



# **NOTICE OF REQUIREMENT – WANAKA MOUNT-ASPIRING ROAD BOOSTER PUMP STATION**

**Queenstown Lakes District Council**

February 2016

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Report Prepared by:



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On behalf of the Queenstown Lakes District Council

**Date:** 25 February 2016

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## 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 in the Wanaka – Mount Aspiring Road reserve directly opposite the Bills Way T-intersection. The southern edge of the Wanaka Mount Aspiring Road reserve widens where it adjoins the Bills Way intersection. The distance between the road seal and the neighbouring property to the south is approximately 10m. This is the area to contain the proposed designation. From the road seal the land rises gently to the south. The area is vegetated in grass.

### 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 booster pump station. The purpose of the new designation, to be included in the District Plan, is for a 'Water Pump Station'. The designation is required by the Council to enable the development, operation and long term maintenance of the water pump station.

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:**

There are no resource consents needed in relation to the proposed activity.

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

No consultation has been undertaken.

**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 – Mount Aspiring Road Reserve for a water pump station 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 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.



## 4.0 DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT

### 4.1 Wanaka – Mount Aspiring Road

The proposed designation is positioned in the Wanaka – Mount Aspiring Road reserve directly opposite the Bills Way T-intersection. The southern edge of the Wanaka Mount Aspiring Road reserve widens where it adjoins the Bills Way intersection. The distance between the road seal and the neighbouring property to the south is approximately 10m. This is the area to contain the proposed designation. From the road seal the land rises gently to the south. The area is vegetated in grass.

### 4.2 Surrounding Environment

The surrounding environment to the north is the Low Density Residential Zone with established dwellings set within established landscaping. To the south and east is Rural Residential land with a mix of developed and undeveloped allotments. The site to the immediate south of the subject area is undeveloped. Land to the west is zoned Rural Lifestyle and Rural General.

## 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 booster pump station. The Council are upgrading the flows and pressures of the Wanaka's potable water supply in the Mount Aspiring Road area. The pump station will replace a number of existing private pump stations. The purpose of the new designation, to be included in the District Plan, is for a 'Water Pump Station'. The designation is required by the Council to enable the development, operation and long term maintenance of the water pump station.

### 5.1 Proposed Designation

The proposed designation is shown on the plan attached as **Appendix A**. The proposed designation is 162m<sup>2</sup> in area. This designation is positioned within the Mount Aspiring Road Reserve on its southern edge directly adjoining the Bills Way Intersection.

Once established, the designation will:

- Accommodate a water booster pumping system, underground pipe work and electrical cabinetry and cabling and an electrical generator for emergency use.
- Accommodate a pump station building to house the new booster pumping system.

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

### 5.2 Proposed Pump Station Building

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

The proposed building is positioned between the Mount Aspiring Road edge and the residential boundary to the south. The building is setback 1.9m from the closest boundary to the south. The building is tucked into the existing slope leading up from Mount Aspiring Road. The building is a single

level reaching a maximum height of approximately 3.5 metres above existing ground level. The total length of the proposed building (running east-west) is approximately 10.4 metres, while the total width of the building (running north-south) is approximately 4.3 metres. The eastern extent of the building contains a concrete pad for the installation of an electrical generator. The building will be clad in stacked schist and Colorsteel coloured 'Grey Friars' and roofing will consist of Asphalt shingle roofing in a weathered wood colour.

Internally, the proposed building provides one large room housing the booster pumping system.

Vehicle access to the building will be from the existing residential vehicle entrance to the west with a small access track in the road reserve established.

### **5.3 Earthworks**

Earthworks associated with the proposal will include:

- Booster Pumping Building - 30m<sup>3</sup> excavation
- Levelled Access Area – approx. 25m<sup>3</sup> excavation

There may be some over-excavation required to remove existing fill material in some locations. This will be replaced with compacted engineered fill. 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 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 a 'Water Pump Station'.

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 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 shall be 5m set from existing ground level.

3. 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.
4. All buildings shall be setback 1.9m or more from the closest residential boundary to the south.
5. Outdoor sound from the maximum operation of the pump station and ancillary plant shall not exceed LAeq (15min) 30dB when measured at any point 20 metres from the pump station, in accordance with NZ6801:2008 and assessed in accordance with NZS6802:2008.

The noise limits 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 ALLOW THE ACTIVITY**

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

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

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

The proposed designation is located within a public road reserve and will be visible in the immediate surrounds. The road reserve is a highly modified environment with the presence of the road, footpath, and vehicle entrances. In this context the proposed designation is not likely to diminish the appreciation of the present landscape and visual amenity characteristics of the surrounding area.

