

QLDC Council
14 December 2017

Report for Agenda Item: 6

Department: Property & Infrastructure

Supply Boundary Adjustment – Henley Downs Subdivision, Kingston and Woolshed Road, Kawarau Falls

Purpose

To seek Council approval to extend the wastewater supply boundary for the Henley Downs and Jacks Point Village subdivisions and water supply boundary for Henley Downs subdivision at Kingston Road (SH6) and Woolshed Road.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Agree** to extend the wastewater supply boundary for the Henley Downs and Jacks Point Village subdivisions [refer to attached proposed Wastewater Scheme Boundary plans].
3. **Agree** to extend the water supply boundary for Henley Downs subdivision at Kingston Road (SH6) and Woolshed Road [refer to attached proposed Water Scheme Boundary plans].

Prepared by:



Ulrich Glasner
Chief Engineer

28/11/2017

Reviewed and Authorised by:



Peter Hansby
General Manager, Property
and Infrastructure

28/11/2017

Background

1. The proposed residential subdivision is covered under the Jacks Point Resort Zone which was made operative in 2004. The Henley Downs and Jacks Point Village subdivisions component is located in the northern portion of the Jacks Point Resort Zone.

2. The proposed site is located along Kingston Road (SH6) and Woolshed Road in Kwarau Falls. This location is being serviced by new water and wastewater infrastructure across the new two-lane Kwarau Bridge and Kingston Road (SH6). New water and wastewater infrastructure is being planned and constructed within the Henley Downs and Jacks Point Village subdivisions including:
 - a) Wastewater pump stations
 - b) Emergency wastewater storage
 - c) Gravity sewerage
 - d) Water supply connections
3. Jacks Point Village will be solely serviced for wastewater as water supply in Jacks Point Village is supplied from a private scheme. The existing Jacks Point subdivision has its own private water and wastewater scheme.

Comment

4. Wastewater services will be available for Henley Downs and Jacks Point Village subdivisions and water supply will be available for the Henley Downs subdivision with the completion of the Kwarau Bridge and Kingston Road water and wastewater pipelines.
5. Water modelling for a population of 1800 (Henley Downs only) has been completed showing no supply constraints.
6. Wastewater modelling for a population of 2800 (combined Henley Downs and Jacks Point Village) has been completed showing no service constraints.

Options

7. Option 1 Decline the proposed water supply and wastewater service boundary adjustment.

Advantages:

8. No increase of operation and maintenance for additional infrastructure.

Disadvantages:

9. Possible installation of on-site wastewater systems with risk of negative impact on the environment by not well managed and monitored treatment systems.
10. Option 2 Approve the water supply and wastewater service boundaries adjustment.

Advantages:

11. Control over supply schemes.

12. Council obligations will be addressed.

Disadvantages:

13. Increased demand on existing infrastructure.

Significance and Engagement

14. 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

15. This matter relates to the strategic risk SR1, as documented in the Council's risk register. The risk is classed as moderate. This is because of economic, social, environmental and reputational risks.

16. A key element of this risk is meeting the current and future development needs of the community. Whilst there is an element of environmental protection to this risk, the risk relates more to the economic and social consequences of not meeting development needs. The matter therefore can be considered to terminate the risk by providing the service.

Financial Implications

17. There are no budgets or cost implications resulting from the decision.

18. The developer will be responsible for infrastructure connections and the provision of appropriate infrastructure to support the development.

19. It is acknowledged that there will be some ongoing infrastructure maintenance costs.

Council Policies, Strategies and Bylaws

20. The following Council policies, strategies and bylaws were considered:

- Water Supply Bylaw 2008
- Water supply boundary adjustment policy (November 2016)
- Water meter policy (June 2017)

21. This matter is not included in the 10-Year Plan/Annual Plan

22. No budget is necessary.

Local Government Act 2002 Purpose Provisions

23. 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 infrastructure to an agreed level of service which is safe to use and affordable.

