

**QLDC Council
29 October 2015****Report for Agenda Item: 6****Department: Property & Infrastructure****Extension of area serviced by Lake Hayes Water Scheme****Purpose**

To seek Council approval to extend the boundary of the Lake Hayes Water Scheme to cover an additional three properties adjacent to the supply.

Recommendation

That Council:

1. Agree that Lake Hayes Water Supply boundaries be extended to include 61 Slope Hill Road (Lot 1 DP 475576), 120 Slope Hill Road (Lot 1 DP 27507) and Lots 1-2 DP 435914 adjacent to Hogans Gully Road, subject to the following conditions:
 - a) Payment of applicable connection fees and development contributions.
 - b) These areas are to form an extension to the Lake Hayes Water scheme for supply and rating purposes from July 2016.
 - c) Engineering Design and easements are to be approved by the Queenstown Lakes District Council
 - d) All physical connection costs will be a cost to the applicants and will include extensions of the existing mains and 20mm laterals and Acuflos with restrictors and meters at the boundary.
 - e) Work undertaken on the main must be undertaken by a Council approved contractor.
 - f) The water supply is restricted to 2,500 litres per property per day and is not to be used for irrigation purposes.

Prepared by:



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5/10/2015

Reviewed and Authorised by:



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14/10/2015

Background

- 1 The owners of three properties adjacent to the Lake Hayes Water (LHW) Supply Zones, have requested that they be included within the Water Supply Zone boundary and be allowed to connect. Two requests relate to property adjacent to Slope Hill Road (Lot 1 DP 475576 & Lot 1 DP 27507, shown on Attachment A). The other is adjacent to Hogans Gully Road (Lots 1-2 DP 435914, shown on Attachment B) and the owners are looking at a proposal to place a further five houses on this land.

Comment

- 2 There is such a large number of sections within the LHW scheme that have yet to be built on and it is considered that the addition of these properties to the scheme will not have a significant effect on supply.
- 3 The new reservoir at Shotover Country will be able to supply water to parts of Lake Hayes Estate which is currently supplied by the Lake Hayes scheme. This opportunity provides us with the possibility to extend the water supply zone boundaries for the Lake Hayes scheme.
- 4 When the original properties were established there were no servicing conditions required and as in prior approvals of scheme extensions, the owners of the properties within the proposed extensions will have to provide additional infrastructure and easements to allow access to the water. Works completed will need to meet the Council standards.
- 5 When the last extension request was put before Council in November 2014, Council requested that a condition be added that the water must not be used for irrigation.

Options

Option 1 Not accepting the water supply boundary adjustment

6 Advantages:

- 7 Possible shorter periods of water supply restrictions during peak demand.

8 Disadvantages:

- 9 Increase on private water supplies schemes which could increase health risks by poorly managed schemes.

10 Option 2 Accept water supply boundaries adjustment

11 Advantages:

- 12 Meets community needs. QLDC gaining development contributions. Less people on private supply. Reducing potential health risk.

13 Disadvantages:

14 It could have an impact on water restrictions over the peak demand period for the Lake Hayes scheme.

15 This report recommends Option 2 for addressing the matter.

Significance and Engagement

16 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because it affects only some ratepayers/individuals.

Risk

17 This matter relates to the strategic risk SR1, as documented in the Council's risk register. The risk is classed as insignificant. This matter relates to this risk because only a small number of ratepayers/individuals are involved.

If not adjusting the scheme boundaries people are forced to look for the own water supply which can have a negative impact on personal health when not well managed.

Financial Implications

18 There are no budgets or cost implications resulting from the decision.

19 The applicant will be required to pay rates for their connection to the Council's supply.

20 Each property that is connecting to the Council's water supply by lodging a Utility Services Connection, will need to pay a development contribution for water per connection.

Council Policies, Strategies and Bylaws

21 The following Council policies, strategies and bylaws were considered:

- Water Supply Bylaw 2008

22 This matter not included in the 10-Year Plan/Annual Plan

- No budget necessary.

