing groundwater (Consent No. RM11.140).

Resource consents for the water take from the bores are currently being applied for from the Otago Regional Council.

**9. The following consultation (or No consultation) has been undertaken with parties that are likely to be affected:**

Consultation with the Wanaka Yacht Club and the Parks and Reserves Team of QLDC has been undertaken as part of this project.

**10. The Queenstown Lakes District Council attaches the following information required to be included in this notice by the district plan, regional plan, or regulations made under the Resource Management Act 1991.**

Additional information required by the Queenstown Lakes District Plan is contained within the following Notice.

## 2.0 INTRODUCTION

This document accompanies a Notice of Requirement ("NOR") by the Queenstown Lakes District Council ("Council") to create a new designation in the Wanaka Marina Reserve for a bore field and water treatment plant under Section 168A of the Resource Management Act 1991 ("the Act").

This document provides background information, the nature of the overall development, and consideration of the matters to be assessed by the territorial authority under Sections 168A and 171 of the Act.

The Council has chosen to advance the development using the designation process under the Act. The designation process is a planning tool utilised by Ministers of the Crown, local authorities and network utility operators approved as requiring authorities pursuant to Section 166 of the Act. Only Requiring Authorities authorised by Section 166 of the Act can seek to designate land.

## 3.0 STATUTORY CONSIDERATIONS

The purpose of a designation is to authorise a particular project and associated activities on a site within a District Plan, without the requirement to obtain a land use consent from the territorial authority. Section 9(3) of the Resource Management Act ('the Act') does not apply to a public work, project or work undertaken by requiring authorities under a designation.

A designation has the following effect, in that it:

- identifies the subject land within Appendix 1 of the Queenstown Lakes District Plan
- enables the requiring authority to undertake the authorised works within the designated land without the need for land use consent.
- imposes development and operational requirements that control authorised works on designated land.

If a designation is confirmed by the territorial authority, the designation overrides other provisions within the District Plan which means that a project or works can be undertaken by the requiring authority in accordance with the designation and any associated conditions of that designation.

The underlying zoning provisions will still apply if the designated land is used for a purpose that falls outside of the approved designated activities.

As outlined above, the Council (as the requiring authority) has adopted the approach of applying for a new designation for the facility.

The NOR must be assessed in accordance with Section 168A of the Act. The relevant provisions of this section are outlined below:

### **168A Notice of requirement by territorial authority**

1. *This section applies if a territorial authority decides to issue a notice of requirement for a designation -*

- (a) *for a public work within its district and for which it has financial responsibility; or*
- (b) *in respect of any land, water, subsoil, or airspace where a restriction is necessary for the safe or efficient functioning or operation of a public work.*

.....

3. *When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular 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*
- (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*
- (c) *whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and*
- (d) *any other matter the territorial authority considers reasonably necessary in order to make a decision on the requirement.*

4. *The territorial authority may decide to –*

- (a) *confirm the requirement:*
- (b) *modify the requirement:*
- (c) *impose conditions:*
- (d) *withdrawn the requirement*

Section 168A(3) of the Act requires that the territorial authority must consider the effects on the environment of allowing the requirement, having particular regard to a range of matters. Such matters are addressed below in detail.

Section 168A(3) is subject to Part 2 of the Act. Part 2 sets out the purpose of the Act, which is to promote the sustainable management of the natural and physical resources. The definition of sustainable management is:

*Managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*



- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment*

After considering the requirements of Section 168A(3) of the Act, pursuant to Section 168A(4), the territorial authority may decide to confirm the requirement, modify the requirement, impose conditions or withdraw the requirement.

The territorial authority must also consider the requirements of Section 171 of the Act when considering the NOR.

Section 176A of the Act requires a requiring authority to submit an Outline Plan for a project that falls within the purpose of the designation. The relevant aspects of Section 176A are outlined below:

1. *Subject to subsection (2), an outline plan of the public work, project, or work to be constructed on designated land must be submitted by the requiring authority to the territorial authority to allow the territorial authority to request changes before construction is commenced.*
2. *An outline plan need not be submitted to the territorial authority if -*
  - (a) *the proposed public work, project, or work has been otherwise approved under this Act; or*
  - (b) *the details of the proposed public work, project, or work, as referred to in subsection (3), are incorporated into the designation; or*
  - (c) *the territorial authority waives the requirement for an outline plan.*
3. *An outline plan must show –*
  - (a) *the height, shape, and bulk of the public work, project, or work; and*
  - (b) *the location on the site of the public work, project, or work; and*
  - (c) *the likely finished contour of the site; and*
  - (d) *the vehicular access, circulation, and the provision for parking; and*
  - (e) *the landscaping proposed; and*
  - (f) *any other matters to avoid, remedy, or mitigate any adverse effects on the environment.*

Section 176A(2)(b) states that an Outline Plan need not be submitted to the territorial authority if the details of the proposed project have been incorporated into the designation.

### **National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health**

A review of both the Otago Regional Council's database of contaminated sites and Queenstown Lakes District Councils Hazard Register do not show that the piece of land to which this application relates is a Hazardous Activities and Industries List (HAIL) site, and therefore this National Environmental Standard (NES) does not apply. It is noted that the reserve is listed to contain a Dangerous Good Licence (DG139). The licence is associated with the refuelling facility at the Wanaka Marina positioned



at the vehicle entrance to the reserve and separated by approximately 100m from the designation site. This separation distance will ensure the 'land' subject to this designation is not affected by any potential contamination.

## **4.0 DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT**

### **4.1 Wanaka Marina Reserve**

The Wanaka Marina Reserve is located on Lakeside Road 500m north of the Wanaka town centre. The reserve adjoins Lake Wanaka to the south west. The boundary between the reserve and water's edge contains a number of established Poplar trees.

As the name suggests the reserve provides access to the Wanaka Marina. The reserve is relatively flat and includes boat launching ramps, a jetty, public toilets and a large gravel car parking area. A steep bank leads up from the car park edge to Lakeside Road. The northern end of the reserve also accommodates the Wanaka Yacht Club building. The Wanaka Yacht Club holds a commercial lease for the existing building footprint, an area surrounding the building for car parking and the groyne in front of the building for boat rigging and parking. A number of boats associated with the Wanaka Yacht Club are currently stored within the reserve.

### **4.2 Legal Description**

The Wanaka Marina Reserve is designated a recreation reserve under the Reserves Act 1977. The Queenstown Lakes District Council is the administering body of the reserve. The reserve has a gazetted legal description of Section 6 BLK XV TN of Wanaka and Section 14 BLK XV TN of Wanaka. The total area of the reserve is 0.6677 ha and 0.1472 ha respectively.

### **4.3 Zoning**

The reserve has an underlying zoning of Rural General. Overlaying this District Plan zoning is a Recreation Reserve designation. The District Plan designation reference is No. 89. The authority responsible for this designation is the Queenstown Lakes District Council.

The District Plan controls for Designation No. 89 are the standard controls that apply to Recreation Reserves within the District, being referenced as "B" in Appendix 1.

### **4.4 Surrounding Environment**

The surrounding environment to the north and east is the High Density Residential Zone with established dwellings and visitor accommodation activities. To the south and west is Lake Wanaka which includes the Wanaka Marina and adjoining moorings. This part of Lake Wanaka is readily used for recreational activities.

## **5.0 NATURE OF THE PROPOSED WORKS**

The Queenstown Lakes District Council as a requiring authority is lodging a Notice of Requirement in order to allow for the establishment and operation of a water treatment plant and bore field at the Wanaka Marina Reserve. The purpose of the new designation, to be included in the District Plan, is for a '*Water Treatment Plant and Bore Field*'. The designation is required by the Council to enable the development, operation and long term maintenance of new water supply bore field and treatment

facility which will increase capacity in the Wanaka water supply network and assist in alleviating existing algae issues the network currently experiences.

### **5.1 Proposed Designation**

The proposed designation is shown on the plan attached as **Appendix A**.

The proposed designation is split into two areas. Area A is 192m<sup>2</sup> in area and will contain the water treatment building and associated infrastructure. The extent of this area exceeds the size of the proposed water treatment building largely for the purpose of the installation of a temporary electrical generator for emergency use. This area is positioned on the northern side of the existing reserve car parking area and includes part of the batter slope leading up to Lakeside Road.

Area B is 4005m<sup>2</sup> in area will contain the bore field and underground infrastructure. No buildings or above ground structures (excluding electrical cabinetry) will be permitted within this area. This area covers much of the existing car parking area and includes a small section of the groyne adjacent the existing Yacht Club.

Once established, the designation will:

- Accommodate water bores and underground pipe work and electrical cabinetry and cabling.
- Accommodate a water treatment building to house a UV disinfection system and chlorine dosing system.
- All electrical control works associated with the above.

Proposed designation conditions are outlined in Section 6.0 of this report.

### **5.2 Proposed Water Treatment Building**

Red Gecko Limited in conjunction with Fluent Solutions was engaged by QLDC to design the proposed building that will accommodate the Water Treatment Facility. A copy of the building plans are contained within **Appendix [B]**.

The proposed building is located within Area A of the proposed designation and is tucked into the batter slope leading up to Lakeside Road. The proposed building is a single level reaching a maximum height of approximately 4.8 metres above existing ground level. The total length of the proposed building (running east-west) is approximately 12.4 metres, while the total width of the building (running north-south) is approximately 5.4 metres. The western extent of the building contains a concrete pad for the installation of an electrical transformer. The building will be clad in schist veneer and Colorsteel coloured 'Lignite' and roofing will consist of Asphalt shingle roofing in a weathered wood colour.