The size and scale of the designation (and associated building) and its position set into the existing slope will ensure the development does not dominate or detract from any views. The proposed pump station building is approximately 45m<sup>2</sup>. The building will be clad in schist stone and recessive Colorsteel where visible. 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 it exists now. Conditions controlling future building height and design have been offered to form part of the designation.

From private views the building will be tucked into the existing slope and will not be visually prominent such that it detracts from any private views or outlook. The closest private view is from the property to the immediate south where their land rises above the pump station. Whilst the building will be

visible from this site, it will sit at a lower elevation with the back drop of the road. Only the top half of the building and roof line will be visible.

It is relevant to consider the type of development that can be established within the road reserve without resource consent verses what is enabled by the proposed designation. Roads in the QLDC district are not zoned they are not subject any specific provisions under the QLDC District Plan.

Therefore arguably any development (with QLDCs approval as the landowner) within the road reserve is permitted. In other words the proposed pump station would not require resource consent under the QLDC District Plan. QLDC have decided to proceed with the designation to secure and safeguard the use of the facility for the future.

Therefore the type of built form that could be anticipated within the road is not dissimilar or in many cases greater than that proposed as part of this designation. There are many examples of pump station buildings or similar sized building within QLDC road reserves throughout the District. The proposed designation (and associated building) is comparable to what could be established within the road reserve and the proposed controls on built form afford a high level of certainty in terms of 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 will be 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 Residential Amenity Values**

The designation area is surrounded by an established residential environment. Specific attention has been provided with regards to minimising the actual and potential effects on this environment. The position of the designation is comfortably separated from neighbouring residential properties by distance and topography. The building is also single level and as outlined above will be constructed from recessive materials and colours. These factors will assist with reducing building dominance and privacy effects on neighbouring residents.

## **7.3 Noise**

Noise generated by the facility will not exceed permitted District Plan noise levels. An acoustic report for the proposed facility has been prepared by Malcolm Hunt Associates, this report is attached as **Appendix [C]**.

The assessment concludes that the proposed facility will fully comply with the District Plan 40dB night time noise limit by 5 to 8 dB under maximum pumping operations. The report states '*the facility will be very effective in containing sound generated within and will only emit a minor level, mostly inaudible, sound outdoors within any adjacent site*'. This assessment recommends a design acoustic standard 10dB (at a 20m distance) below the District Plan night time noise limit in order to ensure the community is fully protected from any adverse noise effects. This requirement is reflected in the proposed designation conditions.

During any power outage an electricity generator is engaged to ensure the town still receives water. This is critical component of the development to ensure Council still meet 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 will not result in any noise effects that are more than minor.

With the inclusion of the proposed noise condition any effects in terms of noise will be no more than minor.

#### **7.4 Natural Hazards**

The subject area is not susceptible to any known natural hazards and as a result any adverse effects in terms of natural hazards are not likely to be more than minor.

#### **7.5 Traffic Generation and Vehicle Movements**

The designation site will be unmanned and vehicle movements are expected to be in the order of two vehicle movements per week. Given the position of the designation with direct access onto Wanaka Mount Aspiring Road any adverse effects as a result of expected level of vehicle movements are likely to be less minor.

The designation has been specifically designed and positioned by QLDC engineering department to avoid any traffic conflicts and safety effects.

#### **7.6 Vehicle Access**

The designation will utilise an existing vehicle entrance point to the west. No changes are proposed to this access. Any effects in terms of vehicle access are likely to be less than minor.

#### **7.7 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 sediment controls in any necessary drainage areas. Works are expected to start on site in April 2016 and continue through to July 2016. 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 stormwater system	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. A sedimentation sock will be used if necessary to prevent sediment entering the stormwater network.

Activity	Potential Effects	Mitigation Measure
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 any excavated trench or pit. Water will be used if necessary to dampen materials to prevent any potential dust issues.

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

## 7.8 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 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. The designation will not affect water quality.

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 any 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 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 Utilities objectives and policies set out in Part 4 and 17 of the District Plan are relevant to the assessment of this designation.