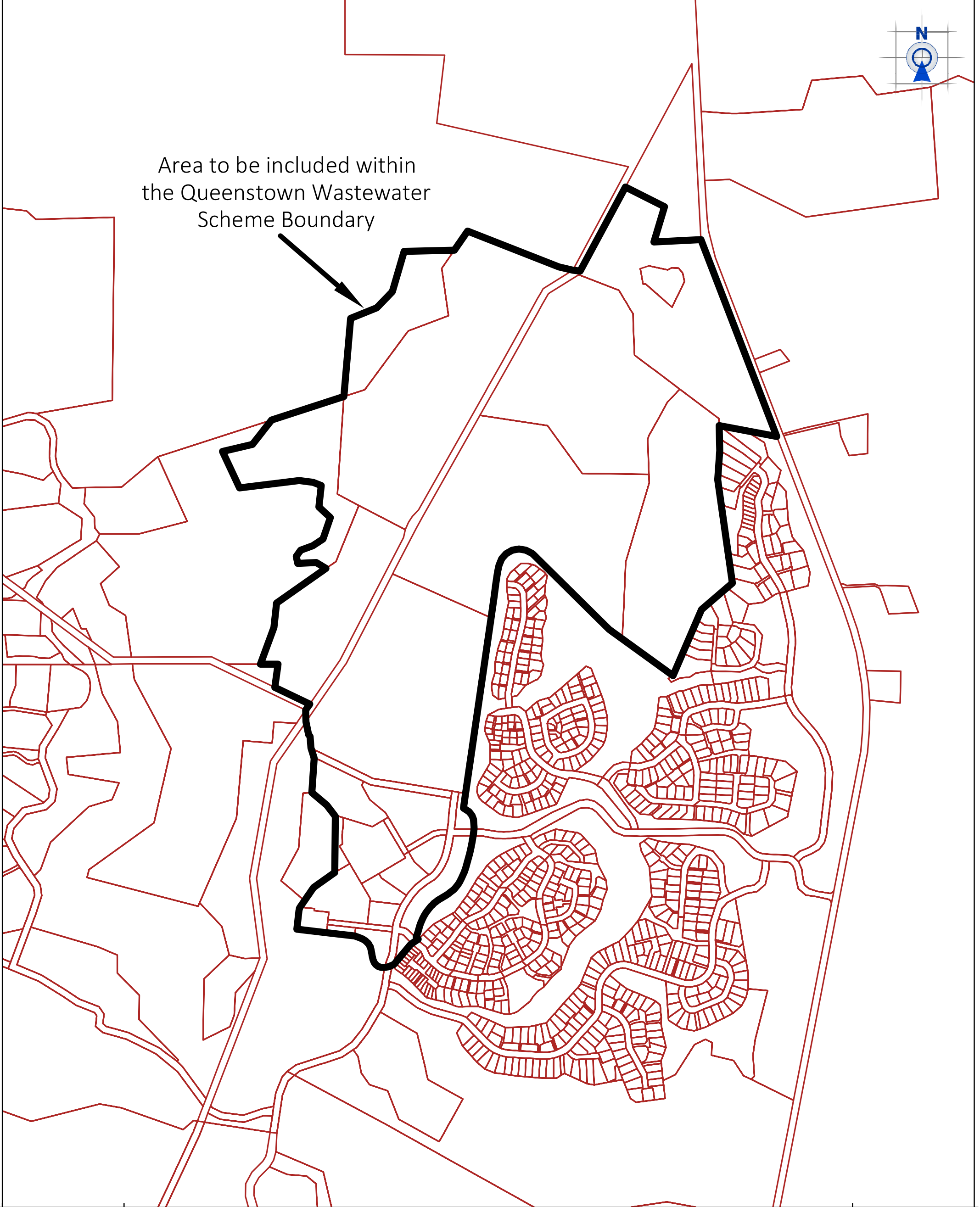
- 24. The recommended option can be implemented through current funding under the 10-Year Plan and Annual Plan.
- 25. The recommended option is consistent with the Council's plans and policies.
- 26. The recommended option would not alter significantly the intended level of service provision for any 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

- 27. Consultation has been undertaken with the developers in association with this request.

