

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL HEARINGS PANEL

UNDER the Resource Management Act 1991

IN THE MATTER of the review of parts of the Queenstown Lakes District Council's District Plan under the First Schedule of the Act

AND

IN THE MATTER of submissions and further submissions by **REMARKABLES PARK LIMITED AND QUEENSTOWN PARK LIMITED**

**STATEMENT OF EVIDENCE OF MR JUSTIN GREGORY RALSTON ON BEHALF OF
QUEENSTOWN PARK LIMITED AND REMARKABLES PARK LIMITED**

(ROADING GEOMETRY AND 3 WATERS INFRASTRUCTURE)

STREAM 13 REZONING HEARINGS

4 September 2017

**BROOKFIELDS
LAWYERS**

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1 ROAD GEOMETRY

- 1.1 The subject property can be accessed by two existing farm roads one enters the property via Chard Farm to the east and the other from Boyd Road to the west.
- 1.2 Initial concept designs along the various alignments have indicated that creating a road corridor through the land from Boyd Road to the west property boundary would be reasonably straight forward.
- 1.3 Preliminary concept road models show that it will be possible to extend a 6m wide rural road corridor along this existing Farm Road alignment. There is however some areas along the alignment that have width constraints due to the topography. To overcome these areas the width of the corridor could be narrowed for localised sections or the road bench widened by cut or filling to either side of the existing road bench.
- 1.4 The Council did not comment specifically on road geometry.

2 WATER SUPPLY

- 2.1 The subject property is surrounded by potential water supply sources. The Kowarau River adjoins the property to the north, while two large stormwater catchment basins cover a large majority of the face of the Remarkables to the south and feed fresh water into the Rastus Burn and Owens Creek watercourses.
- 2.2 It is envisaged that a self-contained water supply and reticulation system for the proposed development areas could be established on the property in a number of ways, which could draw water from any of the sources above.
- 2.3 Councils Reporting Officer agreed that a self-contained water supply was achievable.

3 WASTEWATER

- 3.1 It is envisaged that the wastewater disposal systems for the site will be self contained.
- 3.2 Preliminary ground investigations have shown that the ground conditions are suitable for disposal to ground systems.

- 3.3 Initial estimations of wastewater production and site design infiltration rates have indicated the areas required to be set aside for wastewater disposal beds are obtainable.
- 3.4 Councils Reporting Officer agreed that a self-contained wastewater system was achievable.

4 STORMWATER

- 4.1 Existing stormwater from the property drains to the watercourses traversing the site and ultimately into the Kawarau River. Any proposed areas of development will drain stormwater from the property in a similar fashion. However the quantity and quality of the discharge will change due to the introduction of increased impervious areas and this needs to be addressed.
- 4.2 In order to prevent the concentration of runoff it is expected that the provision of stormwater drainage for the site will necessarily involve usage of Low Impact Design principles.
- 4.3 Councils Reporting Officer agreed that a self-contained stormwater system was achievable.

5 CONCLUSION

- 5.1 Roading to access the site can be upgraded to appropriate standards.
- 5.2 Numerous suitable water supplies for the site is available and feasible to extract from.
- 5.3 Wastewater treatment and disposal to ground within the proposed area of development is achievable.
- 5.4 Stormwater is can be managed using Low Impact Design principles within the site.

Justin Gregory Ralston

4 September 2017