



Notice of Requirement – Mountain Road Reservoirs

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
New designation reference number	NPDC-112

1. Introduction

The proposed designation relates to an existing reservoir and the provision of an additional reservoir. The existing reservoir is not currently designated under the Operative District Plan.

The Requiring Authority for this designation is the New Plymouth District Council and the designated purpose is 'Water Supply: water reservoirs, ancillary infrastructure, buildings and access's.

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

The site includes Lot 1 DP 16835 and part of Lot 2 DP 21106. The extent of the proposed designation is shown on the drawings included as Appendix 1 and 2.

The designation is to be included on the relevant planning maps and schedules in the New Plymouth District Plan and any subsequent proposed District Plan applying to the land subject to the designation, as per Appendix 1 and 2.

3. The nature of the proposed work is:

- The continued operation and maintenance of the Mountain Road water reservoir for community supply.
- The construction, operation and maintenance of a second reservoir for community supply at the site.

The above activities include all ancillary above and below ground structures and infrastructure associated with the supply of water.



Figure 1 – Existing Mountain Road reservoir and proposed designation boundary

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

No conditions are deemed necessary given the nature of the designations. One reservoir already exists on the site. Effects associated with the construction of a second reservoir would be minor and limited to the landowner of Lot 2 DP 21106.

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

Lot 1 DP 16835 contains one existing reservoir. The proposed designation would provide long term protection for this existing public work. There will be negligible change in environmental effects resulting from the designation of this site as it is for an existing public work.

In 2019/2020, it is proposed to construct a second reservoir within the portion of Lot 2 DP 21106 identified in Appendix 2. The works required in order to construct a second reservoir and the structure itself can be designed to achieve compliance with the underlying zone rules and works can currently be undertaken as a permitted activity under the Operative New Plymouth District Plan. It is proposed that the designation encompasses a portion of Lot 2 DP 21106 to provide for long-term security of this planned future asset.



The future works will be of a scale and nature that is compatible with development anticipated within the Rural Environment Area of the District Plan. There is currently no dependence on the inclusion of a designation in order to undertake the works. The purpose of the designation is not to allow for works of a greater scale than presently provided for under the Operative District Plan but to ensure the long-term protection of this public work once established.

The following will ensure that any effects of the proposed works will be in line with those anticipated under the New Plymouth District Plan:

- The water reservoir will achieve compliance with the maximum height of 10m as permitted under the New Plymouth Operative District Plan.
- The reservoir will be located a minimum of 6m from the bank of any watercourse.
- Excavation and filling will be undertaken a minimum of 6m from the bank of any watercourse.
- The reservoir will be located well in excess of 30m from the nearest road boundary (approximately 380m proposed).
- Lot 2 DP 21006 is held together with Section 1 SO Plan 12688 and Lot 2 DP 15779 having a total area of 53.778ha. The total quantity of earthworks has not yet been confirmed however this would be well within the maximum quantity of 104,540m³ currently permitted on the site.

The works are provided for in the District Plan and will therefore be in line with the nature and scale of development anticipated in the Rural Environment.

Currently, raised landscaping lines the northern, western and southern boundaries of Lot 1 DP 16835. It will be necessary to remove some of the existing landscaping to enable access to a second reservoir. Landscaping may be proposed to reduce the visual effects of the existing and proposed future reservoirs on the landowners of Lot 2 DP 21106. The need for landscaping will need to be balanced with protecting the integrity of the reservoirs. Specific details of landscaping (if proposed) will be provided within the Outline Plan that will be required to be submitted prior to construction under Section 176A of the RMA 1991.

Noise effects from the existing site are restricted to valves throttling flow only which does not generate unreasonable noise effects beyond the boundary of the proposed designated site. Visually, the existing water reservoir forms part of the existing environment. Apart from maintenance works, operations at the site are largely dormant.

Access to the site is currently via a right of way easement off Mountain Road. Details in regard to future access to the reservoir will be confirmed at the time an Outline Plan is lodged with the Council.

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

District Plan Objectives and Policies

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



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 site contains one existing reservoir with a second reservoir to be established at a future date. Currently a second reservoir could be erected on the site as a permitted activity. Given this, any effects arising from a second reservoir would be of a consistent with the nature and scale of development anticipated within the Rural Environment Area. Given this, compliance with objective 1 and policies 1.1 and 1.2 will be achieved.

The proposed designation would provide formal protection of the existing reservoir which is located on private land on a site which is currently not designated. This would also provide for the protection of a planned future asset.

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

The New Plymouth District Council (NPDC) Water Master Plan 2015 to 2045, describes the analysis of future water demand and the required capital improvement projects to meet this demand. The Water Master Plan has identified that three new reservoirs are required to increase the Council's water infrastructure storage capacity as water storage capacity is currently insufficient to accommodate future water demand. As a result, considerable investigations have been undertaken by the Council in regard to a number of possible sites within the district.

The Council has identified a need for one of the reservoirs to be located within 5km of the existing Mountain Road reservoir. The Mountain Road reservoir is located within Lot 1 DP 16835 and has been used for water supply purposes for many years. The designation of Lot 1 DP 16835 would provide for long term protection of this asset.

The current option chosen for the designation described as site 1a within the attached options document (Appendix 3) involves siting the future reservoir to the north of the existing reservoir. The designation would incorporate Lot 1 DP 16835 in its entirety (2287m²) and 2419m² of Lot 2 DP 21106 which has a total area of 53.778ha (see Appendix 2).

