

Notice of Requirement

Waimakariri District Council

207A Gladstone Road, Woodend

Water Supply Well

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NOTICE OF REQUIREMENT FOR DESIGNATION– PURSUANT TO SECTION 168 OF THE RESOURCE MANAGEMENT ACT 1991

Introduction

Pursuant to Section 168 of the Resource Management Act 1991 (RMA), Waimakariri District Council hereby gives notice of its requirement (Notice) for a new designation in the proposed Waimakariri District Plan for the installation and operation of a new water supply well, well pump and other associated infrastructure, as described below. Waimakariri District Council, as a local authority, is an approved requiring authority under Section 166 of the RMA. The designation is required in order to enable the continued supply of safe community drinking water to the Waimakariri community.

Description of the site to which this notice applies

The proposed site to which this notice applies is 207A Gladstone Road, Woodend, legally described as Lot 3 DP 483411. The site is 0.02ha and is owned by the Waimakariri District Council. The location of the site is shown in Appendix A and a designation table in accordance with the format required by the National Planning Standards is attached as Appendix B.

The site and surrounding environment is rural-residential in nature and is located approximately 1.8km from the centre of Woodend. The site is accessed from Gladstone Road via an unsealed accessway.

Nature of the proposed works

This Notice relates to a new designation for the purpose of public water supply, allowing for the establishment and operation of a new water supply well, well pump, and well headworks. The drilling of a well commenced in 2010 however has not been completed. The new well and designation are necessary to continue supplying potable water to the Woodend-Pegasus area communities.

Assessment of effects on the environment

The designation is to allow for the establishment and ongoing use of the site for water supply purposes, specifically for the installation and operation of a well. The effects associated with the establishment and operation of the site are described below.

Construction effects

The installation of the well and establishment of the site for water supply will simply involve completion of the drilling of the well, development, test pumping, installation of the well headworks and associated fencing, landscaping and pipework. Drilling equipment will be located on site and noise will be generated during installation. These effects are short term, localised and temporary and not

dissimilar to building activity associated with the construction of a new dwelling which are anticipated by the District Plan which permits a range of construction activities. Given this and separation distances to adjacent dwellings, noise impacts are considered to be minimal. No other effects associated with the construction are anticipated.

Operational effects

The operation of this site involves pumping water from the well into the Woodend-Pegasus water supply scheme. Water will be treated at the Pegasus Water Treatment Plant. The well will operate automatically, however there will be periodic (approximately monthly) visits to inspect the well and/or take water samples. There will be other visits for any reactive maintenance as and when required. Other than the appearance of the well head works, it is anticipated there will be no other effects associated with the site.

Statutory considerations

Section 171(1) of the RMA sets out that when considering a Notice, a Territorial Authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to matters (a) – (d). For completeness, matters (a) – (d) of Section 171(1) are considered as follows:

Section 171(1)(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.’

National Policy Statements

There are five National Policy Statements and it is considered none of them are relevant to this Notice. None of the sites are located in the Coastal Environment and therefore the New Zealand Coastal Policy Statement is also not relevant.

Canterbury Regional Policy Statement

Chapter 5 of the Regional Policy Statement relates to Land Use and Infrastructure. The provisions of Chapter 5 place particular emphasis on the recognition of regionally significant infrastructure to community wellbeing and the need for its establishment, retention and enhancement as appropriate.¹ This Notice is considered to be consistent with the CRPS objectives and policies, specifically Objective 5.2.3, Policy 5.3.5, Policy 5.3.6 and Policy 5.3.9. Together this Objective and these Policies, seek to achieve the provision of safe, efficient and effective regionally significant infrastructure where adverse effects are avoided, remedied or mitigated. The designation of this site will enable the effective continued operation of the water supply network to provide for the social and economic wellbeing of the Waimakariri Community.

¹ Regionally significant infrastructure includes strategic land transport networks and arterial roads, sewage collection, treatment and disposal networks, community land drainage infrastructure and community potable water systems.

Regional Plans

The Canterbury Land and Water Regional Plan and the Waimakariri River Regional Plan both apply in the Waimakariri District. Neither regional plan has rules specifically relating to infrastructure assets but the CLWRP seeks that regionally significant infrastructure is enabled, resilient and positively contributes to the economic, cultural and social wellbeing through its efficient and effective operation, on-going maintenance, repair, development and upgrading.² It is considered this Notice is consistent with the CLWRP.

District Plan

The Waimakariri District Plan seeks to achieve utilities that maintain or enhance the community's social, economic and cultural wellbeing, and its health and safety.³ This Notice is consistent with this outcome as the purpose of the designation is to provide for the establishment and ongoing use of the well for community water supply with adverse effects being no greater than those anticipated by the District Plan.

Section 171(1)(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.'

The location of the well was determined by the developer of Pegasus and the land was vested to the District Council. In selecting a site for a well, there are rules under the Canterbury Land and Water Regional Plan to consider. The site selection has therefore been influenced by ensuring adequate separation from other existing wells. The site has also been selected to increase the likelihood of obtaining a reliable groundwater supply. As the land has been vested to the District Council and the need to consider Region Council consent requirements, no consideration of other sites has been given. As the effects of installing and operating the well will be negligible, no other methods have been considered.