Internally, the proposed building provides two separate rooms housing the UV treatment plant and Chlorine dosage system. Water taken from the bores will be pumped through the UV disinfection and chlorination treatment plant up the old Roy's Bay Water Supply rising main and connect into the town's reticulation near the Plantation Road reservoir.

### **5.3 Earthworks**

A geotechnical evaluation has been performed at the site to assess the construction requirements for the building foundations. A copy of the geotechnical report is attached as Appendix [C]. The investigations determined that a gravel raft foundation is required under the building to provide

sufficient support for an Importance Level 3 structure. Earthworks associated with this proposal will include the following:

- Minor excavation (approximately 4m<sup>3</sup>) to establish the new bore head chamber. Note that the bore casing has already been installed under Consent No. RM11.140.
- Excavation and backfilling for new pipelines and cables between the bore and the treatment plant building as shown on the drawings.
- Excavation and filling for the new UV/Chlorine dosing building – approximately 170m<sup>3</sup>
- The construction of a ramp and levelled vehicle access to the east of the water treatment building. – approximately 20m<sup>3</sup>.

There will be some over-excavation required to remove existing material to allow the construction of a gravel raft foundation as shown on the drawings. The raft will be constructed from compacted engineered fill with layers of geogrid. There will also be some excavation of trenches for the installation of new pipework and associated chambers. Imported granular material will be used for bedding and haunching in the excavated trenches for the new pipework and chambers.

#### **5.4 Safety Procedures**

The bore and treatment plant have been designed to be operated in a safe and efficient manner. The controls system is to be integrated into the QLDC SCADA network allowing the operators to have “real time” access to the plant's operation and performance and to be notified immediately upon any alarm. The UV disinfection and chlorine dosing plant building is sized for a long term maximum flow rate of 150 l/s. Chlorine gas is to be supplied in 72 kg cylinders and 920 kg drums (or approved equivalent). The maximum chlorine dose rate has been calculated at approximately 0.9kg/hr, which is a permitted activity under the Otago Regional Air Plan as it is less than the maximum of 10kg/hr under Rule 16.3.5.3. The treatment plant will also be fitted with a residual chlorine gas detector in the storage area to identify any gas leakage and immediately raise an alarm.

The site is to be visited and maintained on a regular basis by Council's water supply maintenance operators as stipulated in their contract with Council. It is envisioned that this will be weekly. Chlorine cylinders/drums will be changed when required. Usage is based on plant running conditions and the town's water demand. However, it is not expected that chlorine drum replacement will be any more frequent than once every two months.

#### **5.5 Consultation**

Consultation with the Wanaka Yacht Club and the Parks and Reserves Team of QLDC has been undertaken as part of this project. Written approval from the Wanaka Yacht Club is attached as **Appendix [D]**. No written correspondence has been received from the Parks and Reserves Team and will be forwarded to the planning department when it is received.

#### **5.6 Outline Plan**

Section 176A(2)(b) states that an Outline Plan need not be submitted to the territorial authority if the details of the proposed project have been incorporated into the designation.

The information contained within this application (combined with the proposed conditions) provides a sufficient level of detail and information so as to avoid the requirement of the requiring authority submitting an Outline Plan to the territorial authority in the future.

## **6.0 THE NATURE OF THE PROPOSED CONDITIONS THAT WOULD APPLY**

The purpose of the designation, to be included in the District Plan, is for the 'Wanaka bore field and water treatment plant'.

The scope of the NOR defines the nature of the activity and the works that will be established within the designated area. The proposed conditions volunteered below will govern building and day to day controls for activities undertaken within the new designation.

As stated above, sufficient information is supplied within this NOR (combined with the proposed conditions) so as to avoid the requirement of submitting a future Outline Plan pursuant to Section 176A of the Act.

The proposed conditions are:

1. Colours for all buildings contained within designation area A shall be in the range of natural browns, greys or with a light reflectivity value of less than 36%.
2. The maximum height for buildings contained within designation area A shall be 7m set from existing ground level.
3. No buildings or above ground structures (excluding electrical cabinetry) associated with the Water Treatment Plant and Bore Field designation are permitted with designation area B. This area is designated to contain underground bores and infrastructure and any earthworks associated with the designation purpose.
4. All fixed exterior lighting shall be mounted on buildings and that these mountings shall be below the level of the roof pitch and directed away from the adjacent sites and roads.
5. Noise:
  - (a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the notional boundary of any residential unit:
    - (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
    - (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
    - (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax
  - (b) The noise limits in (a) shall not apply to:
    - Construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
    - The use of an electricity generator for emergency use.

## **7.0 AN ASSESSMENT OF THE ACTUAL AND POTENTIAL EFFECTS ON THE ENVIRONMENT OF ALLOWING THE ACTIVITY**

The proposed development is considered to raise the following actual or potential effects on the environment:

- Landscape and Visual Amenity
- Recreational Values
- Natural Hazards
- Traffic Generation and Vehicle Movements
- Vehicle Access
- Construction Effects
- Noise
- Cultural Values
- Chlorine Storage

### **7.1 Landscape and Visual Amenity**

Any landscape and visual amenity effects will largely be confined to designation area A which is to contain the water treatment facility. The remaining designation area B is limited to below ground infrastructure (excluding any necessary electrical cabinets) and apart from short term construction activities will not alter the landscape and visual attributes of this area.

Designation area A is located within a relatively confined area at the base of a terrace bank leading down from Lakeside Road. The visual catchment is therefore limited to the immediate reserve and adjoining lake edge. The proposed designation will not be prominent from Lakeside Road with the exception from the footpath which will look down on the roof of the proposed building. Within the reserve and the adjoining lake edge development within the designation will be visible.

The landscape character of the reserve is degraded to some degree by the gravel parking area, boat ramps, groin, yacht club, marina, toilet block and modifications to the natural landform to provide for these facilities. In this context the sensitivity of the surrounding landscape is low and it is assessed as having an ability to absorb further development.

Any effects in terms of the visibility of the proposed designation and associated building are assessed as less than minor. Designation area A does not sit within a broadly visible expanse of open landscape. The buildings will form discrete foreground components of the landscape and are not likely to be prominent. The overall reduction of openness, compared to what is currently experienced by observers passing the site will be minor.

The size and scale of designation area A (and associated building) and its position set into the existing terrace will ensure the development does not dominate or detract from any views of the surrounding lake and mountainous landscape. Whilst the designation size exceeds the size of the proposed water treatment building it is very unlikely that the full extent of this area will be fully occupied by buildings. As explained earlier in this report the reason for the size of designation area A is to leave space for the installation of a temporary electrical generator. The designation may create a slight distraction of foreground views within the reserve, however given the modifications (as outlined above) of this area the effect will be less than minor. The proposed water treatment building is approximately 67m<sup>2</sup>. The building will be clad in schist veneer and recessive Colorsteel where visible and will be positioned into the terrace bank. The building will not break the line and form of any ridgeline or skyline. Any

earthworks undertaken will be back filled and will largely replicate the existing landform as exists now. Conditions controlling future building height and design have been offered to form part of the designation. These will ensure any future development is of a scale and external appearance that will be appropriately recessive in this receiving environment.

It is also relevant to compare the effects enabled by the existing recreation reserve designation verses what is enabled by the proposed designation. The type of built form that could be anticipated under the recreation reserve designation would not be dissimilar to that proposed as part of this designation. Buildings of 10m in height and of a footprint of up to a 100m<sup>2</sup> (with a site coverage of 5% across the reserve) are provided within the recreation reserve. Buildings typically established within a recreation reserve include toilets, changing rooms, playgrounds and sports building etc. The proposed designation (and associated building) is comparable to what could be established under the existing designation and the proposed built form controls give a high level of certainty in terms potential landscape and visual amenity effects.

Visual effects of the proposed activity also comprise of short-term effects associated with the proposed construction activities. The temporary visual effects associated with the construction activities for a short duration are not likely to be more than minor.

Overall, any adverse effects on the environment in terms of landscape and visual amenity are not likely to be more than minor.

## **7.2 Recreational Values**

When considering effects on recreational values assessment matters 17.3.2 (xiii) and (xiv) listed in Part 17 (Utilities) of the District Plan is relevant. These assessment matters state:

*(xiii) The extent to which the utility will adversely affect the range of recreational opportunities available in the District or the quality of the experience of the people partaking of those opportunities.*

*(xiv) The extent to which the utility will reduce opportunities for passive recreation and enjoyment.*

The designation site adjoins Lake Wanaka and the boat ramp / marina car park. This area is widely used by members of the public particularly during the summer months. However, the reserve itself is more a gateway (boat access and car parking) to recreational activities occurring on the Lake rather than specifically used for recreational purposes. The position of the proposed designation will not detrimentally affect the ability to utilise the reserve for this purpose. The water treatment building has been positioned as far it can outside of the car parking area and the bore field is underground and will have no effect on car parking or recreation opportunities. Any effects in terms of visual distraction have been discussed in detail above.

Overall, any adverse effects on the recreational values on the Wanaka Marina Reserve and adjoining Lake Edge will be not more than minor.

