

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

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Streams 1A
and 1B – Introduction,
Strategic Direction and
Urban Development

**MEMORANDUM OF COUNSEL ON BEHALF OF QUEENSTOWN LAKES DISTRICT
COUNCIL PROVIDING RESPONSES TO THE PANEL'S QUESTIONS TO MR
ULRICH GLASNER**

16 MARCH 2016

 **Simpson Grierson**
Barristers & Solicitors

J G A Winchester / S J Scott
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of the Queenstown Lakes District Council (**Council**) in order to provide the Hearings Panel (**Panel**) with Mr Glasner's answers to the Panel's questions that were provided in writing, at the adjournment of the hearing on Tuesday 8 March 2016.
2. For the benefit of submitters, Mr Glasner was unavailable to appear at the hearing after day one, and has subsequently been unavailable. The Panel provided Counsel with written questions for Mr Glasner. His responses to those questions are attached to this memorandum as **Schedule 1**.

DATED this 16th day of March 2016



J G A Winchester / S J Scott
Counsel for the Queenstown Lakes District Council

SCHEDULE 1

Mr Ulrich Glasner's response to Panel's written questions, 16 March 2016

1. **What are infrastructure arrangements for townships and communities outside of Queentown/Frankton and Wanaka, and to what extent is there capacity in those systems to accommodate growth in any or all of those communities?**

1.1 At paragraph 7.1 of my written evidence, I set out a summary of the current QLDC infrastructure position, for water infrastructure, wastewater, stormwater, and the transport network relevantly.

1.2 Under paragraph 7.1 b of my evidence, wastewater, I confirm that major upgrades are included in the LTP for a number of areas, including (outside for townships and communities):

- (a) a new wastewater scheme for Glenorchy.
- (b) a new wastewater scheme for Cardrona.
- (c) upgrades to the Hawea wastewater treatment plan.

1.3 Communities outside the UGBs are serviced partially by Council's three waters network. More specifically:

- (a) **Hawea** is serviced with water supply, wastewater, stormwater and roading.
- (b) **Hawea Flats** is serviced with stormwater and roading, but by private water supply and wastewater schemes. There also wastewater capacity issues at Hawea Flats in regards to water supply and wastewater. An option to provide service to Hawea Flats will be incorporated in the wastewater review process for Hawea in the next five years.
- (c) **Luggate** is serviced with water supply, stormwater and roading. Parts of the community are serviced with wastewater reticulation that is connected to a private wastewater plant. Other areas are on septic tanks.
- (d) **Glenorchy** is serviced with water supply, stormwater and roading. A small portion of the community is connected to a private wastewater scheme. All others are on septic tanks.

- (e) **Kingston** is serviced with stormwater and roading. Some of the residents are connected to a privately owned water supply scheme, having their own bore or other source. In regards of wastewater the community is relying on septic tanks. Council is currently investigating a reticulated water supply for the Kingston community, and budget for this project is designated in the LTP for 2021/22.
- (f) **Cardrona** is serviced with stormwater and roading. Water supply is provided by privately owned entities. Council owns one small wastewater treatment plant and is currently servicing up to 8 properties. The rest of the community is on septic tanks or connected to privately owned wastewater treatment plants.
- (g) **Makarora** is serviced with stormwater and roading. Water supply and wastewater is privately arranged.

1.4 We have no constraints in regards of the transport network to the agreed level of service, and the roading network in all of the above communities are maintained and operated in general by council.

1.5 Finally I note that as per 6.13 and 6.14 of my evidence QLDC is currently reviewing various strategies to address deficiencies in the infrastructure network. These are mainly in communities outside the UGBs and in relation to the three waters network. The review will cover areas in and outside the Queenstown/Frankton and Wanaka communities.

2. Are there areas in Wakatipu Basin or Upper Clutha where it is not feasible to service with water supply or sewerage using existing facilities?

2.1 Yes. There are current capacity constraints at Gibbston Valley and Makarora. In these two areas it would not be feasible to service further urban development based on existing facilities for water supply and sewerage. Kelvin Heights Peninsula is covered under questions 5 below.

2.2 There are currently no plans to provide water or sewerage facilities to the Gibbston Valley and Makarora communities. The communities are serviced by privately owned water and wastewater schemes or each property has their own on-site system. It is not considered to be good planning to provide a service when the majority of the community is happy with the status quo.

3. Para 3.2 – have you taken account of the growth of Northlake in Wanaka?

3.1 Northlake subdivision can be serviced by the existing water supply scheme. Parts of the wastewater network along Aubrey Road have been upgraded recently. There is enough capacity in the existing network subject to agreed engineering solutions with the developer.

4. How is infrastructure planned in relation to the UGBs?

4.1 The Long Term Plan provides clear guidance on infrastructure renewals and upgrades for the years to come. The UGBs will be the focus for planning and investment in response to capacity and demand constraints/issues and in response to actual growth within those areas. The UGBs will therefore be a central tool for LTP purpose in terms of providing certainty around location, timing and cost of infrastructure investments.

5. Any consideration of Holmes Report page 7 that K Peninsula MDR would require significant upgrades at significant costs of all three waters in terms of economic consequences (s32)?

5.1 Extensive wastewater upgrades for Kelvin Peninsula are included in the Long Term Plan for years 2017/18. Water supply upgrades are currently reviewed in the light of future demand for the area and mentioned in the 2015-2045 Infrastructure Strategy.

6. Holmes Report page 1 that have assumed where have current HDR zone that infrastructure has no short falls ... is that a safe assumption (sic)?

6.1 I have assumed that where there is an existing HDR zoning, the zone already allows for the MDR intensity and therefore any existing shortfalls are known and upgrades scheduled.