

Before 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 1C (Queenstown Urban
(Central, West, and Arthurs Point))

SUMMARY STATEMENT OF EVIDENCE OF JOHN McCARTNEY FOR

Gertrude's Saddlery Limited (494)

Larchmont Developments Limited (527) and (1281)

Dated 9 August 2017

Solicitor:

Rosie Hill
Anderson Lloyd
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700 | f + 64 3 450 0799
rosie.hill@al.nz

Counsel:

Warwick Goldsmith
Barrister
PO Box 213, Queenstown 9365
m + 64 021 220 8824
warwickgoldsmith@gmail.com

SUMMARY EVIDENCE

- 1 My name is John McCartney.
- 2 My Evidence in Chief dated 9 June 2017 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 and comment on the rebuttal evidence from Mr Ulrich Glasner.
- 4 A suitable water supply for the site is available and feasible to undertake. This has been confirmed in principle by Mr Glasner.
- 5 Wastewater drainage from the land is expected to include gravity drainage and the use of either a communal wastewater pump station or individual allotment pump stations.
- 6 Mr Glasner's original concerns regarding the ongoing maintenance costs arising from a new communal wastewater pump station have been allayed due to the highlighting of the additional rates that any new allotments would generate.
- 7 Mr Glasner had also raised concerns regarding the capacity of the wastewater main over the Edith Cavell Bridge. However, the confirmation that there is an item in the QLDC Long Term Plan that addresses this capacity constraint has demonstrated that this constraint will not prevent development of the subject land.
- 8 Stormwater is currently being managed using Low Impact Design principles on other sites near the subject land and at other developments around the district. Subject to recommendations and appropriate evolution of lot layout concepts, I expect that this approach will be able to be implemented on the subject land in order to adequately manage stormwater runoff.
- 9 Mr Glasner has confirmed in his rebuttal evidence that he is satisfied with the proposed infrastructure servicing of the site and that he is no longer opposed to the rezoning request from an infrastructure point of view.
- 10 In conclusion, investigations to date confirm that the water supply, wastewater and stormwater servicing aspects of the proposal to develop the subject land are feasible and consistent with infrastructure expansion to service growth in general in the Queenstown Lakes District.