



Notice of Requirement – Memorial Hall Stormwater Pump Station (NPDC-107)

New Plymouth District Council gives notice of its requirement for the following designations for a public work (or 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) under **Sections 168A, 181(4)** and **Form 20** of the Resource Management Act 1991.

New designations	Yes
Lapsed designations requiring a new designation	N/A

1. Introduction

The New Plymouth District Council (as Requiring Authority) is seeking to designate existing stormwater infrastructure on Council owned land in order to increase public awareness of the asset, streamline any future work in accordance with the designated purpose, being 'Stormwater pump station' and effectively provide for the long term protection of the asset.

The designation of the Waitara Stormwater Pump Station will provide additional protection for the infrastructure which contributes positively to the community by protecting people and property from the effects of stormwater run-off and localised flooding.

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

Reference	Designated purpose	Description	Location	Legal Description
NPDC-107	Stormwater pump station	Memorial Hall Stormwater Pump Station	West Quay, Waitara	Lot 2 DP 438192, Lot 3 DP 438192, Lot 2 DP 11130, PT Section B Town of Waitara West, West Quay, Whitaker Street East, Railway

3. The nature of the proposed work is:

The New Plymouth District Council seeks to designate land which contains existing stormwater infrastructure. The designation of the site is for the purpose of providing for the long-term protection of this existing infrastructure and to increase its visibility within the District Plan.



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

The New Plymouth District Council (NPDC) must consult with the Taranaki Regional Council (TRC) prior to undertaking any excavation work on TRC land or on a TRC asset. In addition NPDC must consult with the TRC prior to excavating over 0.5m in depth and/or 4m², or installing any new temporary or permanent ground mounted structure, within 5m of a TRC asset. This applies even if the subject land is designated for NPDC purposes.

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



Figure 1: Memorial Hall Stormwater Pump Station designation boundary in blue

The Memorial Hall Stormwater Pump Station is located on the western edge of the Waitara River. The site to which the proposed designation relates is located within the Industrial C Environment Area, Flood Hazard and Volcanic Hazard areas within in the Operative District Plan.



The site contains an existing stormwater pump station which was established on the site in the early 2000's. The primary function of the stormwater pump station is to pump stormwater over the stop bank when the Waitara River is high.

Visual Effects



Figure 2: View of Memorial Hall Stormwater Pump Station from West Quay (Google Maps)

The pump station components include pumps, valves, piping, meters, cables, controls/SCADA, generator and a wet well, most of which are either contained within the existing concrete building or underground. Refer to Figure 2 for a street view of the aforementioned infrastructure which does not impact adversely on the street scene or amenity of the adjoining Waitara River.

As the infrastructure already exists the designation of the site will not give rise to any adverse effects on character and amenity.

Noise

The structure is within the Industrial C Environment area and does not adjoin existing sensitive activities. The use of the structure is infrequent with this last being used in June 2016.

A back up diesel generator is located within the concrete building which is used infrequently. The existing infrastructure is setback approximately 20m from West Quay. The activity does not generate unreasonable noise effects beyond the boundary of the proposed designated site. Any noise generated complies with the Operative District Plan.

As the infrastructure already exists the designation of the site will not result in an increase in noise from the site or a change to the nature of the site.



Traffic and Parking

Access to the site is gained via an existing accessway from West Quay. Vehicle movements to the site are infrequent and generally limited to monthly maintenance. A car park is located between West Quay and the stormwater pump building.

The designation of the site will not generate additional vehicle movements to the site, adversely impact parking or result in a change to the existing access arrangement.

District Plan Objectives and Policies

The proposal will not be inconsistent with the National, NZ Coastal or Regional Policy Statements, Proposed Regional Policy Statements, District Plan or Proposed District Plan.

The following objectives and policies of the Operative District Plan are considered of relevance in regard to the proposed designations:

Character and Amenity

- *Objective 1: To ensure activities do not adversely affect the environmental and amenity values of areas within the district or adversely affect existing activities.*
- *Policy 1.1: Activities should be located in areas where their effects are compatible with the character of the area.*
- *Policy 1.2: Activities within an area should not have adverse effects that diminish the amenity of neighbouring areas, having regard to the character of the receiving environment and cumulative effects.*

Network Utilities

- *Objective 3: To ensure public works and network utilities do not adversely affect the health and safety of the community.*
- *Policy 3.1: The establishment, operation, maintenance and upgrading of public works and network utilities should not compromise public health or safety.*

As outlined above, the proposed designation relates to infrastructure which has already been established. As a result the designation of the site will not cause adverse effects on the character or amenity of the surrounding area and compliance with objective 1 and policies 1.1 and 1.2 will be achieved.

Designation of the site would provide for the formal protection of the Memorial Hall Stormwater Pump Station and will not result in adverse effects on the health and safety of the community in line with objective 3 and policy 3.1 of the District Plan. The protection of this existing asset through designation will ensure the continuance of flood protection measures that result in positive health and safety benefits for the community.

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

No alternative sites, routes or methods have been considered as the proposed designations relate to sites containing existing infrastructure.



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

Consideration must be given as to whether the work and designations are reasonably necessary for achieving the objectives of the requiring authority.

The New Plymouth District Council's stormwater drainage service collects, manages and disposes of stormwater run-off from around 6,600ha of urban area including the community of Waitara. The Long Term Plan for the New Plymouth District highlights the importance of stormwater drainage particularly given predictions of more frequent and intense rainfall and the potential effects on flood prone areas such as Waitara. The designation will provide for the long term protection of this flood protection infrastructure in accordance with the Long Term Plan for New Plymouth District Council.

For the following reasons it was considered appropriate to pursue a designation:

- The designation will enable flexibility to modify infrastructure at later stages as may be required due to changing requirements or new technology;
- The designation will allow land required for the works to be identified in the District Plan, clearly indicating the intended use of the land and;
- The designation will prevent land uses and/or development that may hinder or prevent the works.

This infrastructure is necessary to be able to provide sufficient flood protection measures to protect the local community in accordance with the Local Government Act 2002. This Act identifies one of the core services of local authorities as being the avoidance or mitigation of natural hazards (Part 2, Section 11A(d)). The long term protection of this existing flood protection infrastructure is in accordance with the Local Government Act and is reasonably necessary for achieving the objectives of the New Plymouth District Council.

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

No resource consents beyond any already held are required for the proposed activity.

9. The following consultation has been undertaken with parties that are likely to be affected:

The following parties being the landowners of the affected properties are considered to be affected by the proposed designations:

Property Address	Landowner	Legal Description
West Quay, Waitara	Taranaki Regional Council	Lot 2 DP 438192, Lot 3 DP 438192, Lot 2 DP 11130, PT Section B Town of Waitara West, West Quay, Whitaker Street East, Railway



The Taranaki Regional Council have agreed to the designation subject to the condition in section 4 of this report.

10. The New Plymouth District Council attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the [Resource Management Act 1991](#).

N/A

Authorised by

David Langford (Infrastructure Manager)
on behalf of New Plymouth District Council

Date

03/08/19.