

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Stage 3 of the
Proposed District Plan

**STATEMENT OF EVIDENCE OF RICHARD ROBERT POWELL
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

INFRASTRUCTURE – THREE WATERS – REZONING REQUESTS

18 March 2020

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CONTENTS

	PAGE
1. INTRODUCTION	1
2. SCOPE.....	1
REQUESTS FOR REZONING – GENERAL INDUSTRIAL ZONE	3
3. THE STATION AT WAITIRI LIMITED - 3357	3
4. CARDRONA CATTLE COMPANY LIMITED (3349).....	4
5. UPPER CLUTHA TRANSPORT LIMITED (3256).....	4
6. SOUTHERN VENTURES PROPERTY LIMITED (3190).....	5
7. STREAT DEVELOPMENTS LIMITED (3221 & 3222).....	6
8. AARON AND SALLY FORD (3261)	7
9. UNIVERSAL DEVELOPMENTS LIMITED (3248).....	8
10. DANIEL MARTIN (3259).....	9
11. CARDRONA VILLAGE LIMITED (31019).....	9
12. MARK BUTSON (31036)	10
13. JUDITH AND RUSSELL BROWN (31046)	11
14. LAKE MCKAY PARTNERSHIP (3196)	12

1. INTRODUCTION

1.1 My full name is Richard Robert Powell. I hold a degree in Land Planning and Development from University of Otago. I have 12 Years' experience in Civil Engineering, 10 of those years within the Queenstown Lakes District. I have been employed as a Development Infrastructure Engineer at Queenstown Lakes District Council (**QLDC** or **Council**) since 2019. Prior to QLDC I was employed by RDA Consulting as a Civil Engineer.

1.2 My current role at QLDC involves assessing how proposed developments can be serviced, this requires a degree of knowledge around existing constraints within the networks as well as being aware of programmed upgrade works. This is similar to the assessments I have undertaken to produce this evidence.

1.3 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.

2. SCOPE

2.1 I have been asked to provide evidence in relation to twelve submissions seeking site specific rezoning's. My evidence focuses on infrastructure-related effects in relation to individual submissions which have been broadly categorised into two groups:

Requests for rezoning's - General Industrial Zone

- (a) The Station at Waitiri Limited (**3357**);
- (b) Cardrona Cattle Company Limited (**3349**);
- (c) Upper Clutha Transport Limited (**3256**).

Requests for rezoning's – Settlement Zone and Lower Density Suburban Residential Zone

- (a) Southern Ventures Property Limited (**3190**) and
- (b) Streat Developments Limited (**3221 & 3222**)
- (c) Aaron and Sally Ford (**3261**);
- (d) Universal Developments Limited (**3248**);
- (e) Daniel Martin (**3259**);
- (f) Cardrona Village Limited (**31019**);
- (g) Mark Butson (**31036**);
- (h) Judith and Russell Brown (**31046**);
- (i) Lake McKay Partnership (**3196**).

2.2 I have provided my view on each of the submission requests as to whether I oppose the relief sought, or whether I do not oppose the relief sought in terms of infrastructure effects.

2.3 In assessing each of the site specific submissions, I have considered three key points:

- (a) the serviceability of the area, whether it is anticipated that the site would connect to the Council's **water supply** and **wastewater networks**.
- (b) the location of the area in terms of elevation, whether the area will have adequate **water pressure** and can drain **wastewater** under gravity, and if it is adjacent to similarly zoned land to support efficient servicing of the area; and
- (c) if the area will be serviced by the Council's network, whether there are any capacity issues, and if there are whether there are projects to resolve them within the Long Term Plan (**LTP**).

REQUESTS FOR REZONING – GENERAL INDUSTRIAL ZONE

3. THE STATION AT WAITIRI LIMITED - 3357

- 3.1 The submitter has sought a rezoning at Victoria Flats, Gibbston Valley from Gibbston Character Zone (**GCZ**) to General Industrial Zone (**GIZ**). The land is located outside of the urban growth boundary (**UGB**). The site has an area of 447,000m² with the net site area for development being approximately 303,960m². This would enable the creation of approx. 304 lots. It is also noted that the submitter has requested that no minimum lot size be applied to the zone. If that was the case it would be impossible to assess the potential yield, so I assess this submission with the GIZ minimum lot size.
- 3.2 QLDC has no infrastructure in this area and there are no programmed LTP works to extend networks to this area.
- 3.3 **Wastewater:** Existing buildings/building platforms in this area currently require individual onsite wastewater disposal systems. If maximum development under the GIZ were to take place it is envisioned that a large centralised wastewater treatment plant will be required, consent from the Otago Regional Council will be needed for this. No evidence has been provided by the submitter to show on-site wastewater disposal is feasible on this scale in this location.
- 3.4 **Storm water:** Existing buildings/building platforms in this area currently require onsite storm water disposal. Any further development would also require onsite attenuation and disposal.
- 3.5 **Water supply:** Water is currently supplied by private bores; river takes or from an existing water race. Further information on the capacity of the existing private water supplies will need to be provided and confirmation that they meet NZ drinking water standards if these are proposed to be used. Consent from ORC will be required for any new bores.
- 3.6 From an infrastructure perspective I oppose the proposed relief due to insufficient evidence of onsite infrastructure feasibility being provided

