

Before the Queenstown Lakes District Council Hearing Panel

Under the Resource Management Act 1991

In the matter of the renotification of two submissions on Stage 1 of the Queenstown Lakes Proposed District Plan concerning the zoning of land at Arthur's Point by Gertrude's Saddlery Limited and Larchmont Enterprises Limited

Summary Statement of Evidence of John McCartney

01 February 2022

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Summary Evidence

- 1 My name is John McCartney.
- 2 My Evidence in Chief dated 15 November 2022 outlines my experience and qualifications relevant to this evidence in respect of the Queenstown Mapping Hearings of the Proposed District Plan (PDP).
- 3 My evidence in chief provided an analysis of infrastructure issues and in particular the feasibility of servicing the site with water supply, wastewater and stormwater services. The following are the key conclusions of my evidence.
- 4 My assessment focused on the additional 27 allotments to be enabled through the rezoning, however I confirm that from an infrastructure perspective the cumulative total of 41 lots can be feasibility of serviced with stormwater, wastewater and water supply services.
- 5 A suitable water supply for the site is available and feasible to undertake. This has been confirmed in principle by Mr Powell.
- 6 Wastewater drainage from the site is feasible and expected to include gravity drainage and the use of either a communal wastewater pump station or individual allotment pump stations.
- 7 Mr Powell had concerns regarding the capacity of parts of the network to receive the flows from the development of the site expressed in his evidence in chief, although he has not provided any rebuttal response following my evidence. It is my understanding that Council is actively working to resolve these constraints and they are currently evaluating options to improve network capacity.
- 8 I note that there will be opportunities to assist with shifting the peak wastewater discharges from the site to off peak or low flow times with the use of a wastewater pump station, which is a frequent component of residential subdivisions in this District.
- 9 Development contributions will be paid when allotments are created. These development contributions will allow QLDC to recover the cost of any future upgrades that are required to enable growth in Arthurs Point. Should the continued growth of Arthurs Point trigger an upgrade requirement for the wastewater main over the Shotover River then this will be able to be added to the list of future works in subsequent LTP or Annual Plan processes and appropriate Development Contributions levied against the future allotments. Furthermore, initial development of the Site is likely to be on land that is already LDR-zoned and lying within the current area to be

serviced by the wastewater scheme. This approach to development would allow time for any necessary upgrades to be completed. Any growth in Arthurs Point east of the Edith Cavell bridge will increase the likelihood of an upgrade being required for the wastewater main over the bridge. The future development of the site is a response to growth and not a driver of growth and as such is not solely responsible for the triggering of upgrades to the constrained wastewater main.

- 10 The inclusion of either a communal wastewater pump station or individual on-site wastewater pump stations would provide the ability to control the timing of wastewater flows into the Council network and further reduce the effect that the development of the site would have on the existing reticulation.
- 11 Stormwater is currently being managed using Low Impact Design principles on other sites near the subject site and at other developments around the District. I expect that this approach will be able to implemented on the site in order to adequately manage stormwater runoff.
- 12 Mr Powell has recently confirmed QLDC's view that stormwater will be treated and disposed within the site, and that this is an acceptable approach that is allowed for in QLDC's Land Development and Subdivision Code of Practice. I agree with this analysis.
- 13 In conclusion, investigations to date confirm that the water supply, wastewater and stormwater servicing aspects of the proposal to develop the site are feasible and consistent with infrastructure expansion to service growth in general in the Queenstown Lakes District.

John McCartney

01 February 2022