

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

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Stage 3 of the  
Proposed District Plan

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**REBUTTAL EVIDENCE OF RICHARD ROBERT POWELL  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**INFRASTRUCTURE – THREE WATERS – REZONING REQUESTS**

**12 June 2020**

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## 1. INTRODUCTION

1.1 My full name is Richard Robert Powell. My qualifications and experience are set out in my statement of evidence in chief dated 18 March 2020.

1.2 Although this is a Council hearing, 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 authorised that I give this evidence on its behalf.

## 2. SCOPE

2.1 My rebuttal evidence is provided in response to the following evidence filed on behalf of various submitters, which have been broadly categorised into the following three groups:

### **General Industrial Zone**

(a) Ms Nichola Jane Greaves for Upper Clutha Transport Limited (3256).

### **Settlement Zone and Lower Density Suburban Residential Zone**

- (b) Mr Michael David Lee for Cardrona Village Limited (31019);
- (c) Ms Nichola Jane Greaves for Southern Ventures Property Limited (3190);
- (d) Mr Michael James Botting for Lake McKay Partnership (3196).

### **Rural Visitor Zone**

(e) Mr Christopher William Brown for Gibbston Valley Station Ltd (31037).

- 2.2** Ms Scott is seeking an extension for my rebuttal evidence for the Universal Developments (Hawea) Limited and Corbridge Estate sites. I will address them in a separate statement of rebuttal.

**SUBMITTER EVIDENCE ON REZONING REQUESTS – GENERAL INDUSTRIAL ZONE**

**3. NICHOLA JANE GREAVES FOR UPPER CLUTHA TRANSPORT LIMITED (3256)**

- 3.1** Ms Nichola Jane Greaves has filed evidence in relation to infrastructure for a rezoning of a piece of land located between Luggate and the Clutha River at Victoria Flats from Rural Zone to GIZ. This evidence relates to the issues raised within my evidence in chief.

- 3.2** With regards to wastewater, Ms Greaves' evidence concludes that the existing wastewater reticulation has sufficient capacity to service the proposed site if developed as GIZ but will require a new pump station to lift wastewater to a suitable connection point to be paid for by the developer at the time. I accept this conclusion for the reasons set out in Ms Greaves' evidence.

- 3.3** With regard to water supply, Ms Greaves' evidence concludes that the programmed upgrades to the water supply system will provide adequate flows and pressures within the Luggate water supply network to supply the proposed rezone. I accept this conclusion for the reasons set out in Ms Greaves' evidence.

- 3.4** In summary, from an infrastructure perspective I no longer oppose the rezoning to GIZ. Ms Greaves has adequately demonstrated that the increased load on the wastewater and water supply infrastructure can be efficiently incorporated into the planned LTP upgrades or existing networks. All connections to existing networks would be at the developer's cost.

## **SUBMITTER EVIDENCE ON REZONING REQUESTS – SETTLEMENT ZONE AND LOWER DENSITY SUBURBAN ZONE**

### **4. MICHAEL LEE FOR CARDRONA VILLAGE LIMITED (31019)**

- 4.1** This submission supports higher permitted density within Cardrona to a minimum lot size of 800 sqm. This would permit another seven residential lots.
- 4.2** Mr Michael David Lee has filed evidence in relation to infrastructure, this evidence relates to the issues raised within my evidence in chief.
- 4.3** With regards to wastewater, Mr Lee's evidence concludes that the additional capacity required for the development of this relatively small area can be accommodated within a suitable community wastewater reticulation and treatment system. I accept this conclusion. Since my evidence in chief an agreement has been signed by Council for the construction of a community wastewater reticulation and treatment system.
- 4.4** With regard to water supply, Mr Lee's evidence concludes that the proposed water supply is a private system owned by the submitters (Cardrona Village Ltd) and that there is sufficient capacity for the additional development. I accept this conclusion for the reasons set out in Mr Lee's evidence.
- 4.5** With regard to stormwater disposal, Mr Lee's evidence concludes that it is appropriate for the development to discharge to the Cardrona River. I accept this conclusion and accept that the appropriate, treatment, attenuation and discharge consents can be determined at the time of development.
- 4.6** In summary, from an infrastructure perspective I no longer oppose the rezoning. Mr Lee has adequately demonstrated that the increased demand on the wastewater and water supply infrastructure can be efficiently incorporated into the planned upgrades or existing networks. All connections to existing networks would be at the developers cost.

