QUEENSTOWN LAKES DISTRICT COUNCIL

WATER SUPPLY BOUNDARY ADJUSTMENT POLICY

VERSION 2

November 2016

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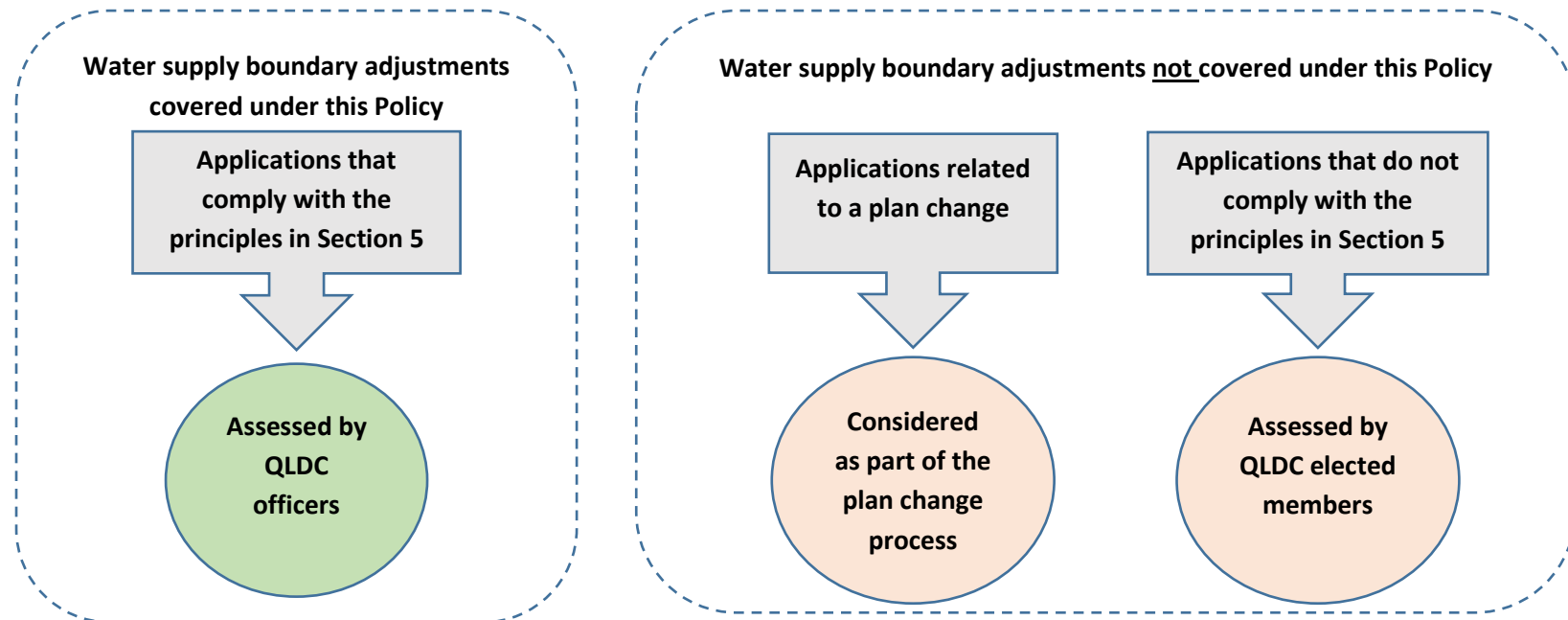
1. Application

This policy applies to applications for an extension to Queenstown Lakes District Council's (QLDC) water supply boundary. This does not include changes to the district plan, in which case provision of water will be considered as part of the plan change process.

2. Purpose

The purpose of this policy is to show the criteria for decision making that will be applied when assessing applications to extend the water supply boundary.

Water supply boundary adjustments covered under this Policy

Applications that comply with the principles in Section 5

↓

Assessed by QLDC officers

Water supply boundary adjustments not covered under this Policy

Applications related to a plan change

↓

Considered as part of the plan change process

Applications that do not comply with the principles in Section 5

↓

Assessed by QLDC elected members

3. Related Documents

The policy should be read in conjunction with the following documents:

