

**Wanaka Community Board  
3 August 2017**

**Report for Agenda Item: 3**

**Department: Property & Infrastructure**

**Licence to Occupy Road Reserve – Otago Regional Council Ground Water Monitoring Bores, Hawea**

**Purpose**

The purpose of this report is to consider granting a Licence to Occupy to Otago Regional Council to occupy road reserve for the purpose of installing two ground water monitoring bores at the intersections of Domain Road and Cemetery Road & Gladstone Road and Cemetery Road, Hawea.

**Recommendation**

That the Wanaka Community Board

1. **Note** the contents of this report;
2. **Approve** granting a Licence to Occupy to Otago Regional Council to occupy road reserve for the purpose of installing ground water monitoring bores at the intersections of Domain Road and Cemetery Road & Gladstone Road and Cemetery Road, Hawea for a period of 50 years subject to the following conditions:
  - a. Works are to be undertaken in accordance with Otago Regional Council's Land Use Consent No. RM14.101.01;
  - b. A comprehensive Site Management Plan is to be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;
  - c. Bores are to be flush with the surrounding ground so as not to create a safety hazard.
  - d. A hazard marker is to be installed in accordance with the NZTA's sign specifications, specifically a WYHM Delineation and Hazard Marker (RM 17) on a frangible white post.
  - e. All services, including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for;
  - f. The applicant to be liable for any damages and/or reinstatement of Council's or any other person's property that may arise from the proposed activity. This will need to be evidenced by before and after photographs / video or similar;

- g. No compromise shall be made to Council infrastructure or access to same.
- h. The installations remain at Council's pleasure.

Prepared by:



Blake Hoger  
Property Advisor - APL

28/06/2017

Reviewed and Authorised by:



David Wallace  
Manager – Resource  
Management Engineering  
Queenstown Lakes District  
Council

20/07/2017

## Background

- 1 The Otago Regional Council ['ORC'] would like to install two groundwater monitoring bores within the road reserve at the intersections of Domain Road and Cemetery Road & Gladstone Road and Cemetery Road, Hawea.
- 2 The purpose of the bores is to continuously monitor groundwater levels and to collect groundwater quality samples. Depending on the results of the study, the bores may be nominated as a State Environment Bores. As a result, the ORC has sought to secure access to the bore for the next 50 years.

## Comment

- 3 The bore will be in the order of 35m deep. Upon completion of the drilling, an above ground lockable toby will be installed with a concrete pad around it.
- 4 A telemetry box will also be installed that will house equipment required to send real time groundwater levels back to the ORC. The telemetry box will be affixed to a post, close to the fence-line of the adjacent private property.
- 5 The application notes that the toby may stand above the ground some 50cm, however QLDC Council engineers have noted their preference for the toby to be flush with the surrounding ground surface.
- 6 Council engineers have also requested some hazard markers be placed by the bore in accordance with the NZTA's sign specifications.
- 7 Council's GIS mapping system shows the road berm at the Gladstone Road and Cemetery Road intersection as being within private land. ORC has had the area surveyed which confirmed the road berm is within the road reserve.
- 8 Following discussions with Council engineers it is recommended that any approval is subject to the following conditions:

- a. Works are to be undertaken in accordance with Otago Regional Council's Land Use Consent No. RM14.101.01;
- b. A comprehensive Site Management Plan is to be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;
- c. Bores are to be flush with the surrounding ground so as not to create a safety hazard.
- d. A hazard marker is to be installed in accordance with the NZTA's sign specifications, specifically a WYHM Delineation and Hazard Marker (RM 17) on a frangible white post.
- e. All services, including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for;
- f. The applicant to be liable for any damages and/or reinstatement of Council's or any other person's property that may arise from the proposed activity. This will need to be evidenced by before and after photographs / video or similar;
- g. No compromise shall be made to Council infrastructure or access to same.
- h. The installations remain at Council's pleasure.

## **Options**

- 9 Option 1 Council can approve the Licence to Occupy application subject to the recommended conditions.

### *Advantages:*

- 10 Groundwater levels and groundwater quality can be monitored for an extended period of time in the Hawea area.

### *Disadvantages:*

- 11 The road reserve will be occupied and may complicate future planning for Council's own infrastructure.

- 12 Option 2 Council can approve the Licence to Occupy application subject to alternative conditions or require the bores to be in different locations.

### *Advantages:*

- 13 Similar to Option 1 however Council may wish to add, amend or remove certain conditions.

### *Disadvantages:*

- 14 Similar to Option 1.

15 Option 3 Council can decline the Licence to Occupy application.

*Advantages:*

16 The road reserve will not be encumbered with infrastructure.

*Disadvantages:*

17 Groundwater levels and groundwater quality may either not be monitored or ORC will need to find another location.

18 This report recommends **Option 1** for addressing the matter.

### **Significance and Engagement**

19 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy as it relates to Council's roading network which is identified as a significant asset.