**5. NICHOLA GREAVES FOR SOUTHERN VENTURES PROPERTY LIMITED (3190)**

**5.1** Ms Nichola Greaves has filed evidence in relation to infrastructure for a rezoning of land at the western edge of Albert Town. This evidence relates to the issues raised within my evidence in chief.

**5.2** With regards to wastewater, Ms Greaves' evidence concludes that the existing wastewater reticulation has sufficient capacity to service the proposed rezone and that the Kingston Street wastewater pump station is able to be upgraded if found to be necessary at the time of subdivision. I accept this conclusion for the reasons set out in Ms Greaves' evidence.

**5.3** With regard to water supply, Ms Greaves' evidence concludes that the existing adjacent water reticulation has suitable pressure and flow and the subject land is at a similar elevation to the existing network, therefore upgrades are unlikely to be required to service this rezoning. This along with any necessary upgrades can be determined at the time of subdivision. I accept this conclusion for the reasons set out in Ms Greaves' evidence.

**5.4** In summary, from an infrastructure perspective I no longer oppose the rezoning. Ms Greaves has adequately demonstrated that the increased load on the wastewater and water supply infrastructure can be adequately accommodated within the capacity of the existing networks with upgrades (if necessary) to be determined at the time of subdivision. All connections and possible upgrades to existing networks would be at the developer's cost.

**6. MICHAEL BOTTING FOR LAKE MCKAY PARTNERSHIP (3196)**

**6.1** This submission is in support of a 800m<sup>2</sup> minimum lot size at Luggate. On this site it would increase the yield to 97 additional residential lots above the current baseline.

- 6.2** Mr Michael James Botting has filed evidence in relation to infrastructure, this evidence relates to the issues raised within my evidence in chief.
- 6.3** With regards to wastewater, Mr Botting's evidence concludes that it is considered that there are no system limitations that would prevent the proposed zoned land from being developed and connected to the Council waste water network in Luggate. I accept this conclusion for the reasons set out in Mr Botting's evidence.
- 6.4** With regard to water supply, Mr Botting's evidence concludes that there exists an immediate solution by way of private water scheme to supply water to the site. Alternatively, the zoned site could be connected to the existing Luggate water supply. I accept this conclusion noting that any private water scheme would obviously be at the developer's expense.
- 6.5** In summary, from an infrastructure perspective I no longer oppose the rezoning. Mr Botting has adequately demonstrated that the increased demand on the wastewater and water supply infrastructure can be efficiently incorporated into the existing networks and/or private schemes. All connections to existing networks would be at the developers cost.

## **SUBMITTER EVIDENCE ON REZONING REQUESTS – RURAL VISITOR ZONE**

### **7. CHRISTOPHER BROWN FOR GIBBSTON VALLEY STATION LIMITED (31037)**

- 7.1** Mr Chris Brown has filed evidence in relation to infrastructure servicing the proposed rezone from part Gibbston Character Zone and Rural, to RVZ.
- 7.2** With regards to wastewater, Mr Brown's evidence concludes that with the availability of land and by using current wastewater management techniques, wastewater from this development can be satisfactory managed onsite if rezoned RVZ. I accept this conclusion.

- 7.3** With regard to water supply, Mr Brown's evidence concludes that there are sufficient water resources available to serve the zoning proposal if RVZ. I accept this conclusion.
- 7.4** With regard to stormwater disposal, Mr Brown's evidence concludes that onsite disposal is required with the specific collection and treatment being determined at the time of subdivision. I accept this conclusion.
- 7.5** In summary, from an infrastructure perspective I do not oppose the rezoning to RVZ. Mr Brown has adequately demonstrated that the increased demand on the wastewater and water supply infrastructure can be efficiently dealt with via private networks within the site.



**Richard Powell**

**12 June 2020**