

**BEFORE THE HEARING COMMISSIONERS
AT QUEENSTOWN**

IN THE MATTER of the Resource Management Act 1991 (**RMA
or the Act**)

AND

IN THE MATTER of the proposed the Queenstown Lakes
District Plan pursuant to Part 1 of the First
Schedule to the Resource Management Act
1991

ON BEHALF OF RCL Queenstown PTY Ltd

STATEMENT OF EVIDENCE OF PETER STEPHEN WHITE

3 February 2017

INTRODUCTION

Qualifications and experience

1. My name is Peter Stephen White. I hold the degree of Bachelor of Engineering (Civil) (Hons) from the University of Canterbury, Christchurch.
2. I have thirty three years professional experience working as an engineer in New Zealand and overseas. My work experience has been primarily in the area of infrastructure services for urban development, with experience in planning, design and implementation.
3. I work as a civil engineer with MWH New Zealand Ltd. In that capacity I have been responsible for the original work done for assessment and design of engineering infrastructure (including water services, stormwater drainage and wastewater drainage) for the Hanley's Farm development adjacent to Jacks Point.
4. My experience also includes:
 - design of infrastructure for the Butel Park development in Arrowtown
 - design of infrastructure for the Luggate Village in Luggate
 - design of infrastructure for the new extension to Millbrook in Arrowtown.

Code of Conduct Statement

5. I have read the Code of Conduct for Expert Witnesses contained within the Environment Court Practice Note 2014, and (although this matter is not before the Environment Court) I have complied with it in the preparation of this evidence. This evidence is within my area of expertise and I confirm I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.

Purpose of Evidence

6. I have been asked to prepare evidence by RCL Queenstown PTY Ltd ("RCL") to address issues relating to the assessment of the feasibility and requirements for piped infrastructure to service a proposed new community and recreation activity on Lot 12 DP364700 at the southern end of the present Jacks Point development. This includes water supply for the properties, wastewater collection treatment and disposal, and surface water runoff.
7. I have been advised that the potential development would comprise:
 - either education or recreational uses
 - Up to 5000m² of building area plus parking, playing fields etc.

- Buildings up to 6m to 7m high

ASSESSMENT

8. While the use and occupancy of any building is not known, the water demand and wastewater generation is expected to be consistent with adjacent urban residential areas. For instance, the estimated daily average wastewater flow from a school of 500 pupils is equivalent the daily flow from approximately 20 dwellings.
9. There are two potential means of providing water supply and wastewater infrastructure for buildings on Lot 12 DP 364700
 - established infrastructure in Jacks Point or
 - extension of infrastructure from Hanley's Farm.
10. There is water supply and wastewater reticulation adjacent to the site as part of the Jacks Point development infrastructure. This includes a 250mm diameter water main with fire fighting supply.
11. RCL is currently developing Hanley's Farm to the north of Jacks Point. Extension of water reticulation from Queenstown to Hanley's Farm and a wastewater pumping system from Hanley's Farm to Queenstown is to be constructed in 2017. This is designed to service 2300 lots, which includes capacity to service areas adjacent to the Hanley's Farm boundary.
12. RCL intends to also build approximately 41 dwellings on Lot 11 DP 409612, approximately 200 metres to the north of Lot 12 DP 364700. These 41 dwellings will be connected to the Hanley's Farm infrastructure by extension of the water reticulation and by pumping wastewater from a new pump station built on this Lot 11. It is possible to increase the capacity of the infrastructure for Lot 11 DP 409612 and extend it to also service Lot 12 DP 364700.
13. I note that there are wastewater disposal fields for Jacks Point wastewater system already on Lot 12 DP 364700. I am advised by Mr Dan Wells, the planner for RCL, that development can either be built outside the area of those disposal fields or those disposal beds can be relocated. I have therefore not taken account of the location of the disposal fields in my assessment.

CONCLUSION

14. Servicing of a new community and recreation activity on Lot 12 DP364700 for water supply and wastewater is feasible. Two alternative infrastructure networks (servicing Jacks Point or Hanley's Farm) are able to be used.

Peter White
February 2017