

**QLDC Council
30 May 2019**

Report for Agenda Item: 3

Department: Property & Infrastructure

Supply Boundary Adjustment – 111 Arthurs Point Road

Purpose

The purpose of this report is to seek Council approval to extend the wastewater boundary for a single residence at 111 Arthurs Point Road, Queenstown.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Agree** to extend the wastewater supply boundary to include the property located at 111 Arthurs Point Road.

Prepared by:



Richard Powell
Development Infrastructure
Engineer
15/05/2019

Reviewed and Authorised by:



Ulrich Glasner
Chief Engineer
15/05/2019

Background

- 1 The property in question falls just outside the current wastewater supply scheme boundary, currently the dwelling disposes of wastewater to an onsite treatment and disposal system, this is an ageing system that has come to the end of its practical life. Instead of installing a new onsite treatment and disposal plant the applicant wishes to connect to a Councils reticulated wastewater system.

Comment

- 2 Recent wastewater modelling within the Arthurs Point Road area has shown sufficient capacity within the system to accommodate the additional load from this dwelling.

- 3 An existing suitably sized Council owned wastewater line already extends to the boundary of the subject, no additional infrastructure will need to be installed to service the property.

Options

Option 1 Decline the proposed wastewater service boundary adjustment.

Advantages:

- 4 No increase in demand on Councils existing infrastructure, although this is considered negligible.

Disadvantages:

- 5 Continued used of on-site wastewater system with risk of negative impact on the environment by not well managed and monitored treatment systems.

6 Option 2 Approve the proposed wastewater service boundary adjustment.

Advantages:

- 7 Will result in an aging wastewater treatment system being decommissioned removing a risk to the environment.

Disadvantages:

- 8 Increased demand on existing infrastructure
- 9 This report recommends Option 2 for addressing the matter because the negligible additional load on Council's infrastructure outweighs the risk to the environment, this will also allow us to apply wastewater rates to this property.

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 Current and future development needs of the community, as documented in the Council's risk register. The risk is classed as insignificant. This matter relates to this risk because the economic, social, environmental and reputational risks of allowing this activity are insignificant.
- 12 The recommended option considered above mitigates the risk by:

Terminating the risk - there may be opportunities to terminate the risk altogether.

Financial Implications

- 13 There are no budgets or cost implications resulting from the decision

14 The applicant will be responsible for connecting to Council's infrastructure.

Council Policies, Strategies and Bylaws

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

- QLDC's Subdivision and Land Development Code of Practice

16 The recommended option is consistent with the principles set out in the named policy/policies.

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 a more robust wastewater disposal option to this property.
- 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.

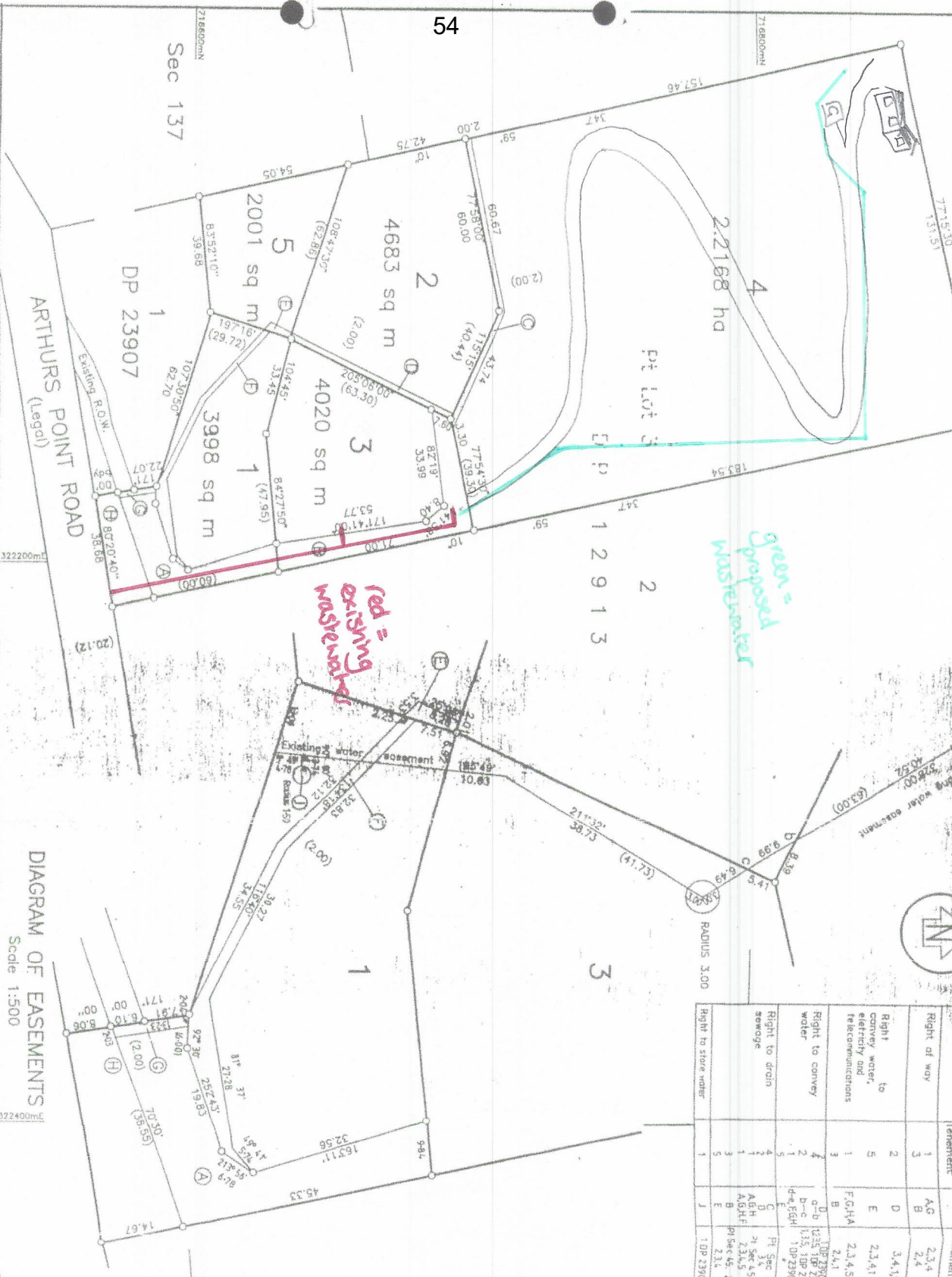
Consultation: Community Views and Preferences