Attachments

- A. Area to be included within the Queenstown Wastewater Scheme Boundary (Plan)
- B. Area to be included within the Queenstown Wastewater Scheme Boundary (Satellite Photo)
- C. Area to be included within the Queenstown Water Scheme Boundary (Plan)
- D. Area to be included within the Queenstown Water Scheme Boundary (Satellite Photo)




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Client/Location:
RCL Henley Downs Limited
Hanley's Farm
Kingston Road, Queenstown

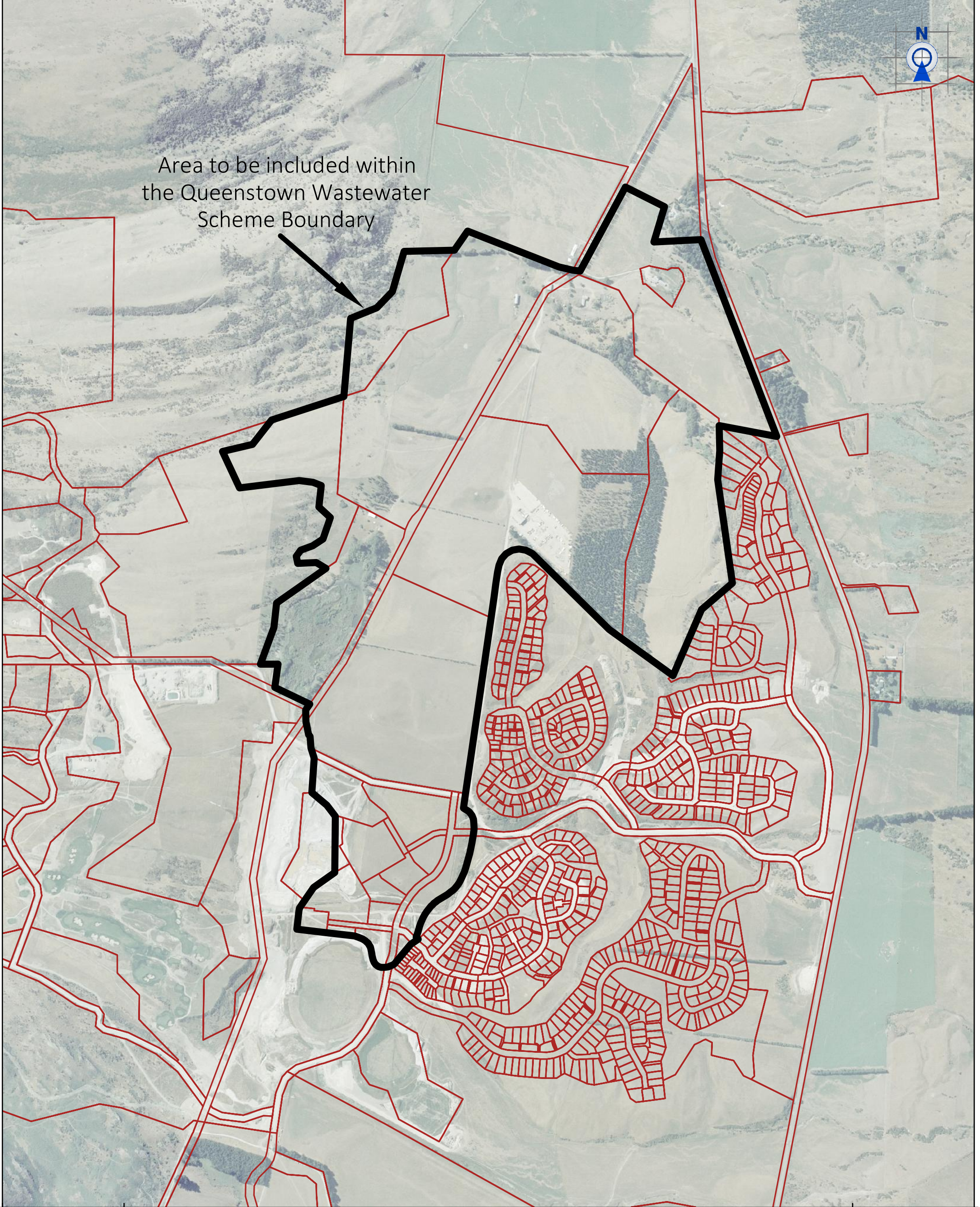
Purpose/Drawing Title:
Area to be included within the
Queenstown Wastewater
Scheme Boundary