Local Government Act 2002 Purpose Provisions

23 The recommended option:

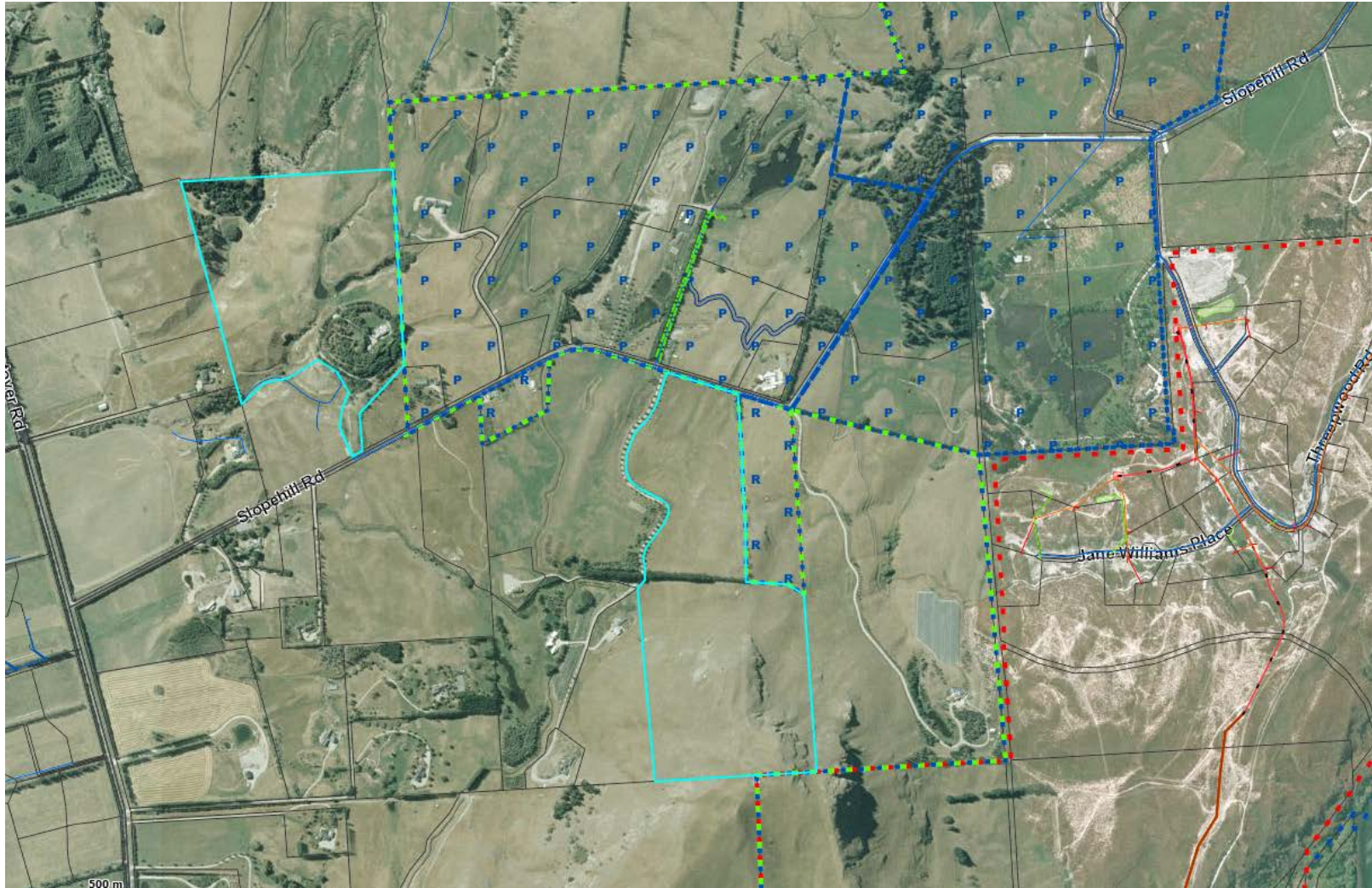
- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.
- Is consistent with the Council's plans and policies; and
- Would not 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.

