

QLDC Council
24 November 2016

Report for Agenda Item: 6

Department: Property & Infrastructure

QLDC Water Supply Boundary Adjustment Policy

Purpose

The purpose of this report is to seek adoption of the QLDCs newly developed Water Supply Boundary Extension Policy.

Executive Summary

This report seeks the adoption of a newly created policy which outlines criteria for council officer decision-making that will be applied when assessing applications to extend the water supply boundary.

Recommendation

That Council:

1. **Note** the contents of this report;
2. Adopt the QLDC Water Supply Boundary Adjustment Policy as a Council policy document.
3. Authorise the Chief Engineer to make further changes to the QLDC Water Supply Boundary Adjustment Policy without further recourse to the Council, where this is necessary to:
 - i. Fix identified minor errors and/or omissions.
 - ii. Ensure continuity with other proposed provisions.

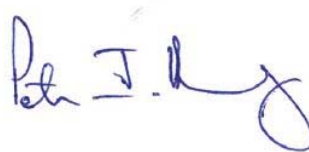
Prepared by:



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8/11/2016

Reviewed and Authorised by:



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8/11/2016

Background

- 1 On 29 October 2015, Council resolved to direct the Chief Executive Officer to prepare a set of criteria for evaluating requests from landowners and developers to extend water supply schemes beyond their current boundaries. The Council also resolved to not consider any new approvals until the criteria was prepared. The concern was about the ongoing incremental effect of approving applications in an ad hoc manner. It was determined to develop a policy that would set out criteria for decision making.
- 2 Currently applications to extend the water supply boundary have been presented to Council for approval. Once adopted, this policy will authorise the Council's Chief Engineer to approve the applications that comply with the principles outlined in the policy. Applications which do not fit easily within the policy will still be presented to Council for approval.

Comment

Options

- 3 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
- 4 Option 1 Do Nothing
 - 5 Advantages: Council continue to review all applications.
 - 6 Disadvantages: No new approvals will be considered. Council will continue to receive every application and there will be no criteria for approving them.
- 7 Option 2 Adopt as recommended.
 - 8 Advantages: Councils policy will establish a framework of principles to be applied when assessing future applications. Applications that comply will not need to be brought to Council for approval.

The policy will provide applicants with a better understanding of the conditions of being granted a connection outside the boundary.
 - 9 Disadvantages: The policy will not accommodate all applications.
- 10 This report recommends **Option 2** for addressing the matter because adoption of the proposed policy will provide objective criteria for reviewing applications to extend the water supply boundary.

Significance and Engagement

- 11 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy. The significance level has been determined by assessment of its importance to the QLDC community interest, inconsistency with existing policy and strategy, and the impact on the Council's capability and

capacity. Whilst the policy will have an impact on the wider environment, it will provide best practice.

Risk

- 12 This matter relates to the strategic risk SR1 – Current and future development needs of the community (including environmental protection), as documented in the Council’s risk register. The risk is classed as low. The likelihood of it occurring is low due to the relatively small number of applications.
- 13 A mitigation action has been identified as a sub-task in the Corporate Mitigation activities. The sub task is a documented process flow chart for Council business units. The purpose of this process is to mitigate the risk by providing guidance to QLDC staff and the applicants when constructing assets that may be vested in Council.

Financial Implications

- 14 There are no operational and capital expenditure requirements or other budget or cost implications resulting from the decision.

Council Policies, Strategies and Bylaws

- 15 The following Council policies, strategies and bylaws were considered:
- QLDC Water Metering Policy
 - QLDC Water Supply Bylaw
 - QLDC Land Development and Subdivision Code of Practice
 - QLDC Extension and Connection Costs for Water and Sewerage Policy
 - QLDC Policy for the Provision of New Water Supply and Sanitary Sewer Connections
 - QLDC Three Waters Asset Management Plan 2015
- 16 The recommended option is consistent with the principles set out in the named policy/policies.
- 17 This matter is not included in the 10-Year Plan/Annual Plan
- This document does not require additional funding and has no impact on the current budgets. The ongoing review of best practice is business as usual.

Local Government Act 2002 Purpose Provisions

- 18 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 allowing the extension of the area utilising the public supply when certain criteria are met without needing to be raised to the elected members for approval;

- Can be implemented through current funding under the 10-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.

Consultation: Community Views and Preferences

19 The persons who are affected by or interested in this matter are Council officers involved with the approval of future water supply boundary extensions, the development community including developers, engineers and surveyors and property owners near the water supply boundary.

20 The Council has internally reviewed the documentation within the Infrastructure and Planning and Development teams. The document was technically and peer reviewed by Council's Chief Engineer and his staff.

Attachments

A (Draft) QLDC Water Supply Boundary Adjustment Policy