

Julia Chalmers

From: Julia Chalmers
Sent: Tuesday, 13 June 2017 11:47 AM
Subject: Hawea Campground - Submission #282 - Sarah Burdon - Engineer's Wastewater Confirmation
Attachments: W3989 Civilised WW Letter 170612.pdf

Steph,

In my message of Friday in relation to this submission I indicated that the engineer would be able to provide a brief statement on the feasibility of wastewater disposal on the campground site early this week. This confirmation has now been received and is attached.

Please feel free to contact me if there is anything further required.

Regards

Duncan White

Planner
03 443 0110

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Steph,

At the hearing on Tuesday for submission #282 (Sarah Burdon) I was asked to provide a plan overlaying the area of designation #175 over an aerial photo and show the proposed height areas. This plan is attached.

I was also asked to provide information on the building coverage on the site. The campground has buildings with a total site coverage of 1,094m², all but one of these buildings are on or partially on the designation. The designation has an area of 2.8 ha. Buildings therefore cover 3.9% of the designated area. The designation provides for up to 40% site coverage or 11,200m².

In relation to the engineer's confirmation of the ability for onsite wastewater, I have been in touch with the engineer that has been investigating this on behalf of the Burdons. He has informed me that he is producing evidence this week and so will not be able to provide the brief statement on wastewater servicing this week, but will be able to complete this early next week. I will forward this report to you as soon as it becomes available.

Please feel free to contact me if you require any further information or clarification.

Regards

Duncan White

Planner

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12 June 2017

Paterson Pitts Group

By Email: Duncan.White@ppgroup.co.nz

Attention: Duncan White

Dear Duncan,

SARAH BURDON – REZONING – ON-SITE WASTEWATER DISPOSAL

Sarah Burdon (SB) has engaged Civilised Ltd (CL) to assess the possible wastewater servicing of an area of land subject to a rezoning request to the Queenstown Lake District Council (QLDC) Proposed District Plan (PDP).

The subject land is legally described as:

- Lot 1 DP 418972 – 1.4 ha
- Lot 2 DP 418972 – 5.6 ha
- Pt Sec 2 Blk II Lake Hawea Survey District – 15.7 ha

Currently, part of the land is occupied by the Lake Hawea Holiday Park. A drawing showing the extent of the rezoning request is attached.

The total area subject to the zone change request is 22.7 hectares and SB has requested that the zone becomes Rural Visitor Zone. It is envisaged that the zone rules will incorporate a maximum building coverage of 7%.

Current peak numbers staying at the campground are approximately 1,000 people over the New Year's period. Currently, the majority of the wastewater generated on site is treated and disposed to ground by two separate systems connected to the two ablution blocks on site. The systems compose a septic tank for primary treatment and disposal using effluent disposal beds.

CL has previously been engaged to assess infrastructure aspects for a proposed upgrade to the Lake Hawea Holiday Park. This work involved the excavation of test pits on the campground site and the assessment of the soils for their ability to receive and renovate wastewater effluent.

I am aware of wastewater treatment technologies that are suitable for development on the subject land. These technologies include secondary and tertiary treatment elements if required. I expect that both primary and secondary treatment will be required for wastewater treatment as the subject land is developed as a minimum. I note that any future development that involves wastewater disposal to ground will require Resource Consent from the Otago Regional Council and they may require specific nitrification processes are included in the treatment system.

I have formed the view that, based on the expected flows from proposed development, the extent of land available for effluent disposal beds, the underlying ground conditions and the available wastewater treatment technologies, it is entirely feasible to carry out the on-site wastewater treatment and disposal in a sustainable manner.

I note that any future development that involves on-site wastewater disposal to ground will require Resource Consent from the Otago Regional Council.

There are modern wastewater treatment and disposal systems installed elsewhere in the QLDC area that are similar to the scale and nature of the system that would be required at the subject site. These include in locations directly adjacent to lakes similar to the subject site.

Should you have any questions please contact the undersigned in the first instance.

Yours faithfully,



John McCartney

Director

CIVILISED LTD

Attachments:

- Vivian + Espie Drawing showing the Proposed Rural Visitor Zone sought by submission.



APPENDIX 4: Proposed Rural Visitor Zone sought by the submission.