

Form 18

Notice of requirement by Minister, local authority, or requiring authority for designation or alteration of designation.

To: Queenstown Lakes District Council (Territorial Authority)

In accordance with Clause 4 of the First Schedule of the Resource Management Act 1991 the Queenstown Lakes District Council (“QLDC”) (Requiring Authority) gives notice of requirement for the creation of new a designation for a public work in respect of land where a restriction is necessary for the safe or efficient functioning or operation of a public work.

SITE TO WHICH THE REQUIREMENT APPLIES:

Proposed Designation # 434 – Storm Water Pond

The purpose of the proposed Designation # 434 is a ‘Storm Water Pond’. The facility already exists and is referred to by QLDC infrastructure as ‘Threpwood Storm Water Pond’. It is located on a site within the Threpwood subdivision at Lake Hayes and is legally described as Lot 29 DP 378242 and Lot 33 DP 378242.

The subject site and existing Storm Water Pond is depicted below:

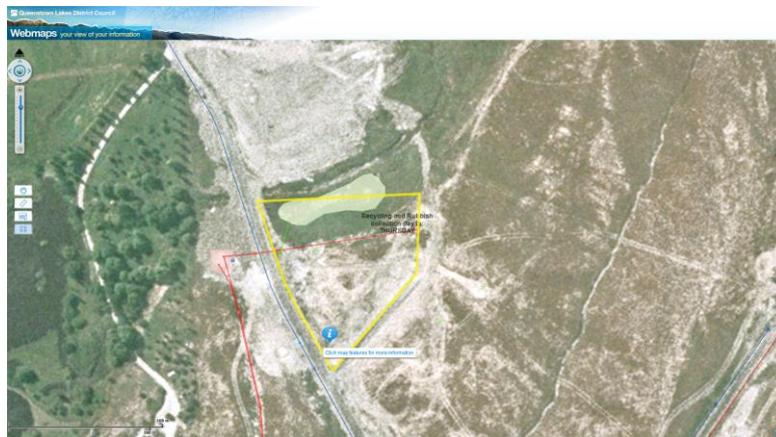


Figure 1 – Subject Site (Lot 33 Highlighted Yellow Lot 29 to the North) Showing Existing Services (Storm Water Pond) Shown Green. Source – QLDC Website 05.03.15

The overall cover letter for the Designations Chapter work includes a web link which will enable interested parties to view this change on the proposed planning maps.

The purpose of this proposed Designation is to formally identify and protect the QLDC’s existing storm water infrastructure for which they are financially responsible for.

Specifically, the proposed Designation will enable QLDC to clearly identify the affected land to the community

through the District Plan text and planning maps and will enable QLDC to undertake future works on the identified infrastructure without necessitating a land use consent.

The Designation will also formally restrict any other party from carrying out work on the subject site that could prevent or hinder the continued operation of the infrastructure without the requiring authorities' permission.

POTENTIAL EFFECTS ON THE ENVIRONMENT:

The incorporation of these facilities into a Designation within the District Plan will result in negligible potential adverse effects on the environment. As identified above, the facilities are already constructed and operating.

The writer has not been made aware of any issues with the existing operation of the facilities. In effect, the Designation is a change on paper only and simply highlights the existence of and importance for the facilities continued operation.

ALTERNATIVE SITES:

As identified above, the subject site and the facilities for which it is proposed to be designated already exist. Accordingly, there are no viable alternatives that could be considered.

THE PROPOSED ALTERATION/NEW DESIGNATION IS REASONABLY NECESSARY FOR ACHIEVING THE OBJECTIVES OF THE REQUIRING AUTHORITY BECAUSE:

The key objective of the requiring authority in relation to this notice is to ensure that the Designation adequately provides for the on-going operation, maintenance and upgrades of vital community infrastructure for which the QLDC is financially responsible for.

CONSULTATION:

The Requiring Authority is not the landowner of the subject site. The two sites are owned by Threpwood Custodians Limited and Meadow 3 and Ferniehurst Investments Ltd. As the facilities are already in operation and no issues have been raised to date, no consultation has been undertaken as part of the preparation of this notice. The Designation as proposed will be available for public submissions when the Proposed District Plan is publically notified.



Signed for the Queenstown Lakes District Council by Sean Dent
Resource Management Consultant

08 June 2015

Date