## **7.3 Natural Hazards**

The Queenstown Lakes District Council's hazard map indicates that the site is within a landslide (piping potential in the artesian zone) and liquefaction hazard zone. Flooding from Lake Wanaka is also another potential natural hazard effecting this site. The Notice of Requirement is accompanied by a

geotechnical assessment prepared by GeoSolve (**Appendix C**). The report recommends that the foundations of the proposed building are constructed from reinforced gravel raft under the building and pairs of elongated gibault joints on the two main pipes feeding in and out of the treatment plant. Furthermore, the building's floor level has been raised above historic flood levels of Lake Wanaka to avoid inundation during a flood event. The bores and associated infrastructure will be unaffected by flooding.

Overall, adverse effects in terms of natural hazards are not likely to be more than minor.

#### **7.4 Traffic Generation and Vehicle Movements**

The designation site will be unmanned and vehicle movements are expected to be in the order of one to two vehicle movements per week. Given the position of the designation adjoining an existing car park with direct access onto Lakeside Road any adverse effects as a result of the expected level of vehicle movements are likely to be less minor.

#### **7.5 Vehicle Access**

Existing vehicle access to the site is from the reserve car park with direct access onto Lakeside Road. No changes are proposed to this access. Any effects in terms of vehicle access are likely to be less than minor.

#### **7.6 Construction Effects**

Site management controls will be put in place during the construction works to ensure dust and sediment run off are appropriately controlled and mitigated. This will include having water available for dust suppression and installing silt fences or hay bales in any necessary drainage areas. Table 1 below outlines potential effects associated with the construction activities and proposed mitigation measures.

**Table 1: Potential Effects and Mitigation Measures during Construction**

<b>Activity</b>	<b>Potential Effects</b>	<b>Mitigation Measure</b>
Operation of plant and machinery required for construction activities	Noise disturbance to neighbouring property	Noise - the Contractor will be required to carry out all work in accordance with the NZS 6803:1999 Acoustics - Construction Noise. All plant and machinery will be switched off when not in use. No working outside contract hours. All materials will be handled in a manner to reduce the impact of noise.
Dewatering and pumping from excavations	Sediment discharging to the lake	Stormwater is to be managed in order to collect runoff from site flows by means of detention storage or other approved methods. Irrespective of this system, the Contractor will be required to check that any water being discharged is clear and not causing pollution.
Activities producing Hazardous Waste – chemical spills, oily rags, waste oil, waste petrol, waste diesel	Pollution to the environment	The Contractor will be required to take measures for spill prevention, containment and contingency planning for fuels, lubricants and hydraulic fluids associated with machinery operation, refueling and servicing. Waste will be kept in sealed labelled containers and not to be kept on the ground.
Dust from the construction materials	Air	Operations will be carried out in a manner to reduce dust creation. Granular material will be used as bedding and haunching for the raft foundation and any excavated trench or



Activity	Potential Effects	Mitigation Measure
		chamber. Water will be used if necessary to dampen materials to prevent any potential dust issues.
Stormwater/Water Discharge	Scouring	The proposed works will not increase any runoff from the site. Flows from the turbidity and UVT meter and floor drains will be minimal and not contaminated in any way.

With the inclusion of these site management controls any nuisance effects associated with the proposed construction activities are likely to be less than minor.

## 7.7 Noise

Noise generated by the facility will not exceed permitted District Plan noise levels. A condition to be attached to the designation is offered requiring infrastructure within the site to comply with the District Plan noises limits with the exception of construction activities and emergency use of electricity generator.

The District Plan's Rural General noise limits are considered relatively restrictive and while compliance with these noise limits does not ensure that no noise will be received by users of the reserve, any noise received will be at a suitably low level.

During any power outage an electricity generator may be engaged to ensure the town still receives water. This is a critical component of the development to ensure Council still meets their expected levels of service to the community. The use of the generator is infrequent and in the past has occurred no more than once or twice a year. Overall, the provision to allow an electricity generator to operate outside the noise limits of the District Plan for emergency use and given its infrequent use will not result in any noise effects that are more than minor.

With the inclusion of a condition requiring compliance with the District Plan noise limits for the ongoing operation of this site any effects in terms of noise will be no more than minor.

## 7.8 Cultural Values

The site is not known to contain any item of cultural or heritage significance. However if any cultural or heritage item is uncovered on site during construction then work will cease while the appropriate authority is contacted.

## 7.9 Chlorine Storage

The chlorine loading, storage and dosing system being used in the water treatment is to be supplied and installed by a nominated subcontractor experienced in the type of works required and will be installed meeting all the health and safety guidelines pertaining to a chlorine plant installation including:

- "Standard for the Supply of Chlorine for Use in Drinking-Water Treatment" (August 1997).
- HSNO Act 1996.
- Maritime New Zealand Rules, Part 24a.
- Health and Safety in Employment Act, 1992.

- Land Transport Act, 1998.
- New Zealand Standard NZS 5433: 2012 Safe Transport of Dangerous Goods

All cylinders and drums shall be in a good, safe condition and free from defects. Fittings shall be free from corrosion, leak proof and in good operating order to reduce any problems in connection at point of use.

The Council operator is required under contract to practice safe techniques when handling chlorine gas. This includes having the correct handling certificates under the HSNO control regulations. Chlorine gas monitoring equipment and equipment alarms will be installed within plant to quickly identify any plant malfunction. All works will be completed in a safe manner as required by contracts with QLDC with no hazard to members of the public during both the construction and operations phases being anticipated.

## **7.10 Conclusion**

Overall any effects on the environment as a result of the proposed designation will not be more than minor.

## **8.0 ASSESSMENT OF THE RELEVANT STATUTORY PROVISIONS - SECTION 168(3)(A)**

Section 168(3)(a) of the Resource Management Act 1991 states that:

*When considering a requirement and any submissions received, a territorial authority must, subject to Part II, consider the effects on the environment of allowing the requirement, having particular regard to –*

- (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*

The following provides an analysis of these provisions.

### **8.1 National Policy Statements**

There is no applicable National Policy Statement relating to this Notice of Requirement.

### **8.2 Regional Policy Statement**

The Otago Regional Policy Statement (RPS) provides an overview of the resource management issues facing Otago at a regional level, and sets policies and methods to manage Otago's natural and physical resources. It is therefore of relevance to this Notice of Requirement.

The Otago Regional Council publicly notified the RPS in October 1993. Following the process of submissions, hearings and appeals, the Council made the Regional Policy Statement operative on 1 October 1998. The Otago Regional Council notified a review to the Otago Regional Policy Statement in May 2015 and submissions closed on 24 July 2015.

The operative and proposed RPS contain objectives and policies relating to the efficient use of the regions water supply whilst protecting the quality of this water. These objectives and policies also promote public access along the margins of the regions lakes and rivers. The water take associated

with this infrastructure will be addressed in a separate consent application to the Regional Council. The designation will not affect water quality or public access.

The operative and proposed RPS also contain broad objectives and policies relating to the protection of natural landscapes from inappropriate land uses and development. From the assessment undertaken above, the use of the land for the proposed designation will not result in adverse effects on natural landscapes.

The proposed designation comfortably aligns with the provisions of the operative and proposed RPS.

### **8.3 Objectives and Policies in the Operative District Plan**

The relevant objectives and policies of the District Plan are found under the following sections:

- Part 4 *District Wide Issues*
- Part 5 *Rural Areas*
- Part 17 *Utilities*

In considering the relevant provisions of the Plan it is noted that the designation process and associated section of the Act provides a mechanism to establish a right to use land that may not necessarily align with the objectives and policies of the relevant zone. However, particular regard needs to be had to the relevant plan to understand how the plan looks to achieve the purpose of the Act for this District.

The District Wide and Rural General objectives and policies set out in Parts 4 and 5 of the District Plan are relevant (particularly those relating to landscape and visual amenity) however these must be read together with the provisions of Part 17 – Utilities which should take precedence in the context of this designation for a utility.

Relevant objectives and policies are shown in italics below, with comments in normal font.

#### ***Section 4 – District Wide Issues***

##### ***4.2 Landscape and Visual Amenity***

###### ***Objective:***

*Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscapes and visual amenity values.*

###### ***Policies:***

###### ***Future Development***

- (a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*

- (b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

As outlined in the preceding assessment the proposed designation can be absorbed into this site without detracting from the landscape and visual amenity values of the surrounding area. The building as much as possible harmonises with the existing topography and will not affect any ecosystems or nature conservation values. The proposal aligns these policies.

## *2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)*

- (a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.*
- (b) To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.*
- (c) To allow limited subdivision and development in those areas with higher potential to absorb change.*
- (d) To recognise and provide for the importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.*

Although the building will be visible in the immediate visual catchment of the reserve and Lake Wanaka the overall reduction of openness will be minor. The site has the ability to absorb the proposed development without significantly detracting from the landscape values of the Outstanding Natural Landscape (Lake Wanaka). The naturalness and amenity values of the site are low and will not be compromised as a result of the proposed designation. The proposal aligns these policies.

## *10 Utilities*

*To avoid, remedy or mitigate the adverse effects of utilities on the landscapes of the district by:*

- encouraging utilities to be sited away from skylines, ridgelines, prominent locations and landscape features.*
- encouraging utilities to be co-located wherever possible.*
- encouraging utilities to be located along the edge of landforms and vegetation patterns.*
- encouraging or requiring the alignment and/or location of utilities based on the dominant lines in the landscape.*
- requiring that structures be as unobtrusive as is practicable with forms appropriate for the landscape and finished in low reflective colours derived from the background landscape.*
- requiring that transmission lines (where technically and economically feasible) be placed underground.*

The proposed building is sited into a terrace face away from skylines, ridgelines, prominent locations and landscape features. This location comfortably aligns with this landform. The location of the site is dictated by the underground aquifer and therefore the co-location of the facility with other infrastructure is not a viable option in this instance. Low reflective colours have also been specified. The proposal aligns with these policies.