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 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 designation is positioned away from skylines, ridgelines, prominent locations and landscape features. The location of the facility is derived by the existing underground water supply network and locational requirement with regards to resolving water pressure issues in the surrounding area. In this regard co-location of this facility with other utilities is not feasible. Low reflective colours have also been specified and the proposed building will be unobtrusive in this receiving environment. The proposal aligns 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 location of the proposed pump station within the road reserve and tucked into the hillside will ensure the designation does not impact upon the open character and visual coherence of the surrounding landscape. The proposal aligns these policies.

## **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 and also to assist with remediating water pressure issues in the surrounding area. For the same reasons as outlined above the co-location of this facility with other utilities is not feasible. 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 not extensive. The location of the facility is dictated by the existing water supply network. 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.*

The proposed designation will not affect the amenity, drainage and recreational values of any lake or river.

## **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 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 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 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 remediating water pressure within parts of Wanaka. In accordance with the assessment of environmental effects outlined above any adverse effects on the environment can be suitably avoided, remedied or mitigated. 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 have an interest in the land 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's obligations under the Local Government Act.

The pump station will replace a number of existing private pump stations and will secure firefighting capacity for Heaton Park and Far Horizon that both have well known firefighting capacity issues. In conjunction with the Wanaka Yacht Club borefield project (subject to a separate NOR) future connections to Studholm Rd, Old Station Ave, Cardona Valley Road and a dedicated falling main from Western Reservoir will also address water demand in the southern and eastern areas of Wanaka which have seen rapid growth with large subdivisions such as West Meadows and Aspiring Retirement Village.

Capacity issues in these areas are a result from the Western Reservoir being too low to service these areas by gravity alone. The Beacon Point Reservoir is remote from these areas and is already subject to demand issues.

Based on these factors it is assessed that the designation is necessary to achieve QLDC's 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)**

There are no other matters considered relevant to the assessment of this Notice of Requirement.

#### **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 pump station 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 pump station 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 water booster pump station. The proposed designation is positioned in the Wanaka – Mount Aspiring Road reserve directly opposite the Bills Way T-intersection. The purpose of the new designation, to be included in the District Plan, is for a ‘Water Pump Station’. 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’s obligations under the Local Government Act to provide a sufficient potable and firefighting 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.

