

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

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 12 –  
Upper Clutha  
Annotations and  
Rezoning Requests

---

**STATEMENT OF EVIDENCE OF ULRICH WILHEM GLASNER  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**INFRASTRUCTURE**

**20 March 2017**

---

 **Simpson Grierson**  
Barristers & Solicitors

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

**TABLE OF CONTENTS**

|   |           |
|---|-----------|
| <b>1. INTRODUCTION.....</b>   | <b>1</b>  |
| <b>2. SCOPE.....</b>  | <b>3</b>  |
| <b>3. EXECUTIVE SUMMARY .....</b>                                     | <b>4</b>  |
| <b>4. BACKGROUND.....</b>   | <b>5</b>  |
| <b>5. REQUESTS FOR REZONINGS IN URBAN WANAKA AND LAKE HAWEA .....</b> | <b>13</b> |
| <b>6. RURAL / URBAN FRINGE.....</b>                                   | <b>39</b> |
| <b>7. RURAL.....</b>  | <b>53</b> |

## 1. INTRODUCTION

- 1.1 My full name is Ulrich Wilhelm Glasner. I hold the position of Chief Engineer at Queenstown Lakes District Council (**QLDC** or **Council**). I have been in this position since July 2013.
- 1.2 I was previously employed at Western Bay of Plenty District Council as the Utilities Asset Manager from 2008 and before that in a number of consultant and management roles in New Zealand and Germany.
- 1.3 I hold an Engineering degree (Diplom Ingenieur) from University of Applied Sciences - Wiesbaden. I have 28 years' experience in Civil Engineering. I am a member of IPENZ, IPWEA and Water NZ. I am a Chartered Professional Engineer (CPEng).
- 1.4 My experience includes investigations, issues and options studies, and the design and construction of several wastewater and stormwater pump stations, reticulation and collection systems. I have managed the design of stormwater and wastewater systems in Germany and New Zealand.
- 1.5 My current role at QLDC involves asset management (three waters and solid waste), contract management, procurement, strategic planning, and management of road works. I also have responsibility for delivering infrastructure work approved in the Annual Plan for QLDC, including three waters, transport, solid waste and other capital works. As Chief Engineer I also have responsibility for the ongoing operation and maintenance of infrastructure assets. This involves co-ordination of the high level work programme for the infrastructure team, and managing staff and contractors to deliver projects and services within approved timeframe and cost limits.
- 1.6 In relation to the Proposed District Plan (**PDP**) I have provided written evidence on behalf of the Council on the Strategic Direction and Residential chapters.

- 1.7 I have now been asked by QLDC to provide evidence in relation to infrastructure matters for the Upper Clutha rezonings hearing stream of Stage 1 of the PDP.
- 1.8 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.
- 1.9 I refer to documents included in the Council's Bundle of Documents (**CB**) and Supplementary Bundle of Documents (**SB**). The key documents I have used, or referred to, in forming my view while preparing this brief of evidence are:
- (a) my evidence for Introduction and Strategic chapters dated 19 February 2016 [**CB37**];
  - (b) my evidence for Residential chapters dated 14 September 2016 [**CB57**];
  - (c) evidence of David Wallace for Subdivision chapter dated 18 July 2016 [**SB74**];
  - (d) Wanaka Water Supply, Model Build and Calibration Report dated May 2016 (**Water Model**);
  - (e) the Fire Fighting results of the future growth scenarios 2025, 2055, Wanaka Water Supply;
  - (f) the wastewater modelling capacity results both current day and future growth 2055 (**2055 Wastewater Model**);
  - (g) Discussion Document on Service Levels for Three Waters Services (Internal Draft for discussion – Nov 2016);
  - (h) QLDC, Three Waters Asset Management Plan 2015-2030, February 2015;
  - (i) QLDC, Long Term Plan 2015-2025;
  - (j) Land Development and Subdivision Code of Practice 2015 (**Subdivision Code of Practice**);
  - (k) QLDC 2015-2045 Infrastructure Strategy; and

- (l) Three Waters Strategic Direction Working Document 2011 and Beyond.

**1.10** All references to PDP provision numbers, are to the Council's Reply version of those provisions (unless otherwise stated).

## **2. SCOPE**

**2.1** My evidence addresses the infrastructure-related effects of the Stage 1 rezoning submissions located within the Upper Clutha Basin. I consider whether there is capacity in terms of wastewater and water supply, to service the proposed rezonings.

**2.2** The individual submissions have been broadly categorised into the following three areas:

- (a) Urban;
- (b) Rural / Urban Fringe; and
- (c) Rural.

**2.3** I have taken a view on each of the site specific zoning requests as to whether I oppose, or do not oppose, the relief sought, in terms of infrastructure effects.

**2.4** As stormwater is addressed at the time of subdivision or actual development and is required to comply with the Council's requirements under the Subdivision Code of Practice, it is not being assessed individually in relation to the rezoning requests.

