



Notice of Requirement – Oakura Water Treatment Plant (NPDC-74)

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 designation	Yes
Lapsed designation requiring a new designation	N/A

1. Introduction

The subject sites contain existing water supply infrastructure that are not currently designated under the Operative District Plan.

Some additions and alterations to the Oakura Water Treatment Plant are planned that will provide an increased level of treatment allowing the facility to continue to meet evolving water safety requirements.

The additions and alterations are currently at the preliminary design stage. There is no additional storage being added at this time. The upgrade will require the boundaries of the site to be extended out slightly and the Council is currently in negotiations with the relevant landowners in relation to acquiring the additional land.

A new designation for water supply purposes is proposed to cover the slightly expanded Oakura Water Treatment Plant site and various nearby interrelated sites.

The Requiring Authority for the designation is the New Plymouth District Council and the designated purpose is 'Water supply, treatment, storage and pumping'.

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

Reference	Site Name	Location	Legal Description
L135	Oakura Water Treatment Plant	Wairau Road, Oakura	LOT 1 DP 19978, LOT 29 DP 497629, LOT 1 DP 312138

3. The nature of the proposed work is:

The New Plymouth District Council seeks to designate land which contains existing water supply infrastructure for the Oakura area. The purpose of the designation is to provide for the long-term protection of this critical infrastructure which includes all ancillary above and below ground structures and infrastructure associated with the treatment of water, including the Oakura Water Treatment Plant, reservoir, water booster pump and bores.



The water supply services the community of Oakura which has a population of approximately 1,380. The sources of water for the Oakura supply includes two bores. The groundwater is pumped from two deep wells south of the township of Oakura to the water treatment plant. The Oakura water treatment plant has a capacity to treat up to 280,000 L/day (normal use 72,000L/day). While one of the bores can supply the average daily demand for the community of Oakura, it is preferable that each bore takes an equal proportion of the demand to minimise adverse effects on the aquifers.

Treatment of water includes chlorination to provide residual disinfection in the reticulation system, pH control and corrosion minimisation (lime). Once treated, the water is piped to two reservoirs one circular and one rectangular. Each reservoir has a volume of 1250m³ and 1.2 million litre capacity for storage. The treatment process is currently being upgraded requiring the proposed additions and alterations to the site.

Prior to construction of the wells, water was abstracted from the Wairau Stream. This surface water take is now maintained as a contingency in the unlikely event that both bores are unavailable. The surface water would be treated via automatic valve-less gravity sand filtration and gas chlorination.

The water booster pump is an integral part of water treatment plant as the mains power goes through this building. This contains two small pumps which provide water to the top of Wairau Road/ Surrey Hill Road and part of a new subdivision.

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

No conditions are deemed necessary given the nature of the designation as the infrastructure has already been established on the site.

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

The site to which the proposed designation relates is located within the Rural Environment Area in the Operative District Plan (Planning Map E3).

The proposed designation encompasses four allotments in total containing the Oakura Water Treatment Plant and reservoir which were established on the site in the mid-1980s, a water booster pump and two bores providing the municipal water supply for the community of Oakura.



Figure 1: Proposed designation boundaries around the existing water treatment plant, water booster pump building and bores

Visual Effects

The existing reservoir and water treatment plant are set back a significant distance from Wairau Road (135m and 163m respectively). The proposed additions to the site are similar in nature, scale and location to that which is existing. Given the large setback provided, the infrastructure does not impact adversely on the rural character or amenity of the site.

The existing water booster pump building is located approximately 15m from the legal road boundary. The pump building is small in scale and appears to visually integrate with a nonrelated piece of infrastructure. The pump building does not impact adversely on the character or amenity of the area when viewed from Wairau Road (see figures 2 and 3).



Figure 2: View of reservoir water booster pump building in center and reservoir and Oakura Water Treatment Plant building on right in distance as viewed from Wairau Road. Wire fencing in center is not associated with this asset (Google Maps)

The existing water supply bores on the east and west of Wairau Road are barely visible and therefore do not impact adversely on the character or amenity of the area when viewed from Wairau Road or nearby residential properties.