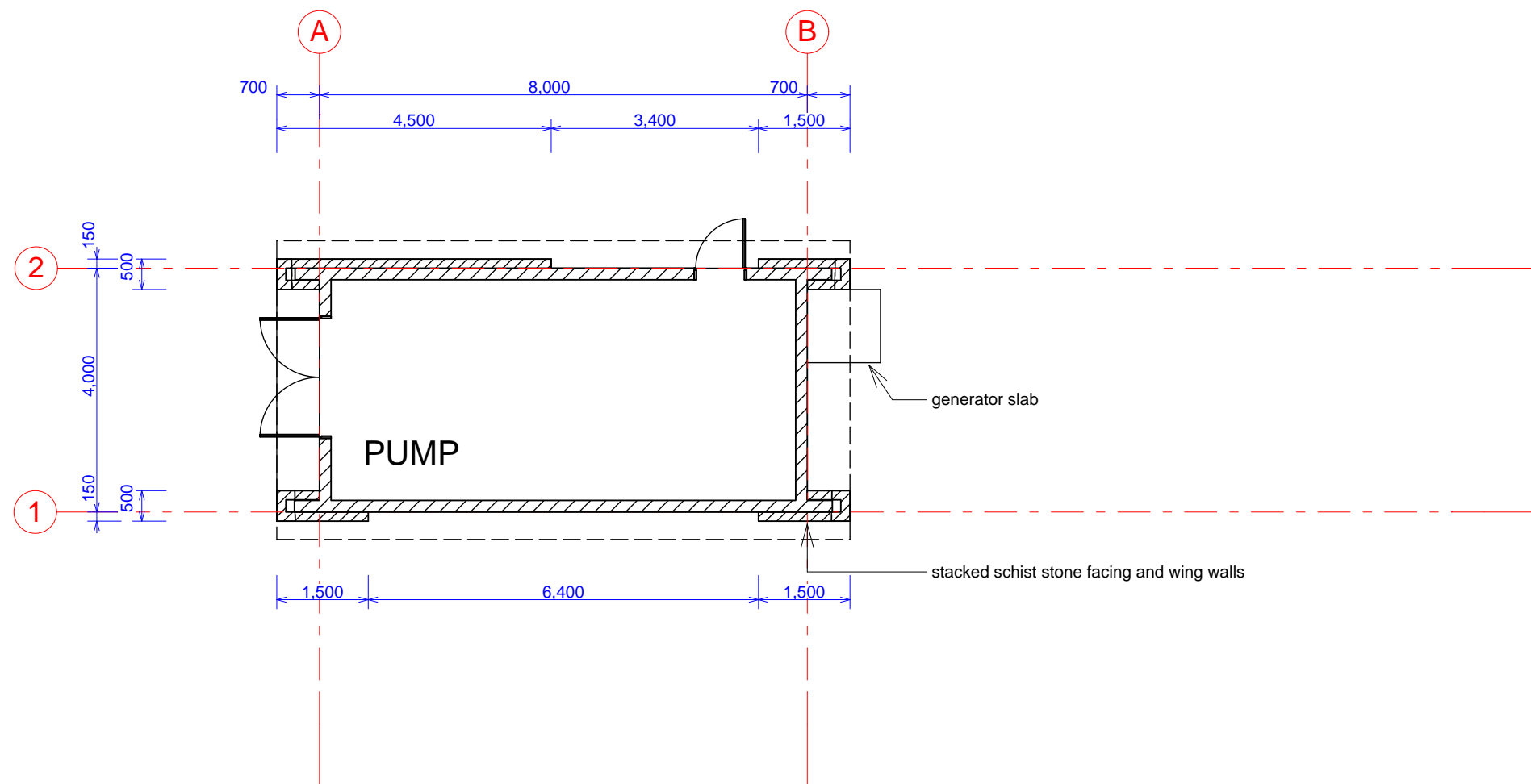




A Updated site layout			ACS 16 Feb'16			<div>Surveyed Charlie Hughes &amp; Assoc. Dec '15</div> <div>Designed A. Steel Jan'16</div> <div>Drawn H. Wightman Jan'16</div> <div>Reviewed A. Steel Feb'16</div> <div>Approved A. Steel Feb'16</div>			<div>Unit 43, 159 Gorge Road</div> <div>PO Box 1204, Queenstown 9348</div> <div>T: 03 974 4586</div> <div>E: office@fluent.co.nz</div>			<div>Client</div> <div> QUEENSTOWN LAKES DISTRICT COUNCIL</div>			<div>Project Title</div> <div>Mt Aspiring Road</div> <div>Booster Pump Station</div> <div>Contract C-16-016</div>			<div>Sheet Title</div> <div>Proposed Designation Area</div> <div>Site Plan</div>			<div>Scale ( A1 Original )</div> <div>1:50</div>		
Revision			App Date									Project No			Sheet			Revision					
												Q000226			DP1			A					







CONFIRM all dimensions with structural drawings



Perspective at various scales. For visualisation only.



QLDC  
MARs Booster Building

Drawn: KJW  
Checked: Kat West

Floor Plan

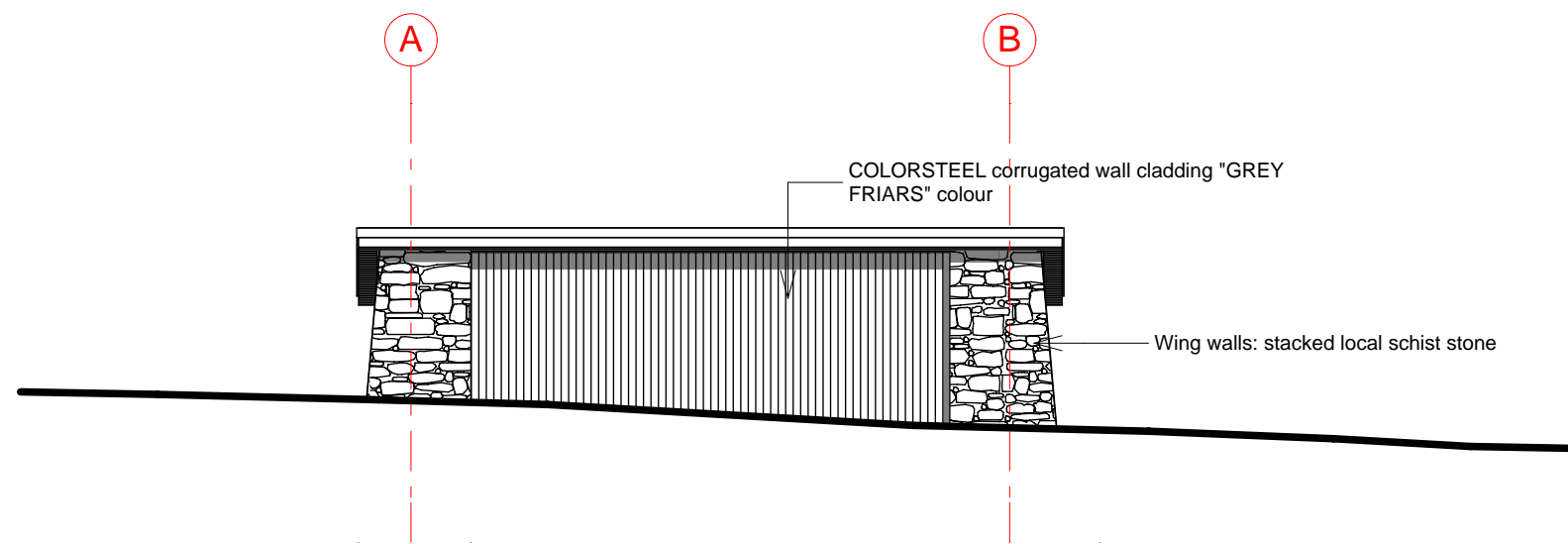
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Status: concept