Consultation: Community Views and Preferences

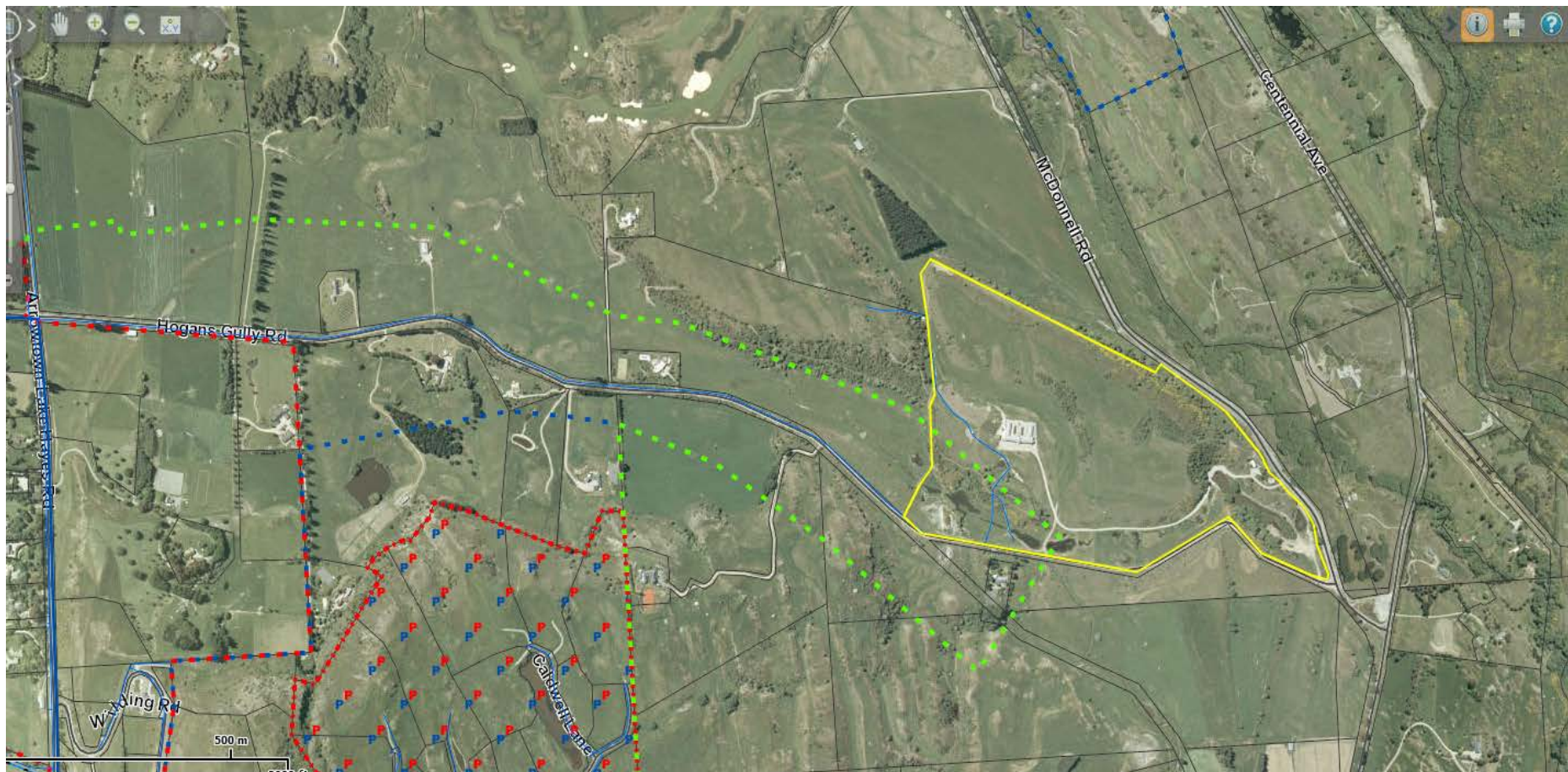
24 No public consultation has been undertaken in association with this request.

Attachments

- A Location of Lot 1 DP 475576 & Lot 1 DP 27507 – 61 & 120 Slope Hill Road
- B Location of Lots 1-2 DP 435914 – Hogans Gully Road



Lot 1 DP 475576 – 61 Slope Hill Road (Left)
Lot 1 DP 27507 – 120 Slope Hill Road (Centre)



Lots 1-2 DP 435914 – Hogans Gully Road