Section 171(1)(c): 'whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.'

It is considered that the new well and the designation, as a planning tool, is necessary to allow Waimakariri District Council as Requiring Authority to ensure a safe and secure water supply is supplied to the Waimakariri community. The alternative to designating these sites is to rely on the District Plan rules and/or the resource consent process. These options do not provide a certain or long-term solution to effectively and efficiently address the ongoing use of the well. Designation is also necessary

² Policy 3.3

³ Objectives 11.1.1, 11.2.1, Policy 11.2.1.1

to ensure seamless management of the water supply network given existing water supply assets are to be designated.

Section 171(1)(d): 'any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.'

There are no other matters considered reasonably necessary to make a decision on this Notice.

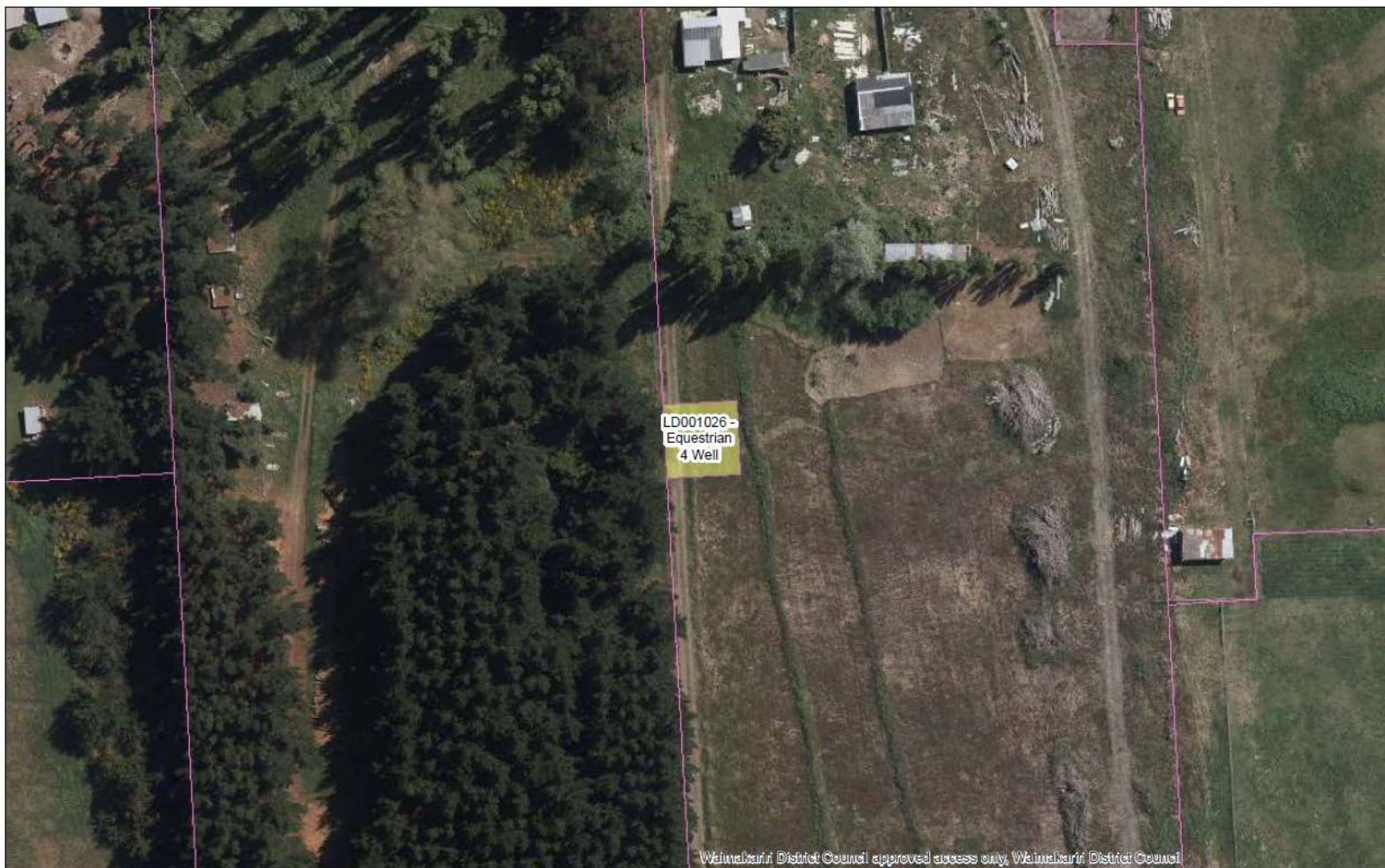
Consultation

No consultation has been undertaken.

Conclusion

Waimakariri District Council gives notice of its requirement to designate land related to a new water supply well. The preceding assessment of effects concludes that the effects associated with the establishment and operation of the well will be minimal. Overall it is considered the designation is consistent with the relevant statutory provisions and the principles and purpose the RMA.

Appendix A – Location Plan



Appendix B – Designation Table

Equestrian 4 Water Supply Well	
Designation unique identifier	
Designation Purpose	Water Supply
Site identifier	Lot 3 DP 483411; 207A Gladstone Road, Woodend.
Lapse date	10 years.
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a