by the submitter. Council owned Infrastructure is not available to support growth in this area however there are options available for development to be serviced using privately owned systems. I would expect that the submitter/developer would have to provide on-site infrastructure and this would need to be a requirement of the rezoning, if approved.

4. CARDRONA CATTLE COMPANY LIMITED (3349)

4.1 The submitter has sought a rezoning at Victoria Flats, Gibbston Valley to GIZ. The land is indicated as currently being partially within the PDP GCZ and partially within the PDP Rural Zone. It is located outside of the UGB and classified as an ONL. The site has an area of 435,712 m². The net site area for development would be 296,285 m² (following removal of 32% for roads and reserves). This would enable the creation of approx. 296 lots. It is also noted that the submitter has requested that no minimum lot size be applied to the zone.

4.2 My assessment of this submission is exactly the same as for The Station at Waitiri submission (3357) directly above. I refer to and adopt that same reasoning, and conclusions, as set out in Section 3. For the avoidance of doubt, I confirm that from an infrastructure perspective I oppose the proposed relief due to insufficient evidence of onsite infrastructure feasibility being provided by the submitter.

5. UPPER CLUTHA TRANSPORT LIMITED (3256)

5.1 The submitter has sought a rezoning of a piece of land located between Luggate and the Clutha River at Victoria Flats, from PDP Rural Zone to GIZ. The site is located outside of the UGB and classified as a Rural Character Landscape. The site has an area of 138,900 m². The net site area would be 94,452 m² (following removal of 32% for roads and reserves). This would enable the created of approx. 95 lots.

- 5.2 Water supply:** Capacity issues within Luggate's water supply system already exist and investigations into upgrade options (as set out in the current LTP) are underway and will be constructed once confirmed.
- 5.3** To identify if the upcoming upgrades have sufficient capacity to supply the proposed rezoning, calculations of expected demand will need to be provided by the submitter and modelling of the system will need to be undertaken.
- 5.4 Wastewater:** An existing (Council owned) wastewater pumping main, that sends Luggate's wastewater to Project Pure (treatment plant), is located to the south-west of the subject land, a suitable connection point to this line is located approximately 800m from the closest edge of the site. To ensure the pumps and pipe have capacity for this additional connection (i.e. the rezoning) calculations of the expected wastewater generation will need to be provided and modelling of the system will need to be undertaken.
- 5.5 Storm water:** A natural water course is located adjacent to the subject lands south-east boundary this is considered a suitable location to discharge storm water.
- 5.6** Excluding the LTP planned water supply upgrades mentioned above, no other infrastructure upgrades are programmed to service this area.
- 5.7** From an infrastructure perspective I oppose the relief. Until such time that sufficient information has been provided to ensure that Council's infrastructure can service the subject site either as is (with appropriate connections) or with required upgrades that will be undertaken by the developer.

REQUESTS FOR REZONINGS – SETTLEMENT ZONE AND LOWER DENSITY SUBURBAN ZONE

6. SOUTHERN VENTURES PROPERTY LIMITED (3190)

- 6.1** The submitter has sought a rezoning of a piece of land at the western edge of Albert Town, to a LDSRZ (density: 450m²) partial rezoning of

site with remainder kept as Rural Lifestyle and maybe a BRA. Yield of 65 residential lots.

- 6.2 Water supply:** infrastructure is available in the vicinity of the subject land, modelling of the network will need to be undertaken by the submitter prior to any rezoning to confirm capacity or identify necessary upgrades.
- 6.3 Wastewater:** Several possible wastewater connections are available to the site which flow to the Willow Terrace pump station. The capacity of the pump station will need to be confirmed by the submitter as able to take the expected flows before any rezoning can occur.
- 6.4 Storm water:** A natural water course runs along the southeast boundary of the subject site, with suitable treatment and attenuation storm water generated from the site could be discharged to this water course.
- 6.5** No upgrades to Council's infrastructure are programmed in this area however it is noted that the subject site is located within the existing Water Supply, Wastewater and Storm water scheme boundary.
- 6.6** From an infrastructure perspective I oppose the relief sought, until such time that sufficient information has been provided to ensure Council's infrastructure can service the subject site either as is (with appropriate connections) or with required upgrades that would need to be funded by the developer.

