

**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 re-notified Stage 1
submissions: Gertrude's
Saddlery Limited and
Larchmont
Developments Limited
at Arthurs Point

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

INFRASTRUCTURE – THREE WATERS

18 OCTOBER 2022

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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 14 years' experience in Civil Engineering, 12 of those years working within the Queenstown Lakes District. I am employed as a Senior Infrastructure Development Engineer at Queenstown Lakes District Council (**QLDC**) and have been employed by QLDC since 2019.
- 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** I have assisted QLDC with Stage 2 of the Proposed District Plan (**PDP**) as an expert witness. I filed evidence, and appeared before the Independent Hearing Panel, in relation to infrastructure and three waters matters arising from a number of Stage 2 rezoning requests. I have also provided expert evidence in relation to the Middleton Family Trust Environment Court appeal, seeking a rezoning at Tuckers Beach.
- 1.4** In preparing this evidence, the key documents I have read and used to inform my views include:
- (a) Statement of evidence of Ulrich Glasner (Infrastructure) for Hearing 13 Queenstown Mapping, dated 24 May 2017; rebuttal evidence of Ulrich Glasner dated 7 July 2017; reply evidence of Ulrich Glasner dated 6 October 2017.
 - (b) Evidence of John McCartney for Swan and Larchmont Properties Ltd dated 8 June 2017;
 - (c) Report and Recommendations of Independent Commissioners Regarding Mapping of Arthurs Point (Report 17-4); and
 - (d) PDP Chapter 27, Subdivision and Development.
- 1.5** 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 on infrastructure-related effects in relation to the submissions by Gertrude's Saddlery Limited (**Gertrude's Saddlery**) and Larchmont Developments Limited (**Larchmont**) on Stage 1 of the Queenstown Lakes Proposed District Plan (**PDP**), seeking site specific re-zoning of land at Arthurs Point from Rural Zone to Lower Density Suburban Residential (**LDSR**).
- 2.2 The submissions seek that the land at Part Section 1 SO 24074, Lots 1-2 DP 307630 and Lot 2 DP 398656, Arthurs Point (**submission site**) be rezoned from Rural Zone to LDSR. Alongside this, the submitters are seeking changes to the Urban Growth Boundary (**UGB**) to include the rezoned LDSR as well as changes to exclude the submission site from the Outstanding Natural Landscape (**ONL**).
- 2.3 I understand this primary relief would allow for 87 lots to be developed.
- 2.4 On Friday 14 October 2022, the submitters filed a memorandum confirming a refined rezoning request (through an associated structure plan) consisting of:
- (a) LDSR: 0.79ha
 - (b) Large Lot Residential (B) Zone (**LLR B**): 5.02ha.
- 2.5 I understand from counsel that the submitters have acknowledged that they would agree to a maximum of 30 lots under this revised relief, and I assess 30 lots as the maximum density in my evidence.

2.6 I am generally familiar with the appeal site and surrounding environment and have undertaken a desktop study of the area and its surrounds during my assessments.

3. EXECUTIVE SUMMARY

3.1 I do not oppose the re-zoning of the land at Arthurs Point to the refined version of limited LDSR and LLR B based on a total number of allotments of 30, from either a water supply or stormwater perspective.

3.2 I also do not oppose the proposed rezoning from a wastewater perspective. However, there is no current capacity to connect to the wastewater system and while there is allocated funding for the necessary upgrade, this is not scheduled to be completed until 2025.

4. WASTEWATER

4.1 I anticipate that the existing downstream infrastructure is able to accommodate the additional demand from the proposed rezoning, with one current exception.

4.2 There is a downstream constraint within a section of pipe running adjacent to Robins Road, which has been identified in previous modelling undertaken for other developments within this catchment. This constraint has become real in the last few years due to further development within Arthurs Point and along Gorge Road.

4.3 The funding required for the project that will remedy this constraint is in the Council's Long Term Plan and is currently being determined through a business case process. This project is programmed to be completed mid-2025.

4.4 I consider this network to be near capacity due to the Robins Road constraint. The remaining capacity within the network has been allocated to consented developments within already zoned land, and there is no further capacity to allocate until this constraint is removed.

4.5 I do not oppose the proposed relief from a wastewater perspective subject to the Robins Road solution being completed, which is programmed for mid-2025.

5. WATER SUPPLY

5.1 It appears that the site would be able to be provided with water by an extension to the existing network. While there is a lack of water storage within the network on the north side of the Shotover River, an additional 30 lots relying on this network will have a negligible effect on the level of service for the existing users of the network. I note that any further intensification of the subject area above the 30 lots proposed will require additional storage solution to be in place on the North side of the Shotover River.

5.2 Based on the above I do not oppose the proposed relief being sought.

6. STORMWATER

6.1 The existing stormwater network in this area has not been sized to accommodate stormwater flows from the proposed rezoned area, due to the topography it is unlikely the existing infrastructure could service the site by gravity. It is anticipated that the stormwater will be treated and disposed within the site, this is an acceptable approach that is allowed for in QLDC's Land Development and Subdivision Code of Practice .

6.2 I do not oppose the rezone from a stormwater perspective.



Richard Powell
18 October 2022