1. Local Government Act 2002

2. Utilities Access Act

3. QLDC District Plan (Both the Operative and Proposed District Plans)

4. QLDC Water Metering Policy

5. QLDC Water Supply Bylaw

6. QLDC Land Development and Subdivision Code of Practice

7. QLDC Extension and Connection Costs for Water and Sewerage Policy

8. QLDC Policy for the Provision of New Water Supply and Sanitary Sewer Connections

9. QLDC Three Waters Asset Management Plan 2015

10. Drinking-water Standards for New Zealand 2005 (Revised 2008)

11. NZ Fire Fighting Water Supplies Code of Practice 2008 (SNZ PAS 4509:2008)

4. Definitions

Water Supply Boundary

QLDC maintains eight public water supply schemes throughout the district: Queenstown, Arrowtown, Glenorchy, Lake Hayes, Arthurs Point, Wanaka, Lake Hawea and Luggate. The **Water Supply Boundary** is the line defining the limit of each QLDC water supply scheme. The QLDC water supplies are designed to supply water to all properties within or partially within the boundary lines, taking into account the zonings defined in the District Plan. The water supply boundary is physically defined on the QLDC WebMap (available - http://maps.qldc.govt.nz/qldcviewer/) where it is referred to as 'the water scheme'.

Types of Supply (from QLDC Water Supply By-Law)

On demand supply means a supply which is available on demand directly from the point of supply, subject to the agreed level of service (LOS) as set out in QLDC's 10 year long term plan.

Restricted flow supply means a type of water supply connection where a small flow is supplied through a flow control device, and storage is provided by the customer to cater for the customer's demand fluctuations, e.g. on-site storage tanks.

Water Supply Area means an area serviced by a reticulated water supply system that is intended to supply water for specified purposes via restricted flow supplies and/or on demand supplies, but not necessarily with a firefighting capability.

5. Principles

QLDC officers with delegated authority may approve applications that comply with the following principles:

1. That an existing water main is adjacent to the property boundary.

2. All cost to extend the QLDC water supply network shall be covered by the applicant. Full development contributions and rates shall be levied and paid.

3. The level of service of the scheme should not be significantly compromised by the extension. Validation by a QLDC officer or a suitably qualified professional will be required. The effects of future development shall also be considered. The cost of the validation will be the responsibility of the applicant.

4. Design and construction must comply with the applicable QLDC design standards and policies to ensure the integrity and quality of QLDC owned assets are maintained.

5. Any reticulation extensions should be vested to QLDC when on council land and/or where there are multiple owners. Otherwise the extension should be privately owned.

6. The agreement with QLDC shall define the level of service to be provided and any landowner requirements, e.g. restricted flow supply, private storage for fire-fighting purposes and irrigation.

7. The agreement with QLDC shall acknowledge that the use of the public supply for large scale irrigation by private landowners is not viable in the long term. The water use of the public supply shall not exceed 750 litres/day per dwelling. This is based on the residential average daily consumption identified throughout the water meter trial 2015/16.

8. The extension is for a development that has obtained an agreement with Council that water will be available, only if resource consent is granted the boundary change applies. The new water supply boundary does not extend beyond the consented development.

Any application that does not meet the above criteria shall be referred to the elected members for approval. This may include any connections that may be required to mitigate a public health risk.

6. Responsibilities

The Applicant is responsible for:

1. Lodging a complete application via the Duty Planner.

2. Providing extra information as required by QLDC.

3. Covering the cost of extra water supply modelling (if required) to validate that the level of service is not compromised.

4. Covering all internal cost related to QLDC's responsibilities as outlined below.

5. Signing an agreement with QLDC regarding capital cost, rates, development contributions, vesting ownership, construction requirements, timeframes for construction and meeting all costs associated with preparation of the legal agreement.

6. Fulfilling obligations stated on the agreement with QLDC and following normal QLDC processes for water service extensions and connections.

The QLDC is responsible for:

1. Assessing the application using the application approval process outlined in Section 7.

2. Coordinating any extra water supply modelling (if required) to validate that the level of service is not compromised.

3. Approving or declining application using the appropriate authority.

4. Escalating the application to elected members if it cannot be approved within the principles of this policy.

5. Preparing the agreement with QLDC.

6. Carrying out internal post construction processes.

7. Application Approval Process

Water Supply Boundary Adjustment Process

Applicant

- Applicant applies for boundary adjustment
- Applicant agrees to costs?
  - No → Application declined
  - Yes →
- Applicant Agrees?
  - Yes → Application granted
  - No → Application declined

QLDC

- Receives and reviews application
- Can QLDC confirm LOS will not be compromised?
  - No → Respond to applicant that extra modelling required & additional cost
  - Yes →
- QLDC coordinate modelling to validate LOS
- Will LOS be compromised?
  - No → QLDC confirms connection is feasible
  - Yes → Application declined
- Confirm design and construction complies with standards
- Confirm ownership structure
- Confirm rates and development contributions
- Present terms and conditions to applicant