7. STREAT DEVELOPMENTS LIMITED (3221 & 3222)

- 7.1** The submitter has sought a rezoning of a piece of land to the southwest of Hawea, to a Hawea Settlement or residential zone with a potential yield of **119 residential lots** based on min lot size of 800m²
- 7.2 Water supply:** is available along the northern boundary of the subject site. Modelling of the network will need to be undertaken by the

submitter prior to any rezoning to confirm capacity or identify necessary upgrades.

7.3 Wastewater: infrastructure is located adjacent to the subject sites east and south boundary. There are no known capacity issues in the adjacent wastewater reticulation however capacity issues currently exist at the treatment plant. Works are programmed to decommission the existing wastewater treatment plant and provide connection to the Project Pure treatment system within the year 2022 removing this constraint at the treatment plant. The capacity of the Project Pure treatment plant and the size of the connecting pipe take into account the future growth of Hawea, including development of the subject area. Given this timing I do not oppose this rezoning from a wastewater perspective.

7.4 Storm water: There is no storm water infrastructure in the vicinity of the subject site, as with neighbouring developments onsite storm water disposal is considered to be feasible and appropriate.

7.5 From an infrastructure perspective I oppose the proposed relief, until such time that sufficient information has been provided to ensure that Council's water supply infrastructure can service the subject site. It is noted that the subject site is located within the existing Water Supply, Wastewater and Storm water scheme boundary.

8. AARON AND SALLY FORD (3261)

8.1 The submitter has sought a rezoning of a piece of land to the southwest of Hawea, to a Hawea Settlement or residential zone with a potential yield of **119 residential lots** based on min lot size of 800m².

8.2 This is the same rezoning submission as addressed in Section 7, and I refer to adopt that evidence and conclusions. For the avoidance of doubt, I confirm that from an infrastructure perspective, I oppose the relief sought on the basis insufficient evidence has been provided with the submission, demonstrating that Council's water supply infrastructure can service the site.

9. UNIVERSAL DEVELOPMENTS LIMITED (3248)

- 9.1 The submitter does not seek specific zones to apply at this stage, rather my understanding is the submission creates scope for a range of urban zones to be considered – as shown in their submission. The Hawea Special Housing Area yield of 490 residential lots plus additional land including Streat Developments = approx. **1,800 residential lots** total yield of (rough estimate based on mixed low-high zoning average of 600m² across the entire site of less commercial, community etc).
- 9.2 **Water supply:** is available along the northern boundary of the subject site, modelling of the network will need to be undertaken by the submitter prior to any rezoning to confirm capacity or identify necessary upgrades.
- 9.3 **Wastewater:** infrastructure is located adjacent to the subject sites east and south boundary. There are no known capacity issues in the adjacent wastewater reticulation however capacity issues exist at the treatment plant. Works are programmed to decommission the existing wastewater treatment plant and provide connection to the Project Pure treatment system within the year 2022 removing this constraint at the treatment plant. The capacity of the Project Pure treatment plant and the size of the connecting pipe take into account the future growth of Hawea, including development of the subject area. Given this timing I do not oppose this rezoning from a wastewater perspective.
- 9.4 **Storm water:** There is no storm water infrastructure in the vicinity of the subject site, as with neighbouring developments onsite storm water disposal is considered to be feasible and appropriate.
- 9.5 From an infrastructure perspective I oppose the relief sought, until such time that sufficient information has been provided by the submitter demonstrating that Council's water supply infrastructure can service the subject site. It is noted that the subject site is located within the

existing Water Supply, Wastewater and Storm water scheme boundary.

10. DANIEL MARTIN (3259)

10.1 The submitter has proposed that existing subdivisions, specifically Grandview and Sentinel Park are permitted to have lot sizes of 1000 sqm as opposed to the current 2000 sqm minimum. This will see a potential increase of 45 residential lots in Hawea (based on 15 LLRA lots along Grandview Road and submitter's request for 1000m² min lot size).

10.2 Infrastructure for all 3 waters have been installed as part of the underlying subdivision. It is noted that the existing subdivisions are located within the 3 waters scheme boundaries. Investigation into the capacity of the existing reticulation will need to be undertaken to ensure capacity exists for the expected additional loads or identify required upgrades. That analysis has not been provided with the submission.