## 17 Land Use

*To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.*

The proposed designation will not impact upon the open character and visual coherence of the surrounding landscape. The proposal aligns with these policies.

### Section 5 – Rural Areas

#### 5.2 Rural General and Ski Area Sub-Zone

##### Objective 1 - Character and Landscape Value

***To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.***

*Policies:*

- 1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

Assessments have been made in relation to the district wide landscape objectives and policies. These are addressed above.

- 1.2 *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*

N/A

- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*

Based on the above assessment the proposed designation is not likely to affect the character of the surrounding area. The proposal aligns with this policy.

- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*

Given the size, scale and location of the proposed designation the proposal will not adversely affect any landscape values of this District. The proposal aligns with this policy.

- 1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*

As outlined above the landscape character of the reserve is degraded by the gravel parking area, boat ramps, groin, yacht club, marina, toilet block and modifications to the natural landform to provide for these facilities. In this context the site is assessed as having an ability to absorb further development, particularly of the size, nature and scale proposed. The proposal aligns with this policy.

- 1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

The proposed building is sited into a terrace face away from skylines, ridges, hills and prominent slopes. The proposal aligns with this policy.

## **Section 17 – Utilities**

### **Objective 2 - Efficient Use and Establishment of Utilities**

***The establishment, efficient use and maintenance of utilities necessary for the well being of the community.***

#### ***Policies:***

- 2.2 To take economic costs into account when considering the alternative locations, sites or methods for the establishment or alteration of a utility.*
- 2.3 To take into account the strategic needs of a utility when considering possible alternative locations for establishment.*
- 2.4 To make specific provisions for certain activities within the District, which are land extensive and/or which have specific locational needs, to ensure the presence and function of the utility is recognised.*
- 2.5 To encourage the co-location of facilities where operationally and technically feasible.*
- 2.6 To have regard to the importance of a utility when determining whether the establishment of a proposed utility will promote the sustainable management of natural and physical resources.*

The proposed designation is necessary to provide potable water supply for the growing population of Wanaka. It will also assist in eliminating algae from the existing town water supply which has been a nuisance for many years. The co-location of the proposed facility with existing water infrastructure is not feasible in this instance. The proposal aligns with the above objective and policies.

### **Objective 3 - Environmental Impacts**

***Avoid, remedy or mitigate the adverse effects of utilities on the surrounding environments, particularly those in or on land of high landscape value.***

**Policies:**

- 3.1 *To avoid, remedy or mitigate the adverse environmental effects created by the operation of utilities through the application of performance standards to separate incompatible activities, maintain visual amenity and the quality of the environment.*
- 3.2 *To make specific provision for certain utilities which are land extensive and/or which have specific locational needs, ensuring the type and scale of development avoids, remedies or mitigates adverse effects on the environment.*

As outlined in the preceding assessment the proposed designation can be absorbed into this site without detracting from the landscape and visual amenity values of the surrounding area. The proposed designation is of a small scale and is not extensive. The location of the facility is dictated by the underground aquifer. The proposal aligns these policies.

- 3.3 *To require utilities, which have variable effects or which may have adverse effects if located in some localities, to obtain resource consents in order that the Council can consider the potential effects of the proposal and impose specific conditions if appropriate.*

The proposed designation will override this policy.

- 3.4 *To protect areas identified as possessing important natural features or significant habitats of indigenous fauna from utilities which are visually and environmentally incompatible.*

The subject site does not contain any significant habitats of indigenous fauna.

- 3.5 *To encourage utility operators to adopt monitoring systems to ensure the effects of utilities and their operation is regularly evaluated to avoid or mitigate adverse effects, including the removal of unnecessary equipment (including buildings and masts).*

No monitoring is considered necessary as part of the proposed works.

- 3.6 *To require the undergrounding of services in new areas of development where technically feasible.*

Not applicable.

- 3.7 *To encourage the replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services where technically feasible.*

Not applicable.

- 3.8 *To ensure utilities are located in positions which retain visibility at intersections.*

Not applicable.

- 3.9 *To take account of economic and operational needs in assessing the location and external appearance of utilities.*



The Requiring Authority has taken into account the economic and operational needs when selecting the proposed designation site.

*3.10 To protect the amenity, drainage and recreational value of lakes and rivers from the adverse impacts of incompatible activities.*

As outlined above the proposed designation will not affect the amenity, drainage and recreational values of Lake Wanaka. The designation will allow for the continued operation of the existing car park. The proposal aligns with this policy.

#### **8.4 Objectives and Policies in the Proposed District Plan**

A new QLDC District Plan was notified on 26 August 2015. Relevant objectives and policies are listed in Chapter 6 (Landscapes), Chapter 21 (Rural) and Chapter 30 (Energy and Utilities). Whilst limited weight should be given to these provisions given the early stage of the District Plan notification process they can be considered at a broad level.

Objective 6.3.1 and associated policies promotes the protection of Outstanding Natural Landscapes from inappropriate subdivision and development. Objective 6.3.2 and associated policies promotes the avoidance of cumulative effects on landscape character and amenity values by subdivision and development. Objective 6.3.4 and associated policies promotes the protection, maintenance or enhancement of the District's Outstanding Natural Landscapes. Objective 21.2.8 and associated policies promotes the avoidance of subdivision and development in rural areas that are unsuitable for development. Objective 30.2.5 and associated policies promotes the co-ordinated provision of utilities as necessary to support the growth and development of the District. Objective 30.2.6 promotes the establishment, efficient use and maintenance of utilities necessary for the well-being of the community. Objective 30.2.7 and associated policies encourages the adverse effects of utilities on surrounding environments, particularly areas with high landscape values to be avoided, remedied or mitigated.

Under these provisions the proposed District Plan recognises that utilities are essential to the servicing and functioning of the District. Given the importance of utilities, their need to provide essential services to the community and in some cases their locational requirements the proposed District Plan is enabling whilst ensuring consideration is given to avoiding, remedying or mitigating an adverse effects. The landscape and rural zone provisions seek to protect, maintain and enhance landscape values, nature conservation values, the soil and water resource and rural amenity.

The proposed designation is necessary to ensure the ongoing and efficient supply of potable water to the Wanaka water supply network. One of the key outcomes from this facility will be supplying a secure water supply that caters for growth in Wanaka. In addition, the facility will also assist in mitigating existing algae issues experience in the current network. As outlined in the preceding assessment the proposed designation can be absorbed into this site without detracting from the landscape and visual amenity values of the surrounding landscape. The size, nature and scale of the designation (and associated building) will ensure the development does not dominate or detract any views of the surrounding lake and mountainous landscape.

Overall, the proposed development is consistent with the objectives and policies of the proposed District Plan.

## **9.0 CONSIDERATION OF ALTERNATIVE SITES, ROUTES OR METHODS SECTION - 168(3)(B)**

Under Section 171(b) the requiring authority has to consider alternatives if (1) it does not have an interest in the land sufficient for undertaking the work, or (2) if it is likely that the work will have a significant adverse effect on the environment. In this case the Requiring Authority do own the subject site and as addressed above the NOR will not have a significant adverse effect on the environment. Therefore consideration of alternative locations is not applicable in this instance.

## **10.0 REASONS WHY THE DESIGNATION IS REASONABLY NECESSARY FOR ACHIEVING THE OBJECTIVES OF THE TERRITORIAL AUTHORITY SECTION - 168(3)(C)**

Under the Local Government Act one of the core responsibilities of a Local Authority is the provision of local infrastructure, including water, sewerage, stormwater and roads. The proposed designation directly links to this core responsibility and is necessary to achieve QLDC obligations under this legislation.

Investigations into Wanaka's existing water supply network have indicated an additional water source is necessary to cater for the long term growth of the town. The Hawthenden Reservoir project has been a longer term project on Council's radar to address development driven water demand. This project has stalled for a number of reasons and recent investigations concentrated on a holistic approach to re-utilise and optimise existing assets. This process has identified the option of converting Wanaka's water intakes into bores. Bore water is naturally filtered and offers a more secure supply compared to a lake water intake. The proposed bore field would deliver up to 90% of Wanaka's current annual water demand. Water derived from the bore field would be UV treated, chlorinated and naturally filtered to remove algae. Whilst this will not eliminate algae from Wanaka's water supply it will significantly mitigate the existing algae problem the current water supply network experiences.

Based on these factors it is assessed that the designation is necessary to achieve QLDC obligations under the Local Government Act to provide a sufficient potable and firefighting water supply for the Wanaka community now and into the future.

## **11.0 OTHER MATTERS THE TERRITORIAL AUTHORITY CONSIDERS REASONABLY NECESSARY IN ORDER TO MAKE A DECISION ON THE REQUIREMENT - 168(3)(D)**

### **11.1 Consultation**

In compiling the NOR, consultation has been undertaken with interested and potentially affected parties.

As detailed above, consultation with the Wanaka Yacht Club and the Parks and Reserves Team of QLDC has been undertaken as part of this project. Written approval from the Wanaka Yacht Club is attached as **Appendix [D]**. Initial correspondence from the QLDC Parks and Reserves Team has not indicated any significant concerns with this proposal.

