

QLDC Council  
23 July 2020

## Report for Agenda Item | Rīpoata moto e Rāraki take 5

Department: Property &amp; Infrastructure

Title | Taitara      Supply Boundary Adjustment - 341, 343 and 345 Arrowtown-Lake Hayes Road

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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The purpose of this report is to provide information to Council for their consideration of the application to extend the wastewater scheme boundary to include 341, 343 and 345 Arrowtown-Lake Hayes Road, Queenstown, legally described as Lots 1-3 DP540788 which includes the consented Waterfall Park Hotel and surrounding land proposed for residential development.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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That Council:

1. **Note** the contents of this report;
2. **Agree** to extend the wastewater supply boundary to include the properties legally described as Lots 1 DP540788 only (excluding Lots 2 and 3 DP 504788).

Prepared by:

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9/07/2020

Reviewed and Authorised by:

Ulrich Glasner  
Chief Engineer  
9/07/2020

## CONTEXT | HOROPAKI

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- 1 The Waterfall Park Hotel and access have been consented under RM180584 and RM 171280 respectively. These consents were granted based on a water and wastewater connection to Council's network within Arrowtown-Lake Hayes Road.
- 2 During the consent process, modelling was undertaken to ensure the existing network had sufficient capacity for both the hotel and the current permitted yield from the land proposed for residential development. Modelling showed that sufficient capacity exists.
- 3 The current landowner has an application in under the Proposed District Plan for a much more extensive development than has been modelled for. Accordingly, I am proposing that this adjustment to the scheme boundary is limited to Lot 1 DP 540788 only, as the permitted density for Lots 2 and 3 could increase with unknown effects to the local infrastructure.
- 4 The supply scheme boundary can be extended around Lots 2 and 3 at a later date once the planning and zoning issues are resolved and the true development yield is known.
- 5 As part of the conditions of consent, the developer is required to apply for a connection to Council services, which approves how they propose to make a physical connection. This cannot be granted until the land is within the relevant scheme boundary.
- 6 The requirement for the boundary extension is a consequence of the above consents.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

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- 7 The developer has installed a suitably sized wastewater line down the access and to the hotel. No additional infrastructure will therefore be needed to service the property.
- 8 **Option 1:** Decline the proposed water and wastewater service boundary adjustment.

### *Advantages:*

- 9 No increase in demand on Council's existing infrastructure, although the increased demand has been accepted under the Resource Consent process.

### *Disadvantages:*

- 10 Will be unable to charge rates once the hotel is built if it is outside the scheme boundary
- 11 **Option 2:** Approve the proposed water and wastewater service boundary adjustment for Lot 1 DP 540788 only.

### *Advantages:*

- 12 Will allow QLDC to legally charge rates on the consented works (hotel) once constructed.
- 13 Will not be extending the scheme boundary around parcels of land where the potential future development yield is unknown.

*Disadvantages:*

- 14 An increase in demand on Councils services
- 15 This report recommends **Option 2** for addressing the matter because there is capacity within the existing networks for what has been consented and allowance to connect has been approved under previous resource consents. Approval of the extension will allow the Council to apply water supply and wastewater rates to the properties legally within the scheme boundary while not being pressured to provide capacity within the infrastructure to account for the unknown future permitted yield of Lots 2 - 3.

## **CONSULTATION PROCESS | HĀTEPE MATAPAKI:**

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### **> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA**

- 16 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because the decision has nearly no impact to the existing ratepayers.
- 17 Engagement considered not required in this case.

### **> MĀORI CONSULTATION | IWI RŪNANGA**

- 18 Engagement with Iwi is considered not to be required in this case.

## **RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA**

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- 19 This matter relates to the strategic risk SR1 Current and future development needs of the community, as documented in the Council's risk register. The risk is classed as insignificant. This matter relates to this risk because any economic, social, environmental and reputational risks are insignificant.

## **FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA**

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- 20 There are no budgets or cost implications resulting from the decision Council Policies, Strategies and Bylaws.
- 21 The applicant will be responsible for connecting to Council owned infrastructure.
- 22 No cost to Council.

## **COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA**

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- 23 The following Council policies, strategies and bylaws were considered:
  - QLDC's Subdivision and Land Development Code of Practice
- 24 The recommended option is consistent with the principles set out in the named policy/policies.

## LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

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25 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by [explain how it will help];
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

### ATTACHMENTS | NGĀ TĀPIRIHANGA

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A	Request to adjust water and wastewater scheme boundaries
B	Service Scheme Boundaries