

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

**UNDER THE** Resource Management Act 1991 ("**Act**")  
**IN THE MATTER OF** Stage 3b Proposed District Plan – Rural Visitor  
Zone  
**BETWEEN** **GIBBSTON VALLEY STATION LIMITED**  
Submitter #31037  
**AND** **QUEENSTOWN LAKES DISTRICT COUNCIL**  
Planning Authority

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**EVIDENCE OF CHRIS BROWN IN SUPPORT OF  
THE SUBMISSION OF GIBBSTON VALLEY STATION LIMITED**

**29 MAY 2020**

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**EXECUTIVE SUMMARY**

- A. This report talks through the infrastructure requirements for the proposed Rural Visitor Zone within Gibbston Valley.
- B. In my opinion, I see no adverse effects to the environment, or design limitations that cannot be resolved as part of the Resource and Building Consent processes for water supply, wastewater, stormwater, power supply or telecommunications.

## **INTRODUCTION**

### **Qualifications and experience**

1. My full name is Christopher William Brown.
2. I am a Senior Project Manager with Rubix Ltd.
3. Qualifications:
  - (a) Bachelor of Engineering (Civil); and
  - (b) Masters of Engineering Management.

### **Code of conduct**

4. Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it.
5. 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.

## **BACKGROUND INVOLVEMENT**

6. I have reviewed the submission made by Gibbston Valley Station Limited (“**GVS**”) in respect of this hearing topic, # 31037.
7. I confirm I have been working with Gibbston Valley Winery for the last two (2) years mainly involved with their lodge accommodation project next to their existing vineyard (RM180550).

## **SCOPE OF EVIDENCE**

8. My evidence addresses the following:
  - (a) The servicing/infrastructure issues associated with water supply, wastewater, stormwater, power supply and telecommunications arising from the potential rezoning of land to Rural Visitor Zone (“**RVZ**”) as sought by GVS.

### **Assessment**

9. I understand that no issues have been raised in respect of servicing/infrastructure, however, GVS wished to address these matters.
10. As with current services for Gibbston Valley Winery/Station, all infrastructure will be designed and constructed to meet the relevant NZ Standards and QLDC subdivision Code of Practice.
11. Water Supply
  - (a) As there is no Council supplied water available within Gibbston Valley, other alternatives have been investigated. These include

extracting water from the Kawarau River and using existing water rights from Toms Creek.

- (b) Kawarau River – this runs along the full length of the northern boundary of the Gibbston Valley Station property and carries a large flow even during low flow periods, with an average flow of around 216 cumecs.
- (c) Gibbston Valley Station currently has approval to take 44,288 cubic meters per month from the Kawarau River as a permitted activity as per consent 2008.370.V2. This is based on a proposed pump station located on the true right bank of the Kawarau River, approximately 880m NE of the intersection of Gibbston Highway and Chard Road.
- (d) Toms Creek – This is located approx. 2.8km West of the intersection of Coal Pit Road and Gibbston Back Road. It runs through Gibbston Valley Station property, with the station currently having an approved water permit (4059VI). The advantage of Toms Creek is the little additional pumping required (due to the height of the existing intake), and the existing water permit, but as a limited water source further investigation is required as part of design to determine volume required versus water availability compared with the economics of installation.
- (e) I confirm pipework routes from Toms Creek and/or Kawarau pumped to the proposed rural zoning would be achievable across Gibbston Valley Station or Gibbston Valley Winery land.
- (f) Stormwater collection and treatment on site will also be investigated in the design process.
- (g) I consider that there are sufficient water resources available to serve the zoning proposal in a way that would not adversely affect the environment.

## 12. Wastewater

- (a) As there is no Council supplied waste water infrastructure available within Gibbston Valley, onsite disposal is required.
- (b) Gibbston Valley Winery development currently treats its wastewater onsite as per the approved Otago Regional Council consent, 14.012.
- (c) With the availability of land and by using current wastewater management techniques, it is in my opinion that wastewater from this development can be satisfactorily managed onsite while avoiding adverse effects.
- (d) Design and approval of such system will be managed as part of the Resource consent and/or building consent process.

## 13. Stormwater

- (a) As there is no Council supplied stormwater infrastructure available within Gibbston Valley, onsite disposal is required.

- (b) All stormwater runoff from hard surfaces including but not limited to buildings, driveways and roads, will be collected and piped into existing water courses.
- (c) The existing grassed and gravel water courses are ideal traps of suspended solids that may be carried during periods of heavy rain. Any channel improvements required to contain flood flows will be addressed during detailed design and will be worked through as part of the Otago Regional Council consenting process.
- (d) Stormwater collection and treatment on site will also be investigated in the design process.

14. Power Supply and Telecommunications

- (a) Aurora Energy Ltd and Chorus Network services Ltd have confirmed previously that electricity supply and telecommunications are both sufficiently available in Gibbston Valley. Updated letters will be sought from both utility companies for this zone proposal once the design progresses.

**Conclusions**

15. I have reviewed the infrastructure required to facilitate the Rural Visitor Zone and I am satisfied that there are no issues that cannot be resolved in the Resource Consent and detailed design phase of this zone proposal.

**Chris Brown**  
**29 May 2020**