

PLAN CHANGE 41 SHOTOVER COUNTRY SPECIAL ZONE

1.0 GENERAL

- 1.1 The Shotover Country Change (PC 41) is able to be serviced by the Queenstown Lake District Council in association with input from the Developer.
- 1.2 All design and construction shall be in accordance with the council's Infrastructure Code.

2.0 WATER SUPPLY

- 2.1 The water supply to the plan change is able to be sourced from the Queenstown and Lake Hayes water supplies via a network of reservoirs and pipes. Both supplies, however, are close to capacity and therefore require upgrading and improvements in order to service any additional growth. Various improvement options have already been identified by Council in respect to both existing supplies.
- 2.2 In respect to water supply, however, the Applicants preferred option, includes establishing a new on site bore in conjunction with a proposed water treatment plant and a 1123m³ reservoir. In the event that the applicant obtains the subsequent consents for this water supply, there may be options for the existing QLDC infrastructure to link into this system, as the more sources that are used the more redundancy there will be in the Council network. For example this may include providing for additional reservoir supply for Lake Hayes Estate through the proposed PC 41 water supply.
- 2.3 If the plan change does establish its own water supply, outside of the existing QLDC network, it may still incur development contributions for water supply due to the financial impact it would have on other areas of the network where growth as already been planned.
- 2.4 However, if an upgraded QLDC water supply is utilised to service the plan change, the council will determine how and when it will service the area through its Long Term Plan (LTP). This document will be based on the Activity Management Plan (AMP) which will be developed to plan for all growth covered within its District Plan. The AMP will be confirmed on a year by year basis by the Council's Annual Plan. The LTP, AMP and the Council's Annual Plan are documents that require public consultation and

as such will determine how and when the infrastructure to support PC 41 will be constructed.

- 2.5 The LTP which incorporates the AMP will determine the issues that are required to be resolved and when they are likely to be needed. It will also estimate the cost of the solution and determine how the solution is to be funded. Any work identified as being required to be undertaken by Council to service PC 41 will be funded by the Applicant (or Developer). The Council's Annual Plan will either confirm the funding or postpone the solution. This decision will be made as determined by the council of the time and not until the funding is confirmed will the projects to support PC 41 be initiated. The AMP is reliant on those proposing development within PC 41 to fully inform the council to enable them to plan the timing, cost and scale of the infrastructure required.
- 2.6 Council will design, construct, maintain and manage whatever infrastructure is necessary to support PC 41. It is recognised that the council has other statutory requirements that will determine how the infrastructure is used to obtain cost effectiveness and minimise the use of resources.
- 2.7 The final design has not as yet been determined and will be based on numerous factors including funding, whole of life costs, rate of growth and maximising the use of existing infrastructure.
- 2.8 It is possible, but not confirmed, that the council at the time of approving future subdivision consents within this area will impose some or all of the following restrictions:
- The water supply will be vested in council.
 - The water supply could utilise either a supply from the Queenstown or Lake Hayes Water Supply
 - The preferred option will be determined by council on the basis of reports to be submitted that will enable the proposal to be incorporated in the council's LTP.
 - The additional reservoir capacity may be larger than that required to service the development if it is to be compatible with adjoining schemes. In this event, costs will be shared between the developer and Council.
 - The water supply may require additional pipe work to connect to existing reticulation at the cost of the applicant. A single source will have no redundancy should something occur there will need to be a backup.
 - Additional costs for resource consents and the upgrade of pipes and facilities for the purpose of this Plan Change shall be at the cost of the applicant.

- The council may undertake to supply a restricted connection limited to 2 cubic meters per property per day for properties in Activity Areas 4 due to the proposed size of these allotments.
- The Council may require water minimisation measures to be implemented through future subdivision consents.

3.0 WASTEWATER RETICULATION

- 3.1 The wastewater reticulation from the Frankton Flats area covered by PC 41 is to the Shotover Ponds. The Shotover Ponds are due to be upgraded in the future. The council has capacity within the plant and proposed upgrades to cater for the full effects of the wastewater for PC 41. The final design of the reticulation from this Plan Change has not yet been determined and will be based on numerous factors including funding by the applicant, whole of life costs, rate of growth and maximising the use of existing infrastructure.
- 3.2 Council will approve, maintain and manage whatever infrastructure is necessary to support PC 41. It is recognised that the council has other statutory requirements that will determine how the infrastructure is used to obtain cost effectiveness and minimise the use of resources.
- 3.3 It is likely but not confirmed that the council at the time of approving future subdivision consents within this area will impose the following restrictions:
- The wastewater system will utilise the existing Lake Hayes Scheme either by using the existing pipe or additional pipes should the existing capacity be insufficient. There is an abandoned sewer pipe along the Shotover Bridge that can be replaced with a new sewer main.
 - The available supply may require building platform restrictions to above an appropriate contour level to ensure that wastewater is able to be fed into the scheme.

4.0 STORMWATER

- 4.1 The stormwater from the area covered by PC 41 will require a new Catchment Management Plan (CMP) to be produced by the applicant. The CMP will become part of the Assessment Management Plan (AMP). The AMP will identify the works that need to be constructed to support PC 41. The final design of the reticulation will be approved for this Plan Change at subdivision stage.

- 4.2 Council will approve, maintain and manage whatever infrastructure is necessary to support PC41. It is recognised that the council has other statutory requirements that will determine how the infrastructure is used to obtain cost effectiveness and minimise the use of resources.
- 4.3 The council rejects the idea of a stopbank as proposed by the Applicant due to the ongoing cost to Council of maintenance and the potential failure of such a structure. Within the areas proposed to be protected by stopbanks (Activity Area 1A) all building platforms roads and accessways will need to be built above the design flood level with all services, including roading, able to be contained within these elevated areas. This will require an elevated ground level of approximately 1m. Development to the scale proposed in this area is not supported due to the scale of earthworks required to mitigate this flood hazard.

5.0 CONCLUSION

- 5.1 The Queenstown Lakes District Council has the ability to accommodate the infrastructure needs of PC 41. The process may be dependent on the Council completing the LTP and AMP, as it is legally required to undertake. The council will manage the process and will be required to balance the risk of completing infrastructure that has not yet been fully funded against the cost to the developer that the infrastructure may not be ready as he requires it. The council's Annual Plan is subject to public consultation, in which the developer is included, and as such the timing of the projects will be determined on the basis of risk, political will, and affordability at the time.
- 5.2 The applicant will need to provide sufficient information to ensure that the council can include the developers and their own supporting infrastructure within the planning of the LTP
- 5.3 The council relies on the developer to provide realistic timeframes and expects them to work closely with QLDC to ensure that the infrastructure is appropriately programmed and delivered. It wishes to identify at an early stage that development will be in accordance with its proposed Infrastructure Plan.

G P Essenberg

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