

Vaughn Crowther for QLDC – Hearing Stream 14 – Infrastructure

The submissions I have assessed with regard to infrastructure can be broadly grouped into the following categories:

- (a) requests for new rural (i.e. Wakatipu Basin Rural Amenity Zone) and rural lifestyle (i.e. Precinct) zones outside existing Council 3-waters scheme boundaries;
- (b) other rezoning requests (Hogans Gully Special Zone and revised Waterfall Park Zone) outside existing scheme boundaries; and
- (c) a request for increased density within the existing Council 3-waters scheme boundary (Bridesdale Farm Development Ltd (655)).

In general, the Rural Amenity and Precinct zones are located outside of Council scheme boundaries and are to be serviced privately, on site, and thus any changes to these zones do not adversely affect the Council's infrastructure networks. In addition, some of the submissions I assess seek down-zoning of their land, which decreases the proposed density of development. I therefore do not oppose these rezoning requests.

For all other rezoning and infrastructure connections requests located outside of existing scheme boundaries, I have considered whether the submitter has provided evidence as to capacity for servicing of this land. Where this is not conclusively demonstrated, I oppose the rezoning requested.

I also consider any infrastructure upgrades described and required, and the long-term maintenance and operation of key infrastructure components, such as sewage pumping stations, water booster pump stations, bores or reservoirs. If capacity is adequately demonstrated or future upgrades planned, and ongoing costs will not unduly burden current and future ratepayers, I do not oppose the rezoning requested.

I have considered ownership, management and maintenance of any stand-alone community systems or proposed privately owned infrastructure components.

Where connection to Council-owned infrastructure is proposed, I have considered reports or evidence provided by the submitters as to capacity or on-site feasibility.

For the special zones requested (Hogans Gully Special Zone and the revised Waterfall Park Zone), I do not oppose these rezoning requests.

For the Waterfall Park Zone, I have considered the reports and/or evidence provided by the submitter, which demonstrate that there will be capacity within the existing infrastructure with necessary mitigations made to their water supply to be made during detailed design. My support is also conditional on the submitter owning and maintaining the new infrastructure within the zone boundary.

For the Hogans Gully Special Zone, based on the evidence and reports provided I consider that it is possible for the Council to provide the wastewater and water supply services to the proposed Hogans Gully Farm development with the provision of financial contributions to required network upgrades. My support is also conditional on the submitter owning and maintaining the new infrastructure.

For the Bridesdale rezoning located within the scheme boundary, I have considered the reports and/or evidence provided by the submitter, which demonstrate that there is capacity within the existing infrastructure. I do not oppose the rezoning request.