18 The persons who are affected by or interested in this matter are residents/ratepayers and the owners of the property who have requested this supply boundary adjustment.

Attachments

A 111 Arthurs Point Rd

Pt. 45



MEMORANDUM OF EASEMENTS			
Purpose	Servient Easement	Shown Easement	Dominant Easement
Right of way	1	AG	2,3,4
Right to convey water, electricity and telecommunications	2	D	3,4,15
Right to convey water	3	E	2,3,4,1
Right to drain sewage	4	F,G,H	2,3,4,5
Right to convey water	5	A,B	2,4,1
Right to drain sewage	6	C	1DP 23907
Right to convey water	7	D	123,5,1DP 23907
Right to drain sewage	8	E	113,1DP 23907
Right to convey water	9	F	1DP 23907
Right to drain sewage	10	G	1DP 23907
Right to convey water	11	H	1DP 23907
Right to drain sewage	12	I	1DP 23907
Right to convey water	13	J	1DP 23907

LAND DISTRICT OTAGO
Survey Blk. & Dist. XIX, SHOTOVER
NZMS 261 SH E41 RECORD MAP No 40.13

LOTS 1-5 BEING A SUBD. OF
PT LOT 3 DP 12913

TERRITORIAL AUTHORITY Queenstown Lakes District
Surveyed by LUCY BORRELL & GREIG
Scale 1 : 500 Date AUGUST, 1994

DIAGRAM OF EASEMENTS
Scale 1:500

Approved Pursuant to Section 223 of the Resource Management Act 1991 on the ...day of ...1994

Approved Pursuant to Section 223 of the Resource Management Act 1991 on the ...day of ...1994

Subject to the condition that the easements set out in the memorandum hereon be duly granted or reserved and the emphyteutic condition set out hereon: That Lot 5 hereon be transferred to the owner of Secs 137 & 138, Blk. XIX, Shotover S.D. (OT 6C/1459) and that one certificate of title be issued to include both parcels (LBR) The common seal of the Queenstown Lakes District Council is affixed hereto in the presence of:

Authorised Officer
NEW C.T. ALLOCATION
LOT No. C.T. No.

Total Area 3,6870 ha.

Comprised in CT164/225 (All)

L. WILLIAM ROBERT LUCY
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or "or" any regulations made in substitution thereof.
Dated at 18 Signature
Treasurer B.A.P.R 2001
Gwiccap

Approved as to Survey Chief Surveyor
/.../.../...
Deposited this day of 19....
District Land Registrar

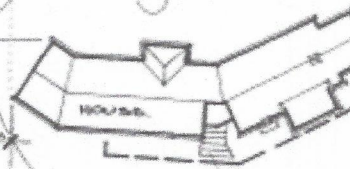
130m

55

BOUNDARY 131.2M (72° 15' 30")

2M YARD REQUIREMENT

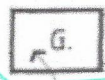
15.8M



HOUSE

STEAMING BACK HOLE

EXISTING PHONE + POWER



G.

2M YARD REQUIREMENT

DEJUE

GRAVEL GRAV.

BOUNDARY 60.0M (72° 50')

60m

green = proposed wastewater

40m

BOUNDARY 131.2M (72° 15' 30")

183r

SITE PLAN. 1:500.

LEGAL DESCRIPTION: LOT # 4, OF 24, 979

BOUNDARY 39.0M

39m