

Before Queenstown Lakes District Council

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In the matter of            The Resource Management Act 1991  
And                                The Queenstown Lakes District proposed District Plan Topic 09  
Resort Zones

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**SUMMARY STATEMENT OF EVIDENCE OF KEN GOUSMETT FOR**

Jack's Point Residential No.2 Ltd, Jack's Point Village Holdings Ltd, Jack's Point Developments Limited, Jack's Point Land Limited, Jack's Point Land No. 2 Limited, Jack's Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farm Holdings Limited, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited (#762, #856 and #1275)

Jack's Point Residents and Owners Association (#765, and #1277)

Dated 15 February 2017

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**Solicitors**

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**anderson  
lloyd.**

## INTRODUCTION

- 1 From my research and personal knowledge gained from direct involvement with the design and construction of infrastructure at Jacks Point I have established that forward planning of infrastructure to support future development at Jack's Point is well advanced in terms of consents and facilities. Further consents or variations to existing consents and additional infrastructure will be required to support future development. There are available options for the provision of additional infrastructure for water supply, wastewater and stormwater. I do not consider there are infrastructure constraints or unresolvable constraints for servicing the development of Jack's Point land.
- 2 Water Supply - A new water supply was constructed in 2006 to serve all of the Coneburn area (Hanley Downs, Jack's Point and Homestead Bay) and has been in continuous use since. All of the existing water supply components were designed for an ultimate capacity with provision for further capacity upgrades where necessary. All required land use and Otago Regional Council consents have been obtained.
- 3 Wastewater - The existing wastewater system that serves the Jacks Point development comprises three separate on-site treatment and land dispersal systems. These have been operating satisfactorily under the Otago Regional Council consents which also provide for additional development. The Inflow wastewater treatment system that is in use is modular and reasonably easily expanded in capacity provided such expansion is planned for. This is the case at Jacks Point. The treatment system produces a high quality clear effluent well suited to sub surface dispersal. Wastewater from the Jacks Point Village (V-JP) will be treated at the site of the existing N1/N4 R(JP)-1, R(JP-SH)-1 plant. Jacks Point Lodge (L) is included in the consent to discharge treated wastewater, the soils at the Lodge site have been tested and found to be suitable for dispersal of treated wastewater. Other land exists within the Jacks Point Resort Zone that has been investigated and identified as being suitable for subsurface dispersal of treated wastewater effluent, but is not being used for this purpose.
- 4 I understand there are wastewater easements currently in place over the land requested to be zoned OSCR by RCL which cannot otherwise be removed other than agreement between landowners.
- 5 Stormwater - Jacks Point Village (JP-V) is already served by existing gravity stormwater pipelines that discharge into the outfall channel from Lake Tewa downstream of the Clubhouse. A safe secondary flow path of sufficient capacity is to be constructed around the Village to enter Lake Tewa at the north end, with capacity for a 1 in 100 year return period flood flow. This is for the ephemeral stream that comes off the Remarkables range and descends alongside the main

entry road. Lake Tewa has been designed as a key detention pond to reduce post development peak flood flows from the stream leaving Jacks Point. Stormwater from land within Hanley Downs, (R(HD) activity areas) will have to be included in the overall stormwater management planning for Hanley Downs to ensure it does not discharge into Lake Tewa and impact water quality..

**Ken Gousmett**