

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

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Hearing Stream 11 –
Ski Area Sub Zones
Mapping Annotations and
Rezoning Requests

**REBUTTAL EVIDENCE OF ULRICH WILHELM GLASNER
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

SKI AREA SUB ZONES

20 APRIL 2017

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1. INTRODUCTION

- 1.1 My full name is Ulrich Wilhelm Glasner. I hold the position of Chief Engineer at Queenstown Lakes District Council (**QLDC** or **Council**). I have been in this position since July 2013.
- 1.2 My qualifications and experience are set out in my statement of evidence in chief for the Upper Clutha rezonings (Hearing Stream 12) dated 20 March 2017.
- 1.3 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 agreed for me to give expert evidence on its behalf in accordance with my duties under the Code of Conduct.

2. SCOPE

- 2.1 My rebuttal evidence responds to the evidence of Mr Dent for NZSki Limited (**NZSki**, 572).

3. MR SEAN DENT FOR NZSKI (REMARKABLES SKI AREA SUB ZONE)

- 3.1 NZSki has sought the rezoning of two areas of land (located on Planning Map 13 and both notified as Rural Zone), to be included within the Ski Area Sub Zone (**SASZ**). Mr Dent has filed evidence in respect of both areas.
- 3.2 My rebuttal evidence relates to Mr Dent's planning evidence on "Area 2: Proposed 'Ski Area Sub Zone B'" (**Proposed Sub Zone B**), which is sought to apply to approximately 21.6 ha at the base of the Remarkables Ski Field access road on the eastern side of State Highway 6.

3.3 Although I am not a transport engineer (nor is Mr Dent), I note that Mr Dent at paragraphs 154 to 156 states that:

In regards to infrastructure and servicing the first major point is vehicular access given that the subject site is located off a State Highway. It is my opinion that the access to the subject site is likely to be acceptable for any future development of the site in accordance with the proposed provisions.

The access is a commercial access which presently provides for up 5000 visitors per day to the Remarkables Ski Area in private passenger vehicles and large coaches. The New Zealand Transport Agency has not voiced any opposition to the re-zoning proposal.

Further, the proposed provisions for the subject site afford Council discretion on traffic congestion, access and safety when considering whether to grant consent for commercial activities. In addition, the proposed provisions afford council discretion over nature and scale of activities, parking and access in respect of any residential or visitor accommodation purposes. Accordingly, I consider that any potential adverse effects of traffic generation and access can be appropriately assessed at the time of resource consent.

3.4 Mr Dent then states at paragraphs 157 and 158 of his evidence that:

The subject site is not connected to any reticulated potable water, waste water or telecommunications. It is also acknowledged that the Council does not have any reticulated potable water or waste water facilities in this area given its rural characteristics.

There is no maximum proposed density or capacity on land use proposed in the provisions. There will however inevitably be a threshold of development in terms of cumulative effects. Given

the lack of detail over the potential future infrastructure demands for the development of the site the proposed provisions for the development of all buildings on the site afford the Council discretion in regards to the provision of water supply, sewage treatment and disposal, electricity and telecommunication services.

- 3.5** In Mr Dent's view, any future development of the site will require the submitter to demonstrate and pay for any extension and increased capacity of Council reticulated services, or the provision of on-site facilities.
- 3.6** There is a lack of water and wastewater servicing in this location, as acknowledged by Mr Dent. Mr Dent is correct in this regard and I note there are no Council reticulated services in the vicinity except for Hanley Downs, which I return to later. Council has no plans to extend water and wastewater servicing to this location nor are there any projects in the current Long Term Plan (**LTP**).
- 3.7** As I stated in my evidence for the Upper Clutha rezonings, in my opinion it is not in the Council's best interest for its water and wastewater networks to extend further into currently zoned rural land outside the urban limits, as this will result in increased operational, maintenance and renewal costs for the Council over the long term.¹
- 3.8** The submitter's proposed provisions would not enable Council to recover the full costs of growth associated with the extension of services to this location (noting that there is no reticulated infrastructure in the vicinity to connect to in any event), and would not align with current strategic infrastructure planning processes under the LTP.
- 3.9** Council could not seek development contributions from the developer under any consent issued within an extended Proposed Sub Zone B, as the Council's current Policy on Development Contributions and Financial Contributions (**Policy**),² does not allow the Council to

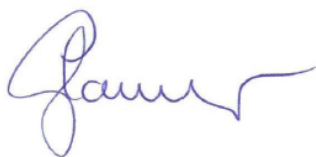
¹ At paragraph 3.4 of my evidence for Hearing Stream 12 dated 20 March 2017

² <http://www.qldc.govt.nz/assets/Uploads/Council-Documents/Policies/Finance/Development-Contributions/QLDC-DC-Policy-2016-Adopted.pdf>

impose development contributions within the Rural zone (under which the SASZ sits) for the three waters, unless the particular area is supplied by a scheme or the development is joining to an existing scheme.

3.10 Even if Council were to provide services to the site (which is not Council's intention and even if with the developer's initial funding), I also consider that it would be difficult for the site to connect to services at Hanley Downs. This is because the capacity of the wastewater network is already fully allocated for the development of Hanley Downs and Jacks Point. This is similar in relation to the water supply for Hanley Downs.

3.11 Any services would therefore need to be provided on-site and funded by the developer, as Mr Dent accepts at paragraph 159. I am not opposed to on-site systems provided that they are designed to protect the environment and are suitable for on-site ground conditions. I note however, that given the location, there is no intention at all from the Council that such *on-site* services funded by the developer at this location, be joined to existing Council networks at a later date (and there is no existing infrastructure in any event). This will result in increased operational, maintenance and renewal costs for the Council over the long term.

A handwritten signature in blue ink, appearing to read 'Glasner', with a stylized flourish at the end.

Ulrich Glasner

20 April 2017