

BEFORE THE COMMISSIONERS

AT QUEENSTOWN

IN THE MATTER

of the Resource Management Act 1991
("the Act")

AND

IN THE MATTER

of an application under Part 2 of Schedule 1 of
the Act

AND

IN THE MATTER

of proposed Private Plan Change 44 to the
Queenstown Lakes District Plan

BETWEEN

RCL Queenstown PTY Limited

Requestor

AND

Queenstown Lakes District Council

Territorial Authority

SUMMARY OF EVIDENCE OF ROBERT JOHN POTTS

30 JUNE 2015

SUMMARY OF EVIDENCE IN CHIEF

- 1 Sewage flows are based on conservative assumptions. These are slightly greater than the measured flows/capita from Jacks Point next door.
- 2 There are a number of internal sewer reticulation options. The most likely ones are:
 - (a) On-site sump with grinder pump and pressure sewer if the selected discharge option is the QLDC reticulated system; and
 - (b) On-site STEP (tank and pump) and pressure sewer if the selected discharge option is decentralised treatment and land treatment within or near the site.
- 3 There are two main treatment and discharge options:
 - (a) Pump to the QLDC reticulated system for treatment and discharge at the Shotover WWTP; and
 - (b) Pump to one or more decentralised WWTPs within the site with land treatment via subsurface drippers.
- 4 QLDC reticulation option would be to a manhole at the end of the runway if the pipe needs to go in within the next 5-years, or to a manhole near the Event Centre if later than 5-years.
- 5 QLDC have advised they will accept the wastewater at these points and have provided developer contributions for wastewater connection.
- 6 The Decentralised option would use a number of land treatment areas identified within Hanley Downs and Jacks Point. The areas identified on appropriate soils is 53 ha within Hanley Downs and 13 ha within Jacks Point (66 ha in total).
- 7 The land treatment area required to satisfy likely Nitrogen loading is between 23 and 62 ha, depending on land use (harvested or grazed). These loadings would result in $\ll 15$ kg N/ha/yr being leached from the site and thus meet the requirement for the N sensitive zone in ORC Plan. Land areas are based on 2,178 lots. Should the lots be greater, then the land area requirements increase linearly. There is sufficient land area for wastewater treatment and dispersal for well over 2,500 lots.
- 8 Costs are similar for both options at about \$19,000 per lot, i.e. a similar cost to putting in an advanced on-site system per lot. The above cost includes the QLDC DC costs of around \$7,000 per lot.



01 July 2015