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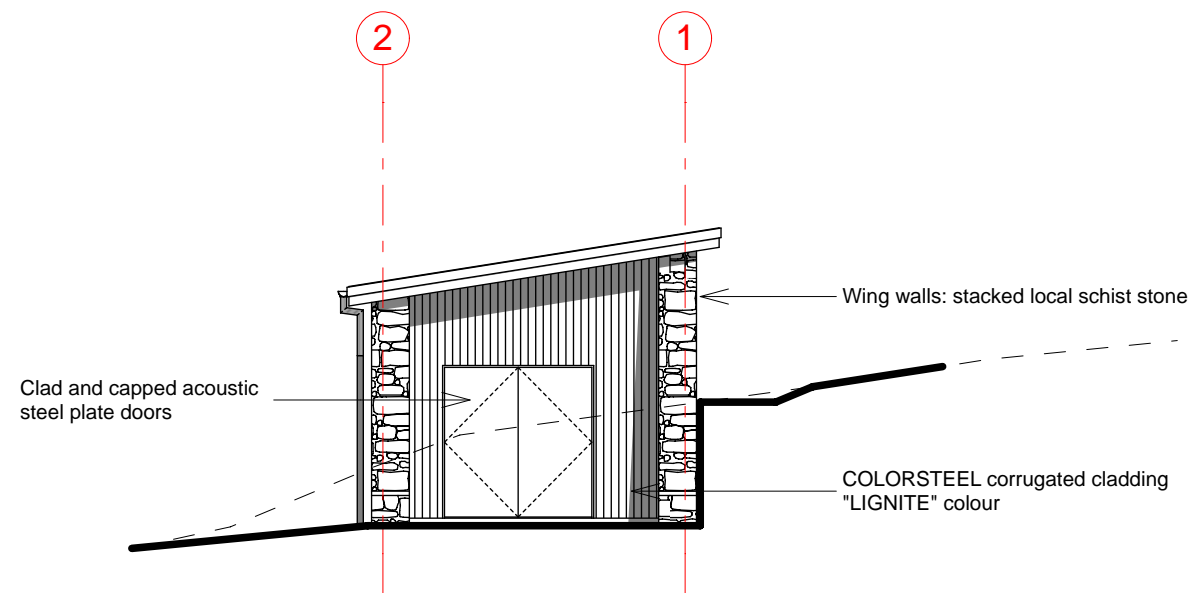
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of 13