The nature of the proposed designation and its position in a public reserve separated from any neighbouring residential property will ensure no other persons are adversely affected by this proposal.

### **11.2 Wanaka Lakefront Reserve Management Plan**

The Wanaka Lakefront Reserve Management Plan was adopted by Queenstown Lakes District Council in October 2014. The purpose of this plan is to identify the objectives and policies for the management,

including protection and development of the Wanaka lakefront reserves. The overarching objectives are:

- *Recognise the unique character of the Wanaka lakefront reserves and reflect this in the design, maintenance and management of the lakefront reserves;*
- *Manage and maintain areas of the lakefront reserves as formal recreational areas for enjoyment of the community and visitors;*
- *Manage the impact on the natural amenity values of the lakeside reserves by minimising buildings and positioning them appropriately;*
- *Retain a high level of unrestricted access to and within the lakefront reserves and facilitate formal lake access;*
- *Manage use of the lakefront reserves in a way that sustains the natural biodiversity of the land and adjacent pristine lake.*

There are a number of specific objectives and policies that give effect to the overarching objectives.

It is assessed that the proposed designation accords with this document. The building is positioned in a location minimising effects on the natural amenity values of the lakeside location with remaining components of the designation being positioned below ground level. The designation has been designed in a manner to allow the continued recreational use of the reserve as a gateway to Lake Wanaka.

## **12.0 PART 2 ASSESSMENT**

Part 2 of the Resource Management Act 1991 details the purpose of the Act in promoting the sustainable management of the natural and physical resources. Sustainable management is defined as:

*managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while:*

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- (c) *Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

In order to achieve the purpose of the Act, the Notice of Requirement is to be considered against Part 2 above. The designation will provide a water treatment plant and bore field which will benefit the Wanaka community in terms of social, economic and cultural wellbeing. Given the foregoing assessment it is concluded that the proposed designation adequately avoids, remedies or mitigates adverse effects on the surrounding environment.

Under Part 2 of the Act, regard must be had to the relevant matters of Section 7 – Other Matters, including:

- (c) *the maintenance and enhancement of amenity values:*
- (f) *the maintenance and enhancement of the quality of the environment:*

The future water treatment plant and bore field is compatible with the surrounding environment and will not undermine the amenity of the surrounding area.

Overall, the proposal to be consistent with the primary purpose of the Act.

### **13.0 NOTIFICATION**

A consent authority must publicly notify a Notice of Requirement if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). In addition, Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. As outlined above the proposed designation is not likely to have adverse effects on the environment that are more than minor and no persons are considered adversely affected.

Additionally, the Requiring Authority has not requested public notification of the application (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

Given the foregoing the application should proceed on a non-notified basis.

### **14.0 CONCLUSION**

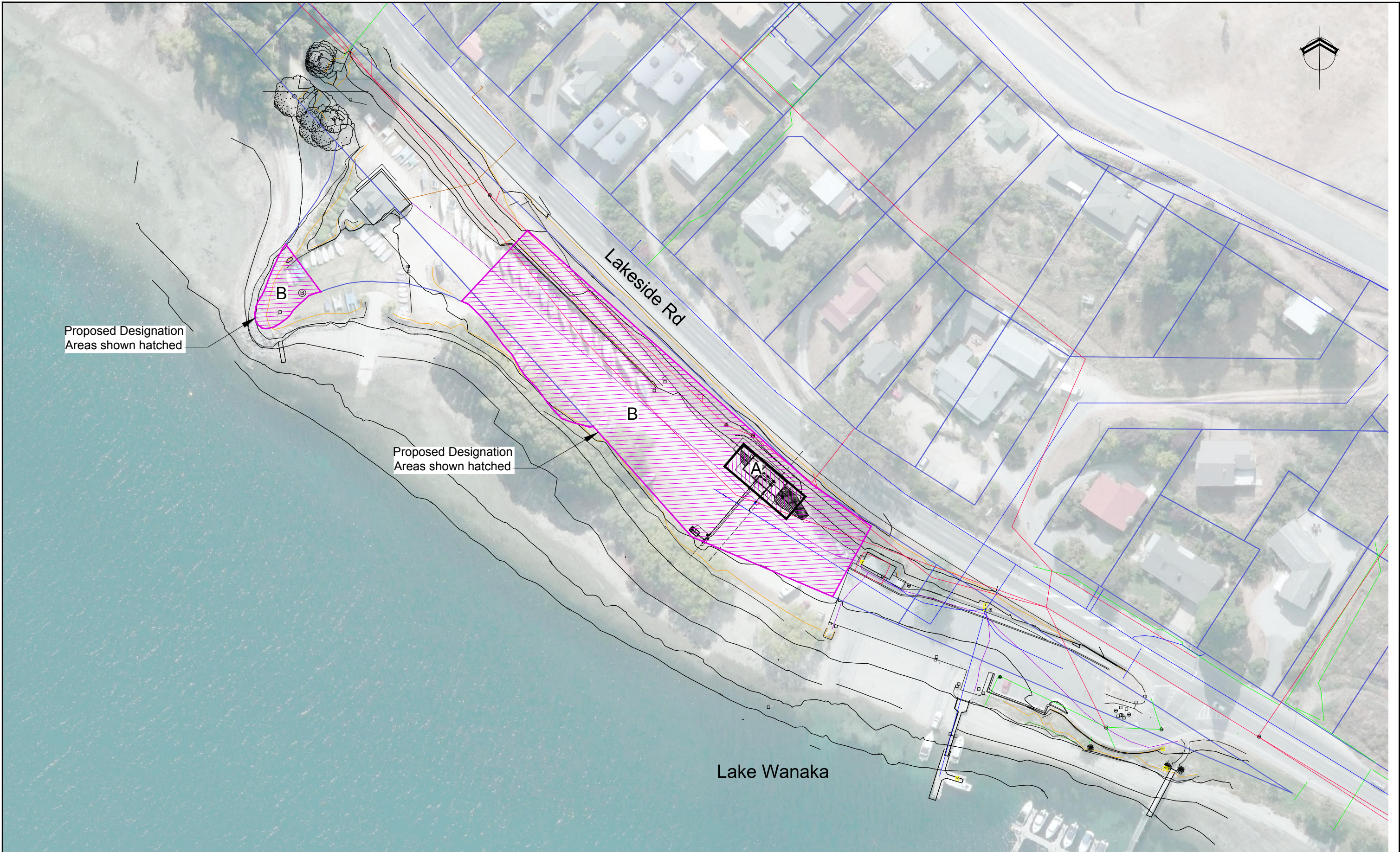
This is a Notice of Requirement from the Queenstown Lakes District Council as a Requiring Authority in order to allow for the establishment and operation of a bore field and water treatment plant. The proposed designation is positioned in the Wanaka Marina Reserve on Lakeside Road, Wanaka. The purpose of the new designation, to be included in the District Plan, is for a 'Water Treatment Plant and Bore Field'. The proposal will enable QLDC to provide for the water supply needs of the Wanaka community in a sustainable manner including an adequate allowance for population growth.

The actual and potential effects on the environment have been outlined in section 7 of this report where it is concluded that the proposed designation is not likely to have any adverse effects on the environment that are more than minor.

The proposed Notice of Requirement is consistent with the relevant objectives and policies of the District Plan, Proposed Plan and meets the purpose and principles of the Resource Management Act 1991. It is assessed that the designation is necessary to achieve QLDC obligations under the Local Government Act to provide a sufficient reticulated water supply for the Wanaka community now and into the future.

Overall, and in accordance with the assessment contained in this report, it is requested that the Notice of Requirement is confirmed without changes.