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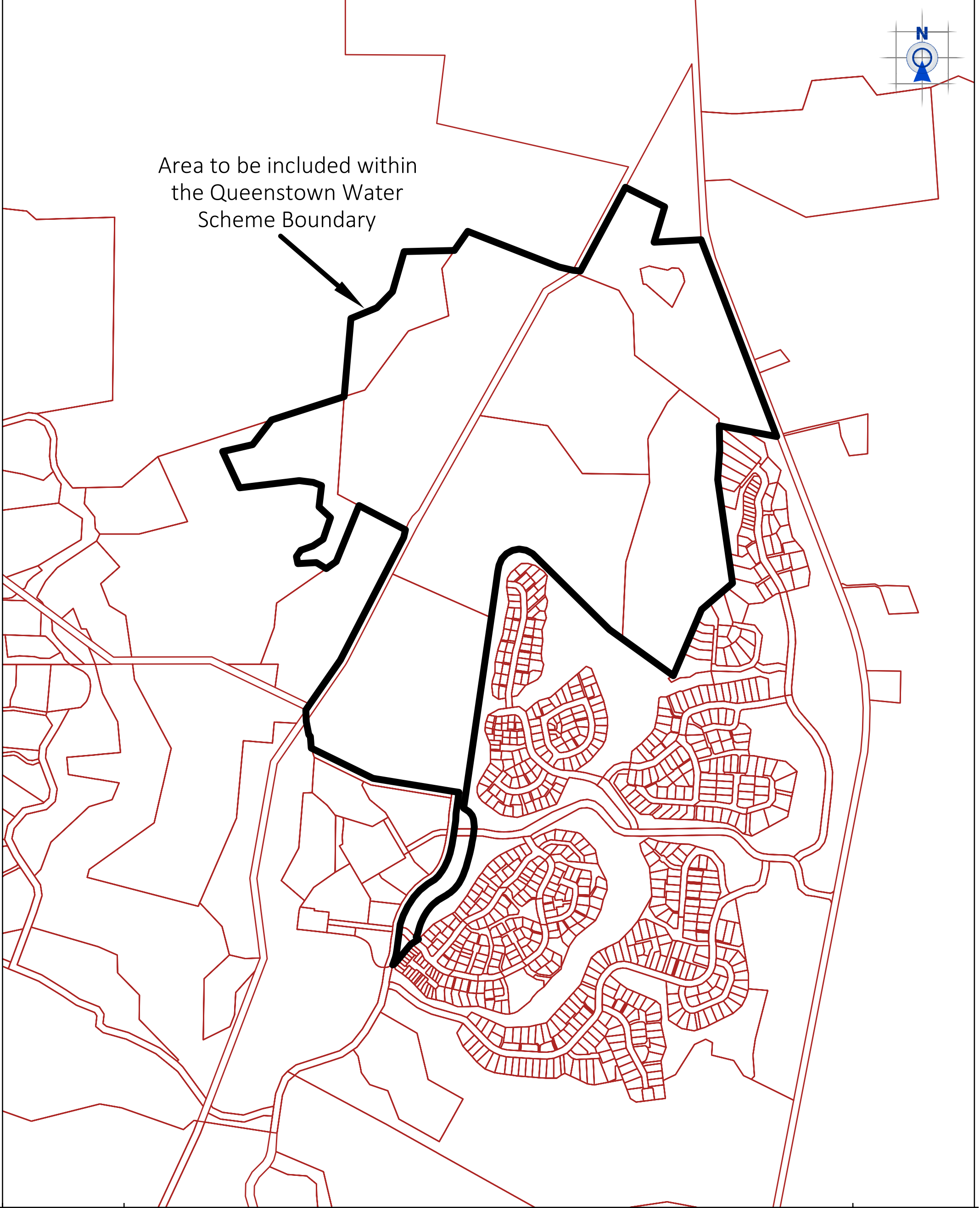
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BY: Queenstown Planner

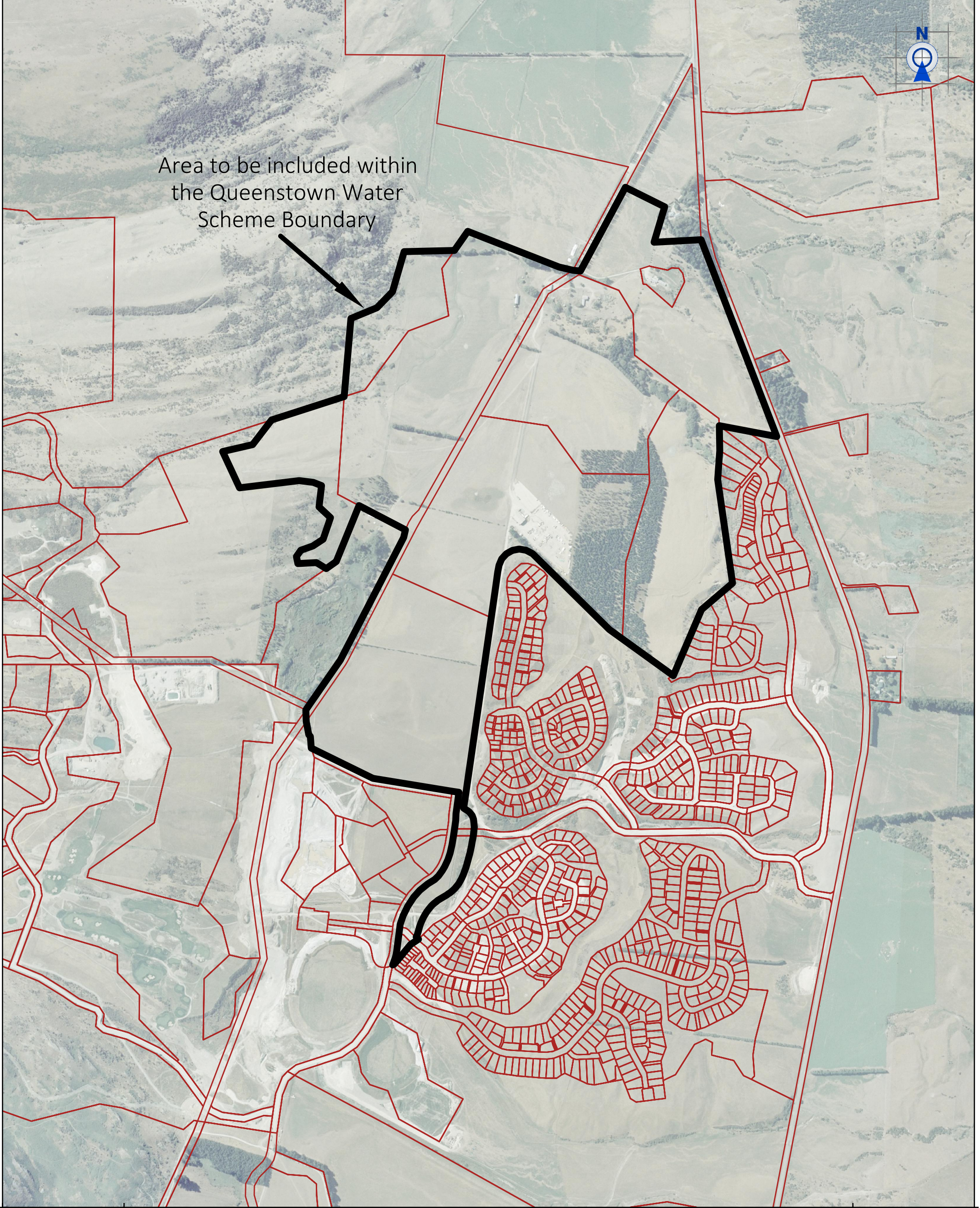
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