

QLDC Council  
24 November 2016

**Report for Agenda Item: 7**

**Department: Property & Infrastructure**

**Supply Boundary Adjustment – Subdivision McDonnell Road, Arrowtown**

**Purpose**

To seek Council approval to extend the water supply and wastewater service boundaries for a proposed subdivision along McDonnell Road, Arrowtown.

**Recommendation**

That Council:

1. **Note** the contents of this report;
2. Agree that the water supply and wastewater service boundaries be extended to cover the proposed subdivision along McDonnell Road, Arrowtown – Lot 29 DP 369201.

Prepared by:



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Chief Engineer

3/11/2016

Reviewed and Authorised by:



Peter Hansby  
General Manager, Property  
and Infrastructure

7/11/2016

**Background**

- 1 The proposed site – Lot 29 DP 369201 - is located along McDonnell Road, to the south of Arrowtown between Cotter Avenue/Advance Terrace and McDonnell Road. This location is a close to existing water and wastewater infrastructure. A wastewater pump station is located directly adjacent to the proposed site.
- 2 The proposed 20 lot residential subdivision is covered under the “Arrowtown South Special Zone” which has been operative since 21<sup>st</sup> May 2015.

## **Comment**

### 3 Infrastructure reviews

- Existing services for water supply and wastewater are available at the boundary. Stormwater will be managed to low impact design feeding into a proposed retention /filtration wetland prior to discharge into an unnamed creek that runs through the subdivision.
- Water Supply – current modelling shows no constraints.
- Stormwater – developer proposes to address this onsite, considered as part of resource consent.
- Wastewater – pump station upgrade are currently investigated, costs for any upgrades will be paid by the developer, considered as part of resource consent. No further network upgrade required.

## **Options**

Option 1 Decline the proposed water supply and wastewater service boundary adjustment.

*Advantages:*

- 4 No increase of operation and maintenance for additional infrastructure.

*Disadvantages:*

- 5 Site is already zoned therefore Council could be forced to provide service connection.
- 6 Possible installation of on-site wastewater systems with risk of negative impact on the environment by not well managed and monitored treatment systems.

Option 2 Approve the water supply and wastewater service boundaries adjustment

*Advantages:*

- 7 Control over supply schemes.
- 8 Council obligations will be addressed.

*Disadvantages:*

- 9 Increased demand on existing infrastructure.

## **Significance and Engagement**

- 10 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.

## ***Risk***

11 This matter relates to the strategic risk SR1, as documented in the Council's risk register. The risk is classed as moderate. This is because of economic, social, environmental and reputational risks.

A key element of this risk is meeting the current and future development needs of the community. Whilst there is an element of environmental protection to this risk, the risk relates more to the economic and social consequences of not meeting development needs. The matter therefore can be considered to terminate the risk by providing the service.

## **Financial Implications**

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

13 The developer will be responsible for infrastructure connections and the provision of appropriate infrastructure to support the development.

14 It is acknowledged that there will be some ongoing infrastructure maintenance costs, but these are likely to be minor.

## **Council Policies, Strategies and Bylaws**

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

- Water Supply Bylaw 2008

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

- No budget necessary.

## **Local Government Act 2002 Purpose Provisions**

17 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 providing infrastructure to an agreed level of service which is safe to use and affordable.
- 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**

18 No further consultation has been undertaken in association with this request.

19 Council has provided for a community feedback process during the SHA proposal. This feedback was provided at the 26 November 2015 meeting and was made public, which helped inform Council's decision-making. Speakers also spoke in support of the proposal at the 26 November meeting, with no-one speaking in opposition.

### **Attachments**

A Outline Plan

# Attachment A: Outline Plan



Schedule of Existing Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
Right to convey water	B	Lot 6	150113557
	D	Lot 7	
Right to drain sewage and water	G	Lot 100	E17095612 &
Right to convey sewage	I, K, L, N	Lot 100	79036614

Memorandum of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Right to drain sewage	A	Lot 5	Queenstown Lakes District Council
Right to convey water	C	Lot 7	Queenstown Lakes District Council
Right of way (public access)	F, F, G, H, I, J, L, M	Lot 100	Queenstown Lakes District Council

- NOTES:
- AA-AR are land covenant areas (building restriction and landscaping maintenance areas)
  - Areas and dimensions are subject to survey.
  - Underlying plans (Arrowsouth Structure Plan & Indicative Subdivision Layout Plan) prepared by Vivian-Espe
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## Proposed Subdivision of Lot 29 DP 369201 (Sheet 1 - Overlay on Arrowsouth Structure Plan & Indicative Subdivision Layout Plan)

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McDonnell Road, Arrowtown South

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ISSUE	AMENDMENTS	DATE	Scale:	Job No:		
A	Easements added/altered	2/6/16	1 : 1750 (A3)	5479		
B	Easements, Covenants, & Lots 7-9	28/6/16				
C			Datum: -	Plan No: C1212		
D					Origin: -	Drawn: CRH
E						