

**QLDC Council  
8 August 2019**

**Report for Agenda Item | Rīpoata moto e Rāraki take: 8**

**Department: Property & Infrastructure**

**Title | Taitara Water Supply and Wastewater Scheme Boundary Adjustment – Jacks Point - Willow Pond, EIC and Driving Range**

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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The purpose of this report is to to seek Council approval to extend the water and wastewater boundary for parcels of land at Jacks Point known as Willow Pond, EIC and Driving Range.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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That Council:

1. **Note** the contents of this report; and
2. Agree to extend the water and wastewater supply boundaries to include the land identified on the attachments to this report known as Willow Pond, EIC and Driving Range with in the Jacks Point area.

Prepared by:



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10/07/2019

Reviewed and Authorised by:



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10/07/2019

## CONTEXT | HOROPAKI

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- 1 An existing Developer's Agreement (Attachment A) is in place that allocates capacity within the existing infrastructure to the subject land.
- 2 **Willow Pond** is already included in the wastewater scheme boundary and the request requires only the water supply boundary to be extended around the developable portion of the land parcel.
- 3 **EIC** is currently not included in either the water supply or wastewater scheme boundaries and both have been requested to be extended around the developable portion of the land parcel.
- 4 **Driving Range** is currently not included in either the water supply or wastewater scheme boundaries; it has been requested that only the wastewater scheme boundary is extended around this piece of land.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

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- 5 The existing infrastructure has been sized to accommodate the demand from the subject areas based on the Dwelling Unit Equivalents (DUEs) allocations set out in the Developers Agreement.
- 6 Connection of the subject land to Councils infrastructure has already been agreed as part of an existing Developers Agreement

### Options

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

#### *Advantages:*

- 8 No advantages.

#### *Disadvantages:*

- 9 Without the extension of the boundaries, the subject pieces of land will still be able to connect under the Developer's Agreement in place, however rates will not be able to be levied as they will be outside the scheme boundaries.
- 10 Option 2 Approve the proposed water supply and wastewater service boundary adjustment.

#### *Advantages:*

- 11 Appropriate rates will be able to be levied once the subject land is contained within the scheme boundaries

#### *Disadvantages:*

- 12 No disadvantages.
- 13 This report recommends **Option 2** for addressing the matter because the rights to connect to Council's infrastructure are already in place in the form of a Developer's Agreement, the extensions to the scheme boundaries allows appropriate rates to be applied.

## **CONSULTATION PROCESS | HĀTEPE MATAPAKI:**

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### **> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA**

- 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.

### **> MĀORI CONSULTATION | IWI RŪNANGA**

- 15 Specific iwi consultation is not relevant to the decision sought by this report.

## **RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA**

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- 16 This matter relates to the Community & Wellbeing risk category. It is associated with RISK00012 (Core infrastructure is insufficient) within the QLDC Risk Register. This risk has been assessed as having a high inherent risk rating.
- 17 The approval of the recommended option will support the Council by allowing us to avoid the risk. This is achieved by providing the ability to connect to the Council's infrastructure.

## **FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA**

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- 18 There are no operational and capital expenditure requirements additional to existing approved budgets or Annual/Ten Year Plans. The applicant will be responsible for connecting to Council's infrastructure.

## **COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA**

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- 19 The following Council policies, strategies and bylaws were considered:
- QLDC Subdivision and Land Development Code of Practice
- 20 The recommended option is consistent with the principles set out in the named policy/policies
- 21 This matter is not included in the Ten Year Plan/Annual Plan but there is no cost to Council in approving the recommended course of action.

## LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

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22 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 [explain how it will help];
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- 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.

### ATTACHMENTS | NGĀ TĀPIRIHANGA

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A	Developer's Agreement
B	Location Plan
C	Application letter