Prior to confirming the current option (1a), alternative options were considered both within Lot 2 DP 21106 and on alternative sites located on Mountain Road. Appendix 3 indicates the locations of four



alternative sites considered by the Council. Site 2 was discounted early in the process due to this being at an unsuitable elevation.

Within Lot 2 DP 21106 siting a future reservoir to the west of the existing was considered. This is identified as site 1b within Appendix 3. The landowner of Lots 2 DP 21106 and Lot 1 DP 16835 has indicated a preference to locate the proposed reservoir north of the existing reservoir. This location would also result in an increased setback from the adjoining property to the south being Lot 3 DP 21006 reducing visual effects on this property.

Site 3 involved locating the reservoir south west of the existing reservoir while Site 4 involves siting the reservoir within Lot 1 DP 11531.

In terms of consideration of environmental effects and potentially affected parties, the preferred site (1a) is more desirable over sites 3 and 4 for the following reasons:

- The preferred site (1a) will have less significant visual effects when viewing the reservoir from a public space (Mountain Road) due to the setback from road boundaries.
- The preferred site (1a) would have a lesser impact on the character of the site as the nature of the site has already been altered to some degree due to the presence of the existing reservoir.
- The preferred site (1a) creates an opportunity for greater setbacks from adjoining properties and subsequently reduced effects on these properties.
- Siting the future reservoir next to the existing would result in significantly less pipework reducing the effects associated with construction i.e. earthworks and disturbance.
- The preferred site (1a) is not located in close proximity to a high voltage transmission line, as is the case for site 4.

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 designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.

The public work is essential to Council's requirement under the Local Government Act (LGA 2002) which empowers councils to promote the wellbeing of communities. In addition, the LGA 2002 specifies Councils obligations and restrictions relating to provision of water services. The reservoirs are necessary for providing temporary water storage before piping this out for community use and will assist the Council in meeting their obligations under the Local Government Act.

The 2018-2028 Long Term Plan - Infrastructure Strategy for the New Plymouth District identifies there is currently limited capacity at Mountain Road reservoir and there is a need to increase reserves of stored treated water. The key reasons for requiring a second reservoir are to increase resilience and to cater for growth. The Long Term Plan determines that it will be necessary to establish a second reservoir at this site between 2018-2020. The proposed designation will provide for the long-term protection of an existing reservoir and provide for an additional reservoir in line with the Long-Term Plan for New Plymouth District Council.



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

- A designation will provide flexibility for the Council to develop long term projects (in accordance with the Long-Term Plan);
- A designation will enable flexibility to modify infrastructure at later stages as may be required due to changing requirements or new technology;
- A designation will allow land required for the works to be clearly identified in the District Plan, clearly indicating the intended use of the land and;
- A designation will prevent land uses and/or development that may hinder or prevent the works.

The designation will serve to safeguard the site for the establishment, operation and maintenance of an existing water reservoir and planned future reservoir. This infrastructure will serve to supply drinking water to the New Plymouth district and will assist in meeting the objectives of this territorial authority.

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

No other resource consents have been applied for in relation to the proposed activity.

Water contained within the reservoirs would fall within the definition of a contaminant under the Regional Freshwater Plan for Taranaki due to the presence of chlorine. Planned discharges would be undertaken infrequently (once every 5-10 years) for the purpose of reservoir maintenance. If the water is not treated to remove the chlorine, resource consent would be required under Rule 43 (discretionary activity) to discharge a contaminant into surface water. A resource consent application would be lodged with the Taranaki Regional Council as required.

The receiving environment for operational discharges is Waiongana Stream which is identified in Appendix 1A of the Taranaki Freshwater Management Plan as a river with high natural, ecological and amenity values.

Emergency overflows would be subject to the emergency works provisions of the Resource Management Act 1991 (Section 330 and 330A).

Any discharges of stormwater and sediment deriving from soil disturbance activities during the construction period would be required to achieve compliance with Rule 25 of the Taranaki Regional Freshwater Plan or alternatively resource consent would need to be obtained from the Taranaki Regional Council.

The subject site has been identified as containing or having contained an activity identified on the Hazardous Activities and Industries List (HAIL). This is as a result of the potential migration of hazardous substances from an adjoining piggery. Future earthworks would include the disturbance of soil which will exceed 25m³ per 500m². For this reason, a detailed site investigation will be undertaken prior to undertaking works and either:



- *The DSI will demonstrate that any contaminants in or on the piece of land are at, or below, background concentrations or:*
- *It will be necessary to obtain resource consent under the National Environmental standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). This will require preparation of an Assessment of Environmental Effects that includes an assessment of potential effects on human health and outline of the mitigation measures proposed to address these effects.*

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

Consultation is being undertaken with the landowners of Lot 1 DP 16835 and part of Lot 2 DP 21106 being Lepperton Farms Ltd.

No other parties will be affected as a result of the designation. As outlined above, the purpose of the designation is ensuring the long-term protection of Council's existing and future assets. The proposal will be consulted on during public notification of the District Plan.

10. The following additional information is attached to this Notice:

- Appendix 1: Designation plans (context) (ECM 8078722)
- Appendix 2: Designation plans (site plan) (ECM 8078725)
- Appendix 3: Alternative options considered (ECM 8078727)

Authorised by

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

Date

05/08/19.