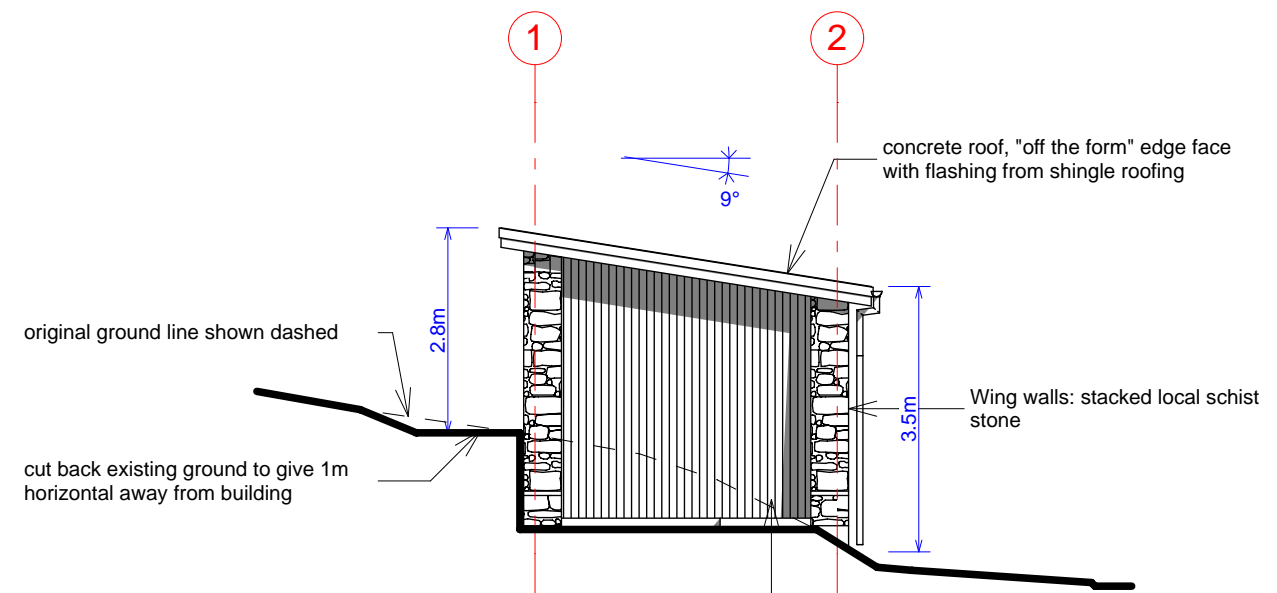




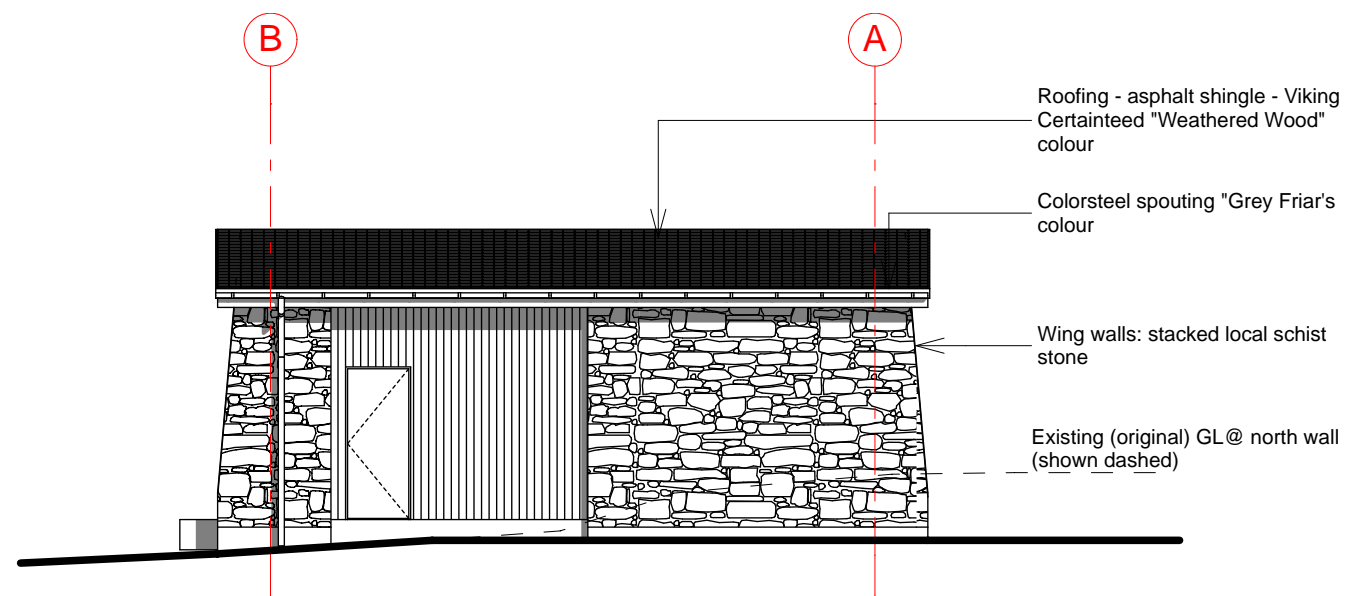
South Elevation



West Elevation



East Elevation



North (Road) Elevation

QLDC  
MARs Booster Building

Drawn: KJW  
Checked: Kat West

Elevations

Issued: 09/02/2016  
Status: concept

Scale: 1:100 @ A3



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