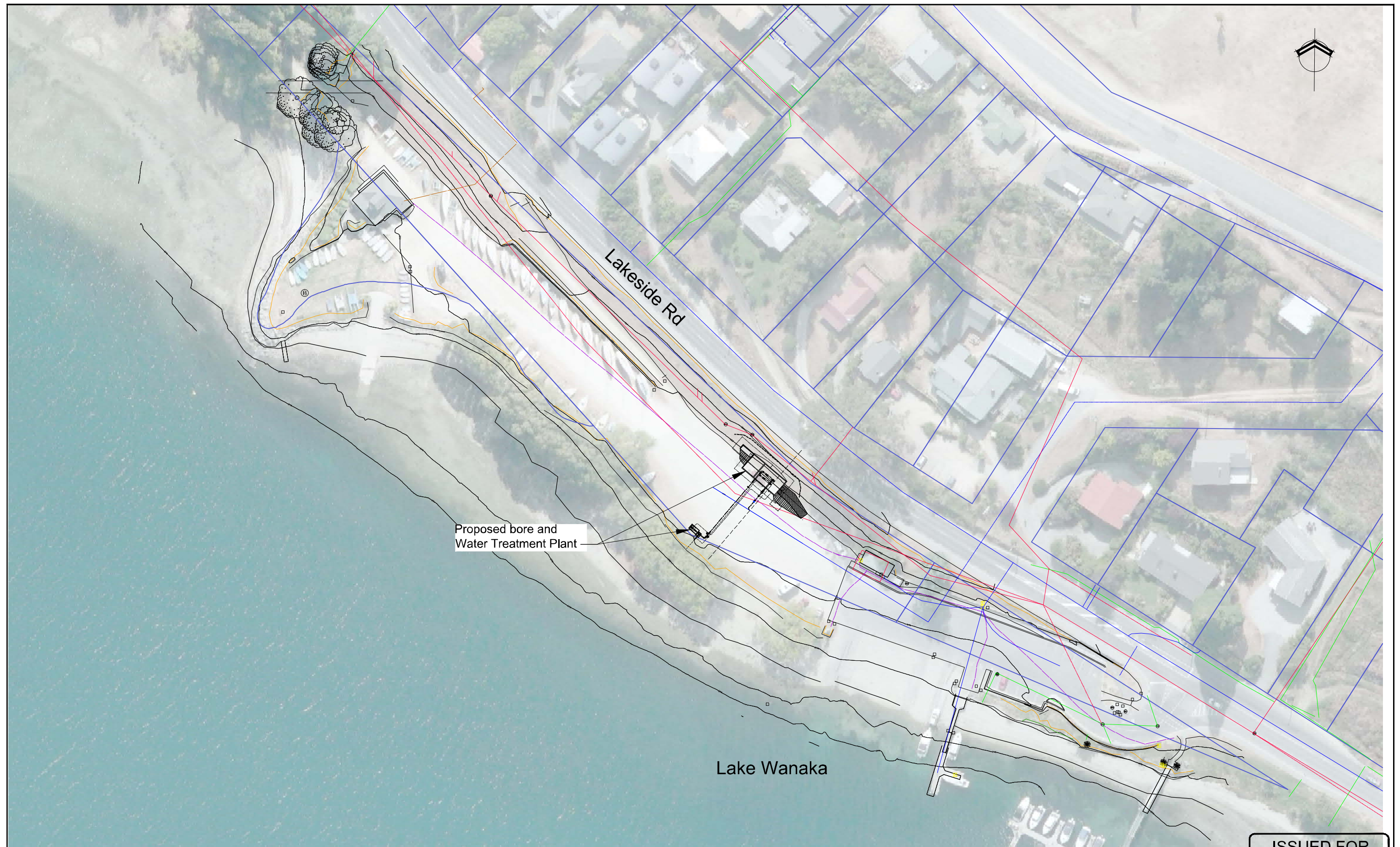


**SITE PLAN**

1:500 at A1  
1:1000 at A3

<div>A Updated building and pipework layout ACS 16 Feb'16</div> <div>RevisionAppDate</div>			<div>SurveyedCharlie Hughes &amp; Assoc. Dec '15</div> <div>DesignedA. Steel Jan '16</div> <div>DrawnH. Wightman Jan '16</div> <div>ReviewedA. Steel Feb'16</div> <div>ApprovedA. Steel Feb'16</div>			<div>Fluent SOLUTIONS</div> <div>Unit 43, 159 Gorge Road PO Box 1204, Queenstown 9348</div> <div>T: 03 974 4586 E: office@fluentsolutions.co.nz</div>		<div>Client</div> <div>QUEENSTOWN LAKES DISTRICT COUNCIL</div>		<div>Project Title</div> <div>Wanaka Yacht Club Borefield Upgrade Contract C-16-016</div>		<div>Sheet Title</div> <div>Proposed Designation Area Site Plan</div>		<div>Scale ( A1 Original ) AS SHOWN</div> <div>Project No Q000225 Sheet DP1 Revision A</div>	
--	--	--	--	--	--	---	--	--	--	---	--	---	--	--	--





**SITE PLAN**  
1:500 at A1  
1:1000 at A3

**ISSUED FOR  
TENDER**  
16 FEBRUARY 2016

(-)			<b>Surveyed</b>	Charlie Hughes & Assoc.	Dec '15
			<b>Designed</b>	A. Steel	Jan '16
			<b>Drawn</b>	H. Wightman	Jan '16
			<b>Reviewed</b>	A. Steel	Feb'16
<b>Revision</b>		<b>App</b>	<b>Date</b>	<b>Approved</b>	A. Steel Feb'16

Verify all dimensions on site before commencing work. Prioritise figured dimensions over scaling. Refer all discrepancies to the drawing office. This document and the copyright in this document remain the property of Fluent Infrastructure Solutions Ltd. The contents of this document may not be reproduced either in whole or in part by any means whatsoever without the prior written consent of Fluent Infrastructure Solutions Ltd.

Unit 43, 159 Gorge Road  
PO Box 1204, Queenstown 9348

**T: 03 974 4586**  
**E: [office@fluentsolutions.co.nz](mailto:office@fluentsolutions.co.nz)**



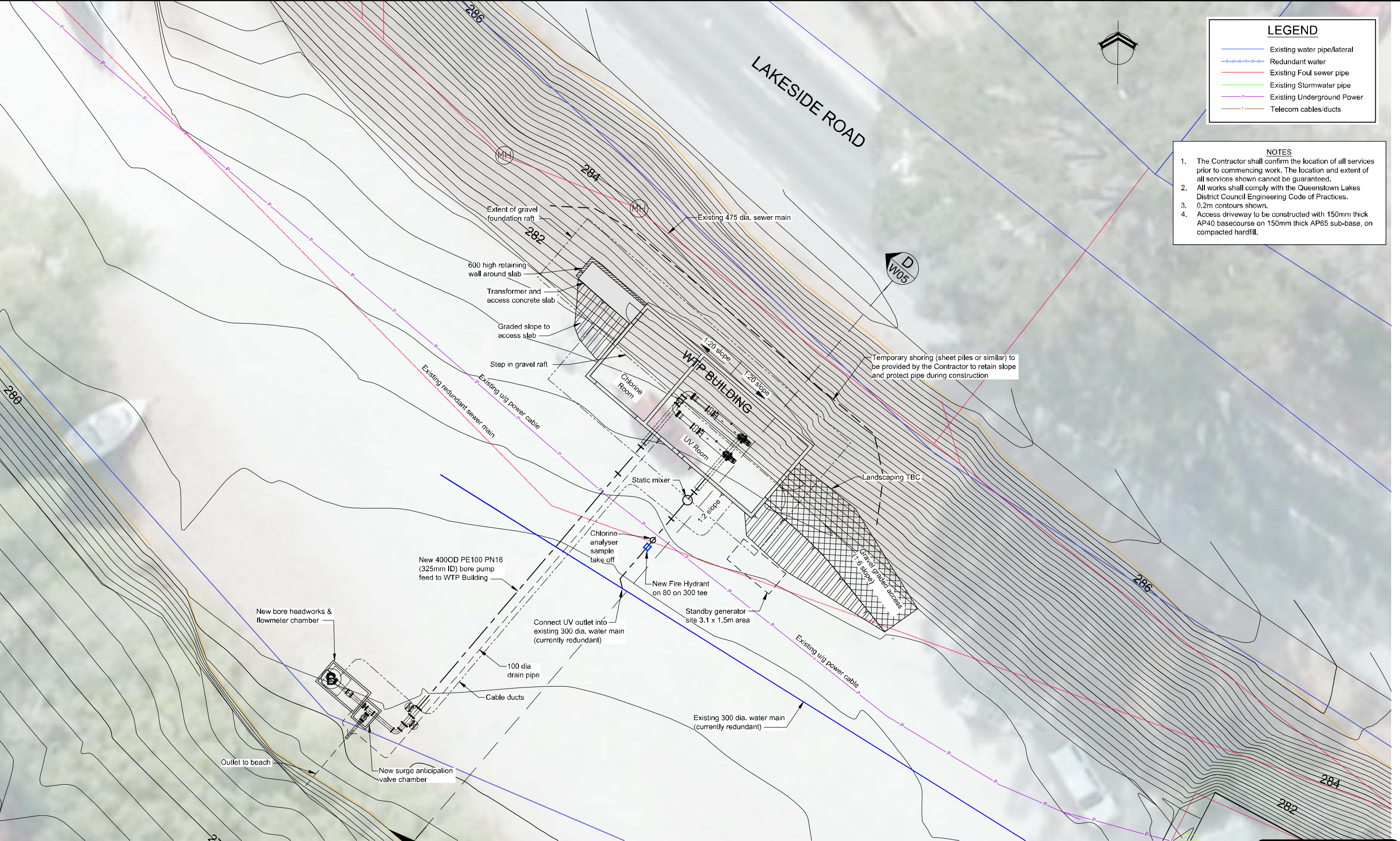
Project Title	Wanaka Yacht Club Borefield Upgrade Contract C-16-016
---------------	---

Sheet Title  
**Site Plan**

Scale ( A1 Original ) AS SHOWN

Project No	Sheet	Revision
Q000225	W01	-





BUILDING LOCATION PLAN

1:100 at A1  
1:200 at A3

ISSUED FOR  
TENDER  
16 FEBRUARY 2016

(-) Revision	App	Date	Surveyed	Charlie Hughes & Assoc.	Dec '15
			Designed	A. Steel	Jan '16
			Drawn	H. Wightman	Jan '16
			Reviewed	A. Steel	Feb '16
			Approved	A. Steel	Feb '16
Verify all dimensions on site before commencing work. Prioritise figured dimensions over scaling. Refer all discrepancies to the drawing office. This document and the copyright in this document remain the property of Fluent Infrastructure Solutions Ltd. The contents of this document may not be reproduced either in whole or in part by any means whatsoever without the prior written consent of Fluent Infrastructure Solutions Ltd.					