10.3 **Wastewater:** The current Hawea Wastewater treatment plant does not have capacity to take additional loads above what is already permitted to be developed within the current scheme boundary. Works are programmed to decommission the existing wastewater treatment plant and provide connection to the Project Pure treatment system within the year 2022 removing this constraint.

10.4 From an infrastructure perspective I oppose the proposed submission, until such time that sufficient information has been provided by the submitter, demonstrating the existing reticulation has sufficient capacity for the additional lots.

11. CARDRONA VILLAGE LIMITED (31019)

11.1 This submission is in support of higher permitted density within Cardrona to a minimum lot size of 800 sqm. This would permit another 7 residential lots.

- 11.2 Water supply:** infrastructure within Cardrona is made up of a number of private schemes. Evidence of consent to connect and consented volume take from the private water schemes will be required from the systems owner and be provided by the submitter prior to a rezoning occurring.
- 11.3 Wastewater:** treatment within Cardrona is at limited capacity. Modelling of the reticulation and treatment plant would be required to confirm capacity. QLDC has entered into an agreement (Development Agreement) with a developer to work together towards the development of a new wastewater treatment plant to service Cardrona valley including the village. The agreement is conditional and the details are being worked through.
- 11.4 Storm water:** There is no storm water infrastructure in the vicinity of the subject site, as with neighbouring developments onsite storm water disposal is considered to be feasible and appropriate.
- 11.5** From an infrastructure perspective I oppose the proposed submission. until such time that sufficient information has been provided by the submitter, demonstrating that an additional 7 lots can be serviced by private networks, Council infrastructure or a combination of both.

12. MARK BUTSON (31036)

- 12.1** This submission is in support of higher permitted density within Cardrona to a minimum lot size of 800 sqm, this would permit another 2 residential lots.
- 12.2 Water supply:** Infrastructure within Cardrona is made up of a number of private schemes. Evidence of consent to connect and consented volume take from the private schemes will be required from the systems owner and be provided by the submitter prior to any rezoning occurring.

- 12.3 Wastewater:** treatment within Cardrona is at limited capacity however two additional lots is considered negligible to the functioning on the system. Existing infrastructure could support this.
- 12.4 Storm water:** There is no storm water infrastructure in the vicinity of the subject site, as with neighbouring developments onsite storm water disposal is considered to be feasible and appropriate.
- 12.5** From an infrastructure perspective I oppose the proposed submission. until such time that sufficient information has been provided by the submitter demonstrating that an additional 2 lots can be serviced by private water supply networks.

13. JUDITH AND RUSSELL BROWN (31046)

- 13.1** This submission is in support of higher permitted density within Cardrona to a minimum lot size of 800 sqm. This would permit another 5 residential lots.
- 13.2 Water supply:** infrastructure within Cardrona is made up of a number of private schemes. Evidence of consent to connect to and consented volume take from the private schemes will be required from the systems owner prior to any rezoning.
- 13.3 Wastewater:** treatment within Cardrona is at limited capacity however five additional lots is considered negligible to the functioning on the system, existing infrastructure could support this.
- 13.4 Storm water:** There is no storm water infrastructure in the vicinity of the subject site, as with neighbouring developments onsite storm water disposal is considered to be feasible and appropriate.
- 13.5** From an infrastructure perspective I oppose the proposed submission. until such time that sufficient evidence has been provided by the submitter, demonstrating that an additional 5 lots can be serviced by private water supply networks.

14. LAKE MCKAY PARTNERSHIP (3196)

- 14.1** This submission in support of 800m2 minimum lot size at Luggate. On this site it would increase the yield to 97 additional residential lots above the current baseline.
- 14.2** **Wastewater:** A wastewater rising main which connects Luggate to Project Pure is located along the northern boundary of the subject land. Investigation will need to be undertaken by the submitter to confirm capacity exists within this line to accommodate the expected additional flow and to determine a suitable connection point.
- 14.3** **Water supply:** There is potential to connect services from a private bore and network. Modelling of the Luggate network would need to be undertaken by the submitter prior to any rezoning occurring, to confirm capacity if a connection was to be made to this network, a suitable connection point would also need to be determined.
- 14.4** **Storm water:** There is no storm water infrastructure in the vicinity of the subject site, onsite storm water disposal is considered to be feasible and appropriate.
- 14.5** From an infrastructure perspective I oppose the proposed submission, until such time that sufficient evidence has been provided by the submitter, demonstrating solutions available to service this density by private networks, Council infrastructure or a combination of both.



Richard Powell

18 March 2020