

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan –
Hearing Topic 13 – Queenstown Annotations and Rezoning
Requests (Rural Group 2)

STATEMENT OF EVIDENCE OF KEN GOUSMETT FOR

Gibbston Valley Station Limited (#827)

Dated 28 August 2017

INTRODUCTION

- 1 My full name is Ken Gousmett. My qualifications and experience are set out in my Evidence in Chief.
- 2 This Summary of Evidence sets out the key points within my Evidence in Chief. I have also read the evidence of Mr Ulrich Glasner on behalf of Queenstown Lakes District Council, and I have responded to his comments.
- 3 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. This summary of evidence has been prepared in accordance with it and I agree to comply with it. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

WATER SUPPLY

- 4 Two sources of water have been confirmed, these are Toms Creek which has a large upland catchment on the south side of SH6 and the Kawarau River. There is preliminary design for both supplies and Gibbston Valley Station holds consents for water takes for both water sources. It is likely that both sources will be used for the development of Gibbston Valley Station.

WASTEWATER TREATMENT AND DISPERSAL

- 5 Gibbston Valley Wines Ltd currently operates a wastewater treatment facility for the existing winery under consents issued by the Otago Regional Council in 2014.
- 6 Gibbston Valley Station did hold a consent to discharge treated wastewater issued by the Otago Regional Council in 2008 for the Gibbston Valley Station project but this has since lapsed. A renewal application is being prepared for the same dispersal site and for the same flow rate.

WATER SUPPLY AND WASTEWATER INFRASTRUCTURE

- 7 From my review of the development activities that are provided for throughout the proposal and taking into account the areas of land available for wastewater management and sources for water supply, I consider that disposal of wastewater and the supply of water can be satisfactorily managed on-site while avoiding adverse off-site effects.

STORMWATER

- 8 There are ample opportunities to direct stormwater from the proposed development to existing water courses and streams that flow through culverts under SH6. Some consents from the Otago Regional Council are already held for larger flows, by Gibbston Valley Wines Ltd and Gibbston Valley Station.

POWER SUPPLY and TELECOMMUNICATIONS

- 9 Both utility companies provided letters to Gibbston Valley Station for the previous development proposal, confirming that they could provide power and telecommunication supply in 2008. Updated letters will be sought for any zone and development changes as part of land use consenting.

NATURAL HAZARDS

- 10 Tonkin and Taylor Geotechnical Engineers prepared a Natural Hazard Assessment and Preliminary Geotechnical Investigation for the Gibbston Valley Station proposal in March 2008, a copy of which investigation report comprises Appendix 7 to Mr Giddens' evidence in chief ("the T&T report"). The potential risk to property was assessed as Nil, Very Low, Low, Low to Moderate and Moderate (for earthquake ground shaking) for ten listed hazards including liquefaction (Very Low to Nil). Refer page 17 of the T&T report.
- 11 There are six pages of Conclusions and Recommendations in this very comprehensive report (pages 32 to 37 of the T&T report).
- 12 A follow up letter from Tonkin and Taylor dated 04 April 2008 added detail to three specific areas (copy attached).
- 13 The upper part of the AA8 area adjacent to Resta Road is the only area of the current development proposal that is outside the Tonkin and Taylor report study area. This will need further geotechnical investigation which will be done at the resource consent application stage when there will be more design detail.

EVIDENCE OF ULRICH GLASNER FOR QLDC

- 14 I confirm that the development proposal will be serviced privately at the developer's cost and that there will be no increase in the QLDC infrastructure requirements.

Ken Gousmett

28 August 2017