Unit 43, 159 Gorge Road  
PO Box 1204, Queenstown 9348  
T: 03 974 4586  
E: office@fluentsolutions.co.nz

Client



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

Project Title

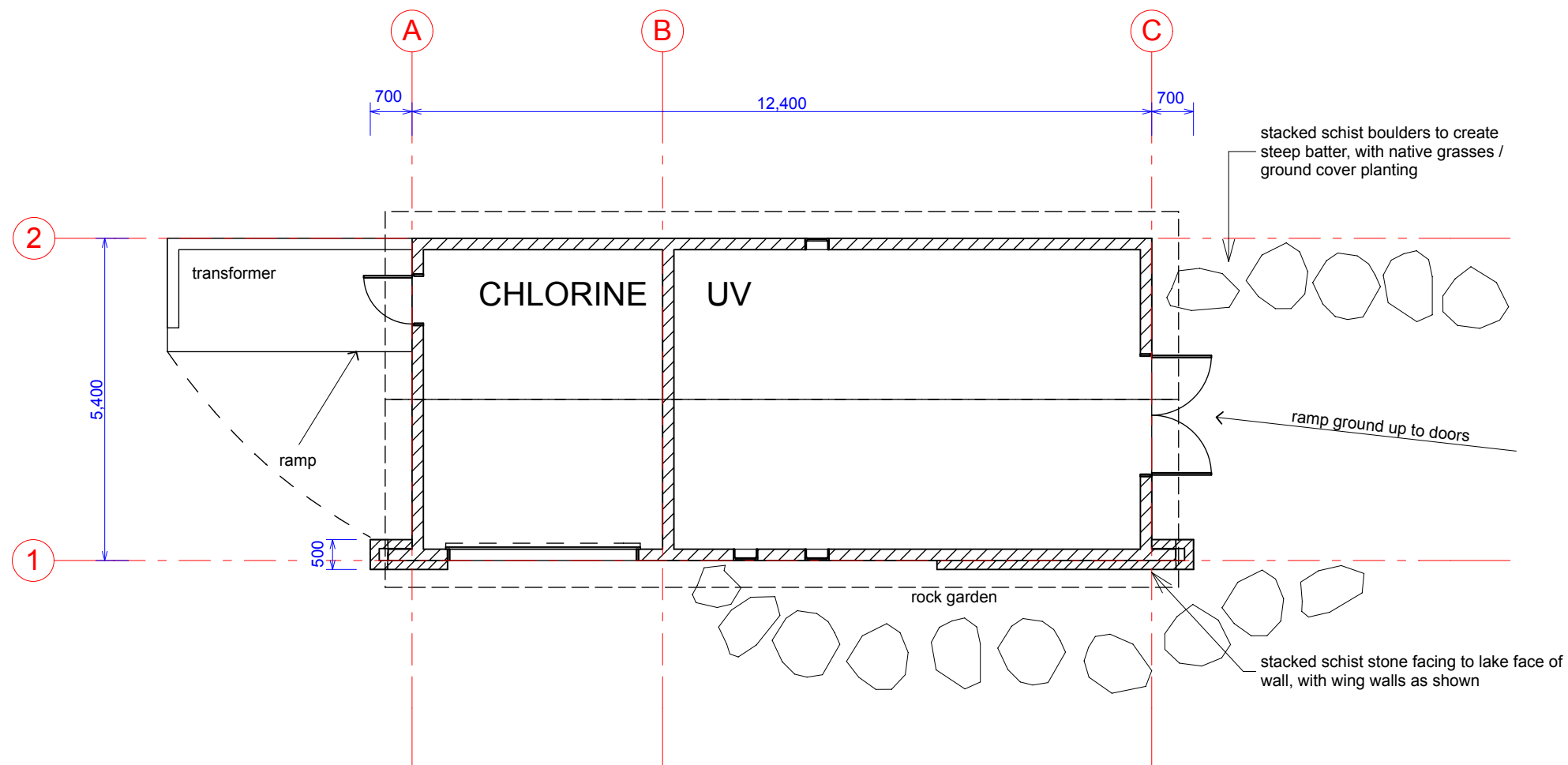
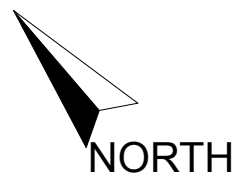
Wanaka Yacht Club  
Borefield Upgrade  
Contract C-16-016

Sheet Title

Building Location Plan

Scale (A1 Original) AS SHOWN		
Project No	Sheet	Revision
Q000225	W02	-





Perspective at various scales. For visualisation only.



# QLDC Wanaka Yacht Club Water Treatment Plant Building

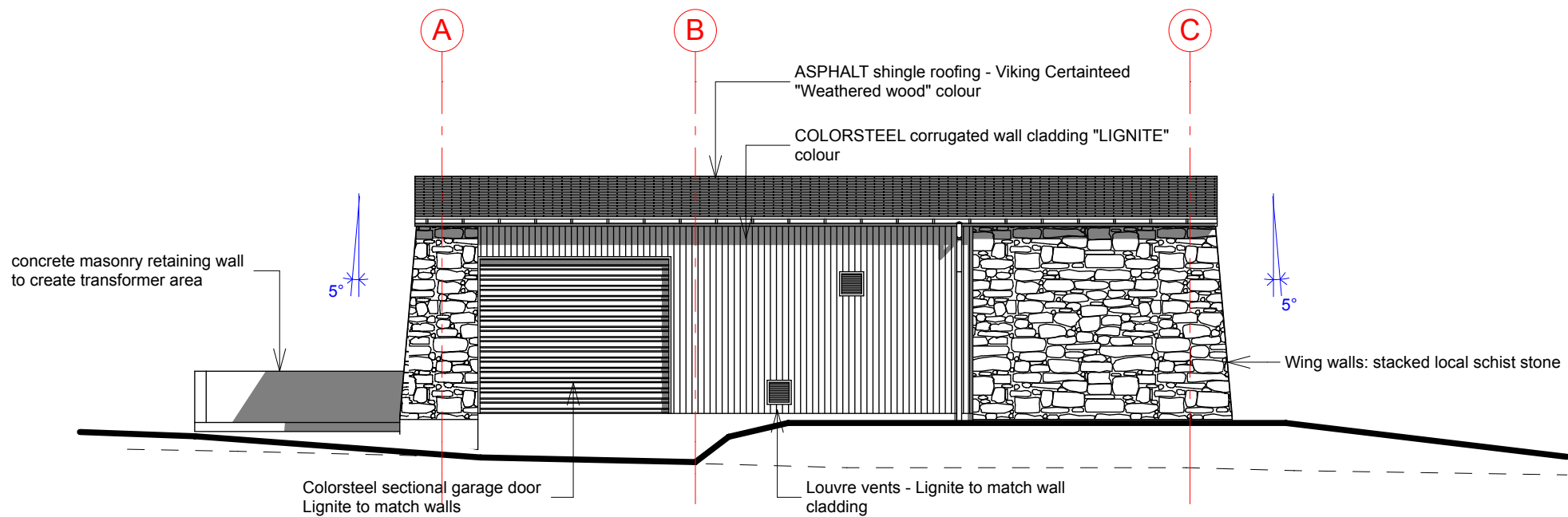
## Floor Plan

102

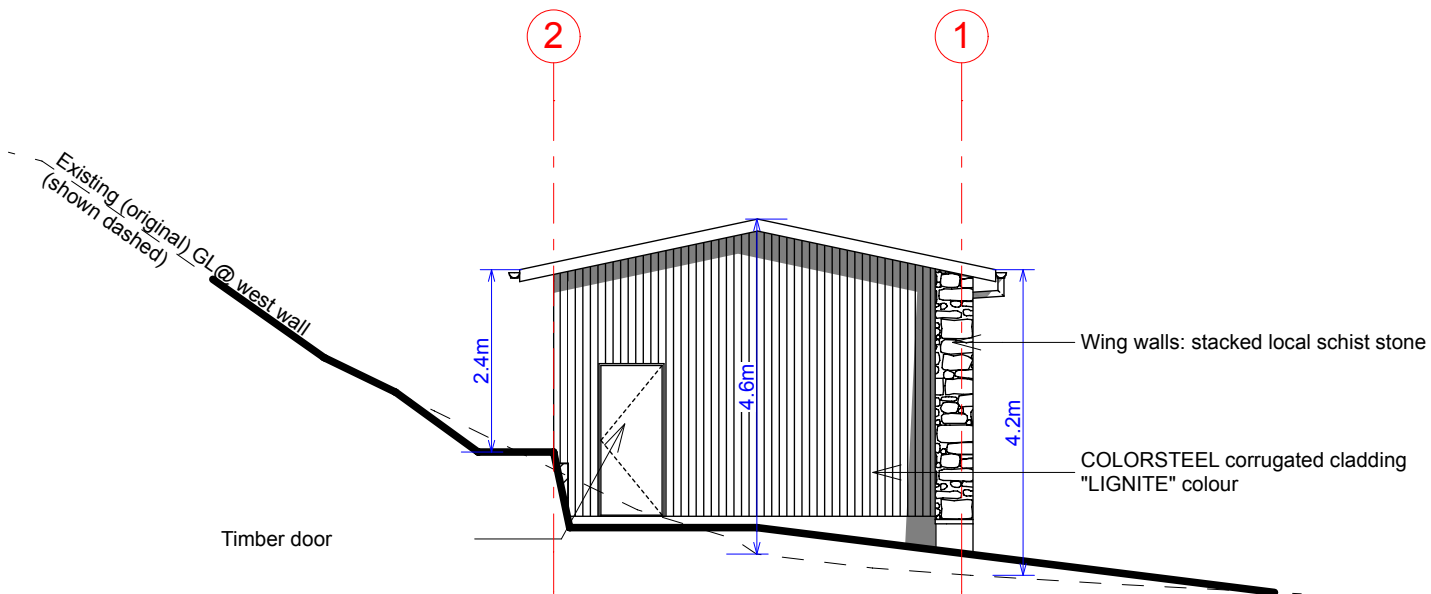
Drawn: KJW  
Checked: Kat West

Issued: 09/02/2016  
Status: concept

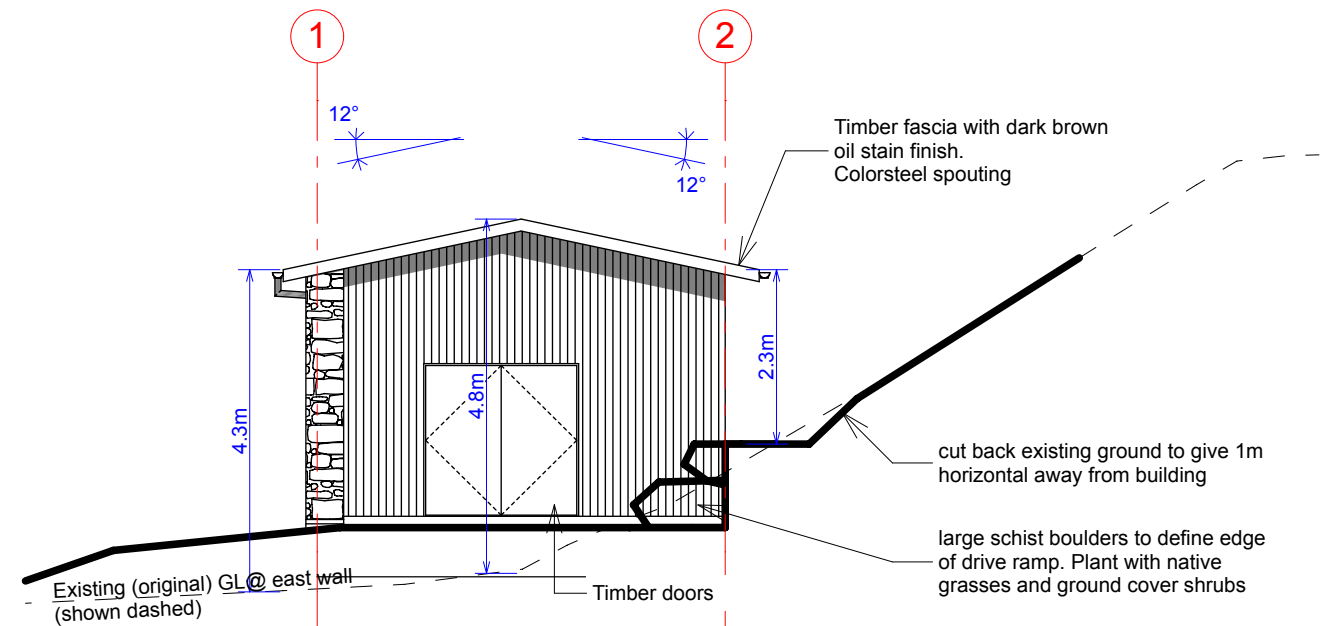
Scale: 1:100 @ A3



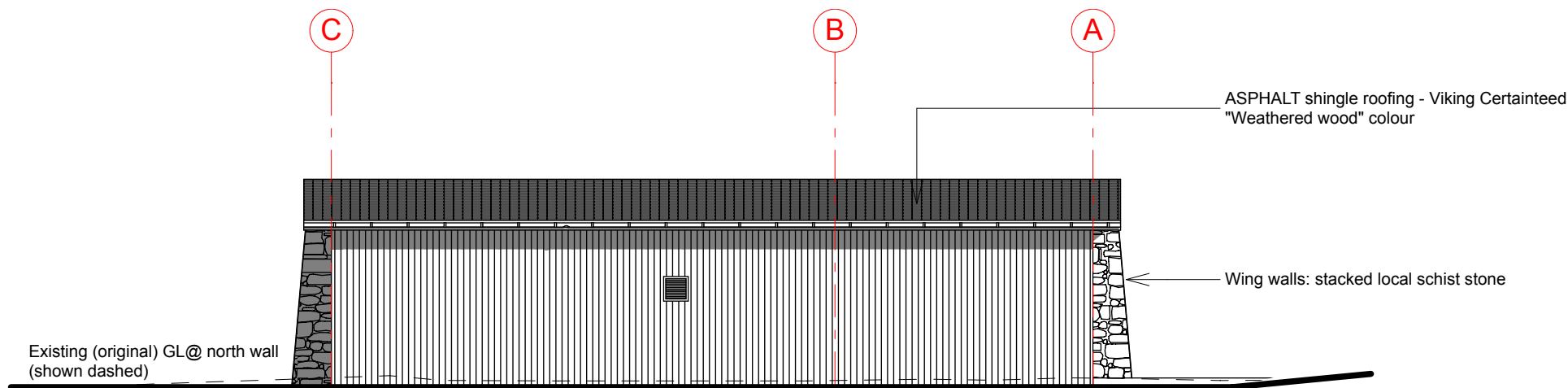
SW (Lake) Elevation



NW Elevation



SE Elevation



NE Elevation

QLDC Wanaka Yacht Club  
Water Treatment Plant Building

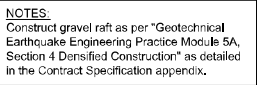
Drawn: KJW  
Checked: Kat West

Elevations

Issued: 09/02/2016  
Status: concept

Scale: 1:100 @ A3





17 February 2016

Wanaka Yacht Club  
Attention: Quentin Smith

Via email

Dear Quentin

## **NOTICE OF REQUIREMENT - WANAKA YACHT CLUB BORE FIELD AND WATER TREATMENT PLANT**

### **Introduction**

Southern Planning Group on behalf of the Queenstown Lakes District Council (Engineering Arm) are preparing a Notice of Requirement Application to the Queenstown Lake District Council (Regulatory Arm) to designate an area of the Wanaka Marina Reserve in order to allow for the establishment and operation of a water treatment plant and bore field within this area. Attached to this letter is the proposed designation plan and plans of the proposed water treatment building.

The purpose of this correspondence is to formally consult with the Wanaka Yacht Club as users / lessee of this reserve. If the Yacht Club is agreeable to the proposal it would be grateful for the clubs written approval pursuant to Section 95 of the RMA 1991 for the proposed development.

### **The Proposal**

The Queenstown Lakes District Council as a requiring authority is lodging a Notice of Requirement in order to allow for the establishment and operation of a water treatment plant and bore field. The purpose of the new designation, to be included in the District Plan, is for a '*Water Treatment Plant and Bore Field*'. The designation is required by the Council to enable the development, operation and long term maintenance of new water supply bore field which will increase capacity in the Wanaka water supply network and assist in alleviating exiting algae issues the network currently experiences.

The proposed designation is split into two areas. Area A is 192m<sup>2</sup> in area and will contain the water treatment building and associated infrastructure. The proposed water treatment building is 12.4m x 5.4m, will reach a maximum height of 5m. The building will be clad is schist veneer and Colorsteel coloured 'Lignite' and roofing will consist of Asphalt shingle roofing (weathered wood colour).

QS 18/2



Area B of the designation is 4005m<sup>2</sup> in area and will contain the bore field and underground infrastructure. No buildings or above ground structures (excluding electrical cabinetry) will be permitted within this area.

The proposed conditions to be attached to the designation are as follows:

1. Colours for all buildings contained within designation area A shall be in the range of natural browns, greys or with a light reflectivity value of less than 36%.
2. The maximum height for buildings contained within designation area A shall be 7m set from existing ground level.
3. No buildings or above ground structures (excluding electrical cabinetry) associated with the Water Treatment Plant and Bore Field designation are permitted with designation area B. This area is designated to contain underground bores and infrastructure and any earthworks associated with the designation purpose.
4. All fixed exterior lighting shall be mounted on buildings and that these mountings shall be below the level of the roof pitch and directed away from the adjacent sites and roads.
5. Noise:
  - (a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the notional boundary of any residential unit:
    - (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
    - (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
    - (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax
  - (b) The noise limits in (a) shall not apply to:
    - Construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
    - The use of an electricity generator for emergency use.

With these conditions in place the final form of development enabled by this designation is effectively limited to the new water treatment building area with the remaining infrastructure components being positioned below the ground. The proposed building has been sited into the bank as much as possible to allow the continued movement of vehicles in the car parking area and reduce potential landscape and visual amenity effects.

The Queenstown Lakes District Council will continue to communicate with the Yacht Club during the construction period to ensure minimal disturbance of the Yacht Club's operations.

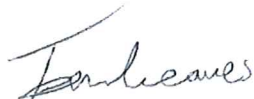
OS 18/2

## Summary

I trust that the information detailed above and attached to this correspondence provides a useful understanding of the proposal. Certainly, if you have any questions, please do not hesitate to contact me to discuss on 027 697 0382.

Accordingly, if the Yacht Club are agreeable to the proposal, it would be greatly appreciated if you could please sign the attached form and development plans in the designated places, and return them to me via email ([ian@southernplanning.co.nz](mailto:ian@southernplanning.co.nz)) or drop them into my office.

Yours sincerely



Ian Greaves  
Resource Management Consultant

**SOUTHERN PLANNING GROUP**

QS 18/2