

Form 18

Notice of requirement by Minister, local authority, or requiring authority for designation or alteration of designation.

To: Queenstown Lakes District Council (Territorial Authority)

In accordance with Clause 4 of the First Schedule of the Resource Management Act 1991 the Queenstown Lakes District Council ("QLDC") (Requiring Authority) gives notice of requirement for the creation of new a designation for a public work in respect of land where a restriction is necessary for the safe or efficient functioning or operation of a public work.

SITE TO WHICH THE REQUIREMENT APPLIES:

Proposed Designation # 446 - Waste Water Pump Station

The purpose of the proposed Designation # 446 is a 'Waste Water Pump Station'. The facility already exists and is referred to by QLDC infrastructure as 'Threpwood Waste Water Pump Station # 7'. The facility is located approximately 230m south east of the Cul De Sac head of Ellen Johnson Terrace, Threpwood, Lake Hayes. The site is legally described as Lot 21 DP 437509.

The waste water pump station location is depicted below:



Figure 1 – Ellen Johnson Terrace Cul de Sac on left and Waste Water Pump Station in Red adjacent to line of trees in centre of screen shot. Source – QLDC Website 06.03.15

The overall cover letter for the Designations Chapter work includes a web link which will enable interested parties to view this change on the proposed planning maps.

The purpose of this proposed Designation is to formally identify and protect the QLDC's existing waste water infrastructure for which they are financially responsible for.

Specifically, the proposed Designation will enable QLDC to clearly identify the affected land to the community through the District Plan text and planning maps and will enable QLDC to undertake future works on the identified infrastructure without necessitating a land use consent.

The Designation will also formally restrict any other party from carrying out work on the subject site that could prevent or hinder the continued operation of the infrastructure without the requiring authorities' permission.

POTENTIAL EFFECTS ON THE ENVIRONMENT:

The incorporation of the waste water pump station into a Designation within the District Plan will result in negligible potential adverse effects on the environment. As identified above, this facility already exists and is operating.

The writer has not been made aware of any issues with the existing operation of the facilities. In effect, the Designation is a change on paper only and simply highlights the existence of and importance for the facilities continued operation.

However, it is acknowledged that the waste water pump station may produce noise as part of its operation. Accordingly, a condition is proposed requiring the pumps operation to comply with the residential daytime and night time noise standards of the District Plan. Specifically, the operational noise of the facility in this proposed Designation will be controlled by proposed condition C.17 in the draft Designations Chapter.

ALTERNATIVE SITES:

As identified above, the subject site and the waste water pump station proposed to be designated already exists. Accordingly, there are no viable alternatives that could be considered.

THE PROPOSED ALTERATION/NEW DESIGNATION IS REASONABLY NECESSARY FOR ACHIEVING THE OBJECTIVES OF THE REQUIRING AUTHORITY BECAUSE:

The key objective of the requiring authority in relation to this notice is to ensure that the Designation adequately provides for the on-going operation, maintenance and upgrades of vital community infrastructure for which the QLDC is financially responsible for and that the community has an expectation of the level of effects that may be generated – in this case noise emissions.

CONSULTATION:

The Requiring Authority is not the landowner. The site is owned by Threpwood Nominees Ltd. As the waste water pump station currently exists no consultation has been undertaken as part of the preparation of this notice. The Designation as proposed will be available for public submissions when the Proposed District Plan is publicly notified.



Signed for the Queenstown Lakes District Council by Sean Dent
Resource Management Consultant

08 June 2015

Date