**2.5** In assessing each of the site specific submissions, I have considered three key points:

- (a) the serviceability of the area, whether it is anticipated that the site would connect to the water and wastewater networks, and the ease and cost of servicing, including ongoing operations maintenance costs from additional facilities;

- (b) the location of the area in terms of elevation, whether the area will have adequate water pressure and can drain wastewater under gravity, and if it is adjacent to similarly zoned land; and
- (c) if the area will be serviced by the network, whether there are any capacity issues, and if there are whether there are projects to resolve them within the Long Term Plan (LTP).

### **3. EXECUTIVE SUMMARY**

- 3.1** In general, water supply is less of an issue for submitter requests for more intensive residential zoning, where residential zoning is currently proposed, because the same FW2 level of firefighting supply is anticipated. Where zoning of a higher fire risk is proposed that increases the anticipated firefighting requirements (e.g. commercial requiring FW3). The water model results are used to assess the ability to adequately service these proposed areas.
- 3.2** For properties at higher elevations, additional water reservoirs or booster pump stations may be required to provide water supply to those houses. Council would prefer to rationalise facilities and not promote an increase in the number of facilities to supply water at this higher elevation because of ongoing operations and maintenance costs.
- 3.3** The effect of the wastewater loads from the submitted rezonings have been assessed using the 2055 Wastewater Model. Where the model shows that there is currently no capacity within the system, I have considered whether that will be resolved through planned projects in upcoming Annual Plan reviews and LTP periods. I also identify where LTP projects are required and provided for to enable the rezoning (i.e. the upgrade is already planned). In some cases there are issues but the change is quite minor in terms of additional capacity requirements.
- 3.4** It is much more efficient to service new developments where capacity already exists. In my opinion, it is not in the Council's best interest for

its water and wastewater networks to extend further into currently zoned rural land outside the urban limits, as this will result in increased operational, maintenance and renewal costs for QLDC over the long term.

**3.5** Mr Barr has confirmed that proposed Residential Zoning (including Rural Residential zoning) that adjoins the Urban Growth Boundary (**UGB**) would be expected to connect to Council services (water supply and wastewater). Where this zoning can adequately be serviced with existing infrastructure I do not oppose it from an infrastructure perspective. However, when it is unclear on the level of upgrades required to adequately service a Rural Residential Zone adjoining the UGB boundary, I oppose the zoning from an infrastructure perspective. This is because I do not support the ad hoc and inefficient extension of infrastructure, particularly where I understand there is sufficient available land within the UGB to serve further residential growth.

**3.6** Rural and Rural Lifestyle zonings outside the scheme boundary are not anticipated to connect to the Council network but be privately serviced onsite at the developer's cost. These types of developments will not affect the Council's Infrastructure network (nor ongoing maintenance costs) and therefore I generally do not oppose this type of development.

## **4. BACKGROUND**

### **Assumptions**

**4.1** To assess the impacts of rezoning a property on the water and wastewater network, it is necessary to estimate the likely yield in terms of the number of residential lots.

**4.2** Where a submission has included an estimate of the number of residential lots, I have generally relied on that information. Specifically, I have relied on the estimate in submissions if there is one and where robust information has been provided to support the estimate. Where no information was provided, or where in my opinion a greater number of lots could realistically be developed, I

have estimated the number of lots and explained this in my assessment.

**4.3** The minimum lot sizes for the different zones provide a guide for estimating the number of lots:

- (a) Low Density Residential – 450m<sup>2</sup>;
- (b) Medium Density Residential – 250 m<sup>2</sup>;
- (c) High Density Residential – 450 m<sup>2</sup>;
- (d) Large Lot Residential A – 4,000 m<sup>2</sup>
- (e) Large Lot Residential B – 2,000 m<sup>2</sup>;
- (f) Rural Lifestyle 2 hectare average, with individual allotments up to 1 hectare; and
- (g) Rural Residential – 4,000 m<sup>2</sup>.

**4.4** In addition the Visitor Accommodation activities have been assessed on the basis that they would cater for reasonably intensive resort style developments. There are not any Visitor Accommodation provisions in the PDP. However, the Operative District Plan provides for Visitor Accommodation within identified subzones in the Low Density Residential Zone as a controlled activity on the basis the development did not breach the 7 metre height limit and the respective building set back from boundaries and roads.

**4.5** Submissions that have sought Visitor Accommodation have not specified any nature and scale limitations; I have therefore based my assessment on the nature, scale and intensity of established visitor accommodation developments in the Operative Low Density Residential Zones. Examples include the Edgewater Resort<sup>1</sup> in Wanaka and the Sherwood Resort<sup>2</sup> in Queenstown. Both of these are located within the Operative and PDP Low Density Residential Zone.

**4.6** However, for larger sites, it is not just a simple matter of dividing the total lot size by the minimum lot size, because land is needed for other development requirements such as roading, reserves,

1 Refer to <https://www.edgewater.co.nz/>  
2 Refer to <http://sherwoodqueenstown.nz/>

stormwater etc. Therefore I have assumed that for any site the area that can be developed into residential lots is the total area of the site minus 32% to account for those other development requirements.

- 4.7** In my assessment I have assumed the maximum allowed development under the zone requested by the submitter.
- 4.8** In Wanaka the UGB does not fully align with the water and wastewater scheme boundary