As the infrastructure already exists the designation of the sites will not result in a change to the existing use that would give rise to any adverse effects on character and amenity.



Figure 3: Existing eastern water supply bore as viewed from Wairau Road (Google Maps)



Noise

The site is located within a Rural Environment in the Operative District Plan. Existing infrastructure on the site is set back from sensitive activities with the nearest residential dwelling located approximately 70 metres away from the Oakura Water Treatment Plant and 60m away from the water booster building.

Neither the water treatment plant or water booster pump generate unreasonable noise effects beyond the boundary of the proposed designated sites. Any noise generated achieves compliance with the requirements of the Operative District Plan. The two water supply bores do not generate any noise.

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

Traffic and Parking

Access to the Oakura Water Treatment Plant site is gained via an existing easement from Wairau Road. Vehicle movements to the site are undertaken by a light vehicle (ute or car) which visits the site daily for maintenance purposes.

The designation of the sites 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, 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 sites within which infrastructure has already been established. Given this, the designation of the sites will not result in adverse effects



on the character or amenity of the surrounding area. As a result compliance with objective 1 and policies 1.1 and 1.2 will be achieved.

Designation of the sites would provide for the formal protection of the Oakura Water Treatment Plant and associated infrastructure 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 these existing assets through designation will ensure the continuance of a reliable and safe supply of fresh water to residents of Oakura resulting in positive health and safety benefits for the community.

The proposed designation includes strips of adjoining rural-residential land parcels (Lot 4 DP 482991) and rural allotments (Lot 1 DP 482991 and Lot 5 DP 482991) in order to carry out the proposed additions and alterations to the water treatment plant. The Council is currently negotiating with the relevant landowners in terms of acquiring this land.



Figure 4: Portions of neighbouring lots required for proposed additions and alterations to the Oakura Water Treatment Plant

The water booster pump and bores shown in Figure 1 remain on private land with the Council achieving access via easements in order to maintain these assets.

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 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 water treatment plant, reservoir, ancillary infrastructure and bores are necessary for abstracting, treating and providing temporary storage for water 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 the key priority in managing infrastructure as looking after the infrastructure assets the Council currently own. The designation will provide for the long-term protection of existing assets and will be 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 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 the Oakura Water Treatment Plant. This infrastructure will serve to supply drinking water to the Oakura community and will assist in meeting the objectives of this territorial authority.

8. The following resource consents are needed for the proposed activity and have been applied for:

There are four existing resource consents relating to the abstraction of water and operation of the Oakura Water Treatment Plant, as summarised in the table below.

Reference Number	Description
1277- Discharge	To discharge filter backwash from the Oakura Water Treatment Plant onto and into land in the vicinity of the Wairau Stream.
1278- Take	To take and use water from the Wairau Stream for Oakura water supply purposes.



5713- Land use	To use a weir to dam the Wairau Stream for Oakura water supply purposes.
6114- Take	To take and use groundwater from two bores for Oakura water supply purposes.

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

Consultation has only occurred with parties who the Council is negotiating with in terms of land acquisition. The infrastructure is already in operation and the proposed additions and alterations do not result in any new effects beyond the boundary of the sites.

The eastern bore located on 157 Wairau Road is not changing in scale or function and therefore designating this asset will not affect the owners of that property, but will increase the visibility of the asset within the District Plan and protect its long term use and maintenance.

Property Address	Landowner	Legal Description
1255 South Road, 160 and 166A Wairau Road	Oakura Farm Park Ltd	Lot 29 DP 497629, Lot 5 DP 482991 and Lot 1 DP 482991
162 Wairau Road	M Brophy and B Powell	Lot 4 DP 482991
157 Wairau Road	C & M Bowden	Lot 1 DP 312138

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

02/08/19