

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 13
Queenstown Mapping (Group 1D – Jacks Point Zone
Extension)

SUMMARY STATEMENT OF EVIDENCE OF KEN GOUSMETT FOR

Jacks Point Residents and Owners Association (#1277)

Dated 24 August 2017

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**anderson
lloyd.**

SUMMARY EVIDENCE

- 1 My name is Ken Gousmett. My qualifications and experience are set out in my Rebuttal Evidence.
- 2 In reviewing the evidence of others on Infrastructure and from my own knowledge I have identified several areas that are of concern to Jacks Point Residents and Owners Association. These are:
 - a) Stormwater runoff from the urban development polluting the existing water intake for the Coneburn Water Supply. See further below
 - b) The lack of information on the effect of wastewater disposal onsite for the 715 dwellings proposed. The concerns relate to the potential pollution of the Coneburn Water Supply intake (see further below) and the implications of the total Nitrogen leaching to ground.
 - c) The lack of information on the yield of the proposed bore water supply, to demonstrate that this water supply will have sufficient sustainable capacity to serve the 715 dwellings proposed.
 - d) The lack of consents from the Otago Regional Council to take water and to discharge wastewater to ground. These consent application processes will consider effects on the existing Coneburn Water Supply intake.
 - e) Jacks Point Residents and Owners Association will want assurance from the power and telecommunications utility companies that there is adequate capacity available to serve the proposed development at Homestead Bay without limiting supply to the Jacks Point development.

CONEBURN WATER SUPPLY

- 3 This water supply provides drinking water and irrigation water (separately) to all of Jacks Point including the future Village. Water is drawn directly from the lake. Although there is UV sterilisation and residual chlorination of the drinking water supply, it is still very important to ensure that the lake water quality continues to be a suitable source for a community drinking water supply with a very low risk of pollution/contamination.
- 4 I did not have those concerns with less lots as originally proposed, but 715 lots represents fairly intensive development with greater hard surfaced areas (roofs, driveways, road, carparks, etc), faster more efficient piped reticulation, more pollutants entering the lake and significantly higher wastewater flows discharged to ground relatively close to the lake shore. There is also an increased risk of accidental spillage such a fuel or oil – greater activity, greater risk.

- 5 My concern is entirely with respect to the Coneburn water supply intake and the consequence of a pollutant entering the water supply from Lake Wakatipu. No evidence has been provided of any investigation into these risks by the applicant. There is no evidence that the proposed activities on shore will not degrade the water quality in Homestead Bay to the extent that the Coneburn water supply is adversely affected.

- 6 By comparison at Jacks Point nearly all stormwater and upland flow goes through Lake Tewa and the wetlands downstream of the Clubhouse. Lake Tewa is a large stilling pond allowing settlement of suspended material and the wetlands are a natural filter. There is no "efficient" piped reticulation from Jacks Point to the lake shore, which lessens the risk from spillage. The discharge of treated wastewater to ground occurs at a considerable distance from the lake shore (over 1km) in a location where the water table is known to be 28 metres deep. This allows for maximum contact with sub surface soils and reduction in pollutants prior to entering the ground water. Careful consideration was given to potential pollution of Homestead Bay and the Coneburn Water Supply intake in the design of the stormwater and wastewater systems at Jacks Point.

Dated this 24th day of August 2017

Ken Gousmett