### **Risk**

20 This matter relates to the strategic risk SR3 Management Practice - working within legislation, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because a variety of operational risks (such as meeting levels of service, regulatory compliance and the health and safety risks associated with parties using roads) are triggered when the Council considers whether or not to grant the licence to occupy.

21 This matter also relates to strategic risk SR6a – assets critical to service delivery (infrastructure assets) with the risk classified as low. This is because the impact of the occupation is minimal for the public and does not have a significant permanent impact on Council's infrastructure.

22 This matter also relates to operational risk SR27 levels of service, as documented in the Council's risk register. This risk is classed as moderate. This matter relates to this risk as it requires a decision from Council for a private activity.

23 The recommended option treats the risks by ensuring conditions are included in any licence which address the risks.

### **Financial Implications**

24 There are no cost implications resulting from the decision. The Applicants have paid a fee for their application to be processed and the cost of the licence document will be met by the applicant.

### **Council Policies, Strategies and Bylaws**

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

- *Significance and Engagement Policy 2014* – providing clarity on Council's decision making processes and assessing the extent to which individuals,

organisations, groups and sectors in the community are affected by the Council's decisions.

- *Long Term Plan* – this consideration to grant or otherwise a Licence to Occupy in line with the terms of reference of the Property Subcommittee is considered part of the Council's 'Regulatory Services' outlined in the Plan.

26 The recommended option is consistent with the principles set out in the named policies.

27 This matter is not included in the 10-Year Plan/Annual Plan as the cost of the licence will be met by the applicant.

### **Local Government Act 2002 Purpose Provisions**

28 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 allowing groundwater levels and groundwater quality to be monitored at no cost to the community;
- 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**

29 Council engineers have been consulted about this application and their comments are contained within this report.

### **Attachments**

- A Site Plans
- B Survey Plan of Gladstone Road and Cemetery Road intersection
- C Photographs of similar bores and telemetry systems
- D Otago Regional Council's Land Use Consent No. RM14.101.01



## Attachment A: Site Plans



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED

 Queenstown Lakes District Council

**Webmaps** your view of your information

*Approximate location X*

26 June 2017

0 10 20 30 40 Metres

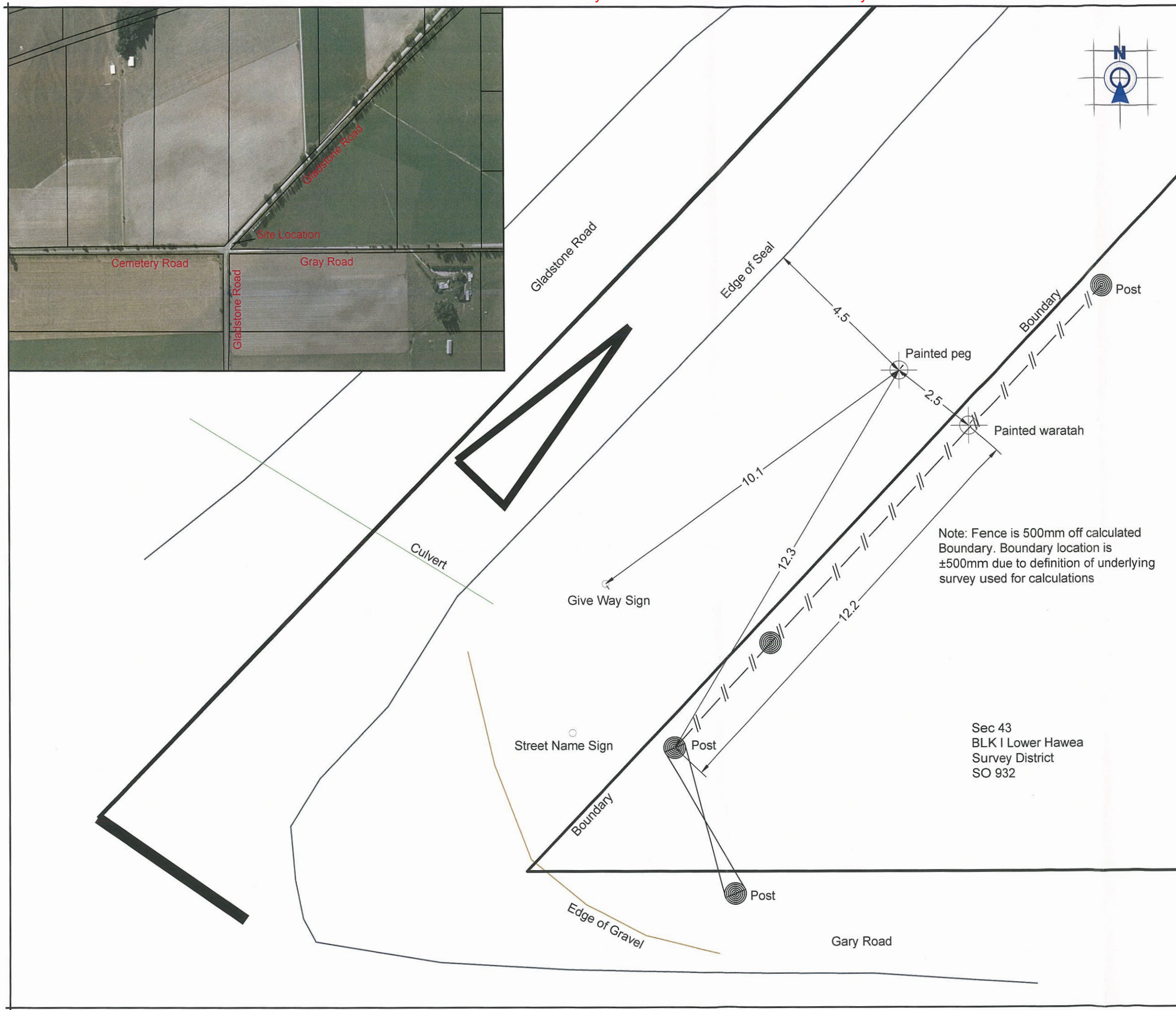






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# KEY

- Building
- Tree
- Mudtank single / double
- Stormwater Manhole / lateral
- Stormwater Line / lateral
- Foulsewer Manhole
- Foulsewer Line
- Sign
- Water toby / valve / hydrant
- Water Main
- Gas House Connection
- Gas Line
- Power Service Box
- Telecom Service Box
- Telecom Manhole
- Street Light
- Footpath / kerb / edge of seal
- Fence
- Major Contours (2.0m)
- Minor Contours (0.5m)
- Lot Boundary
- Post
- Sign Post

## NOTES:

Coordinates are in terms of Lindis Peak 2000  
Origin of coordinates: Trig B Lower Hawea SD  
813939.08mN  
386248.61mE

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www.ppgroup.co.nz  
0800 PPGROUP

**WANAKA**  
19 Reece Crescent  
or P.O. Box 283  
Wanaka 9343  
T 03 443 0110  
E wanaka@ppgroup.co.nz

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Client & Location:

**ORC - Project W6E516**  
**Gladstone Road**  
**Hawea**

Purpose & Drawing Title:

**Bore Location Diagram**  
**Gladstone Road**  
**Hawea**

Surveyed by:	PGS	Original Size:	Scale:
Designed by:	-	A3	1:100 @ A3
Drawn by:	PGS		
Checked by:	MJB		
Approved by:	MJB		DO NOT SCALE
Job No:	W5311	Sheet No:	100
		Revision No:	A
		Date Created:	01/06/2016



## Attachment C: Photographs of similar bores and telemetry systems

Upon completion of the drilling an above ground lockable toby will be installed with a concrete pad around it. A telemetry box will also be installed that will house equipment required to send real time groundwater levels back to the Otago Regional Council. An example of what the completed bore may look like is pictured below in Figure 3 and 4.



**Figure 3: Example of finished bore**



**Figure 4: Example of finished bore and telemetry system.**



Consent No. RM14.101.01

## LAND USE CONSENT

Pursuant to Section 104A of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Otago Regional Council

Address: 70 Stafford Street, Dunedin

To drill holes over aquifers across Otago for the purpose of sampling groundwater  
For a term expiring 9 May 2046

Location of consent activity: various

Legal description of consent location: various

Map Reference: Various

### Conditions

#### Specific

1. This consent shall not be subject to cancellation under S126 of the Resource Management Act.
2. All work carried out under this consent shall be to the New Zealand Standard "Environmental Standard for Drilling of Soil and Rock" NZS 4411:2001.
3. The consent holder shall ensure that any losses of water containing sediment or other contaminants to land or groundwater arising from the exercise of this consent are minimised.
4. Immediately upon completion of drill holes, the consent holder shall ensure that the drill holes are appropriately sealed/grouted and backfilled to prevent the ingress of contaminants.
5. The consent holder shall advise the Environmental Services Department of the Otago Regional Council of any location of a bore where the bore is to be left as a monitoring bore. The location in map reference NZTM northing and easting shall be provided.

#### Notes to Consent Holder

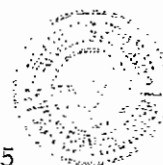
1. This consent does not confer any access to land.

Issued at Dunedin this 9<sup>th</sup> day of May 2014

A handwritten signature in cursive script, appearing to read "Marian Weaver".

Marian Weaver

Resource Manager Procedures and Protocols



A handwritten mark or signature in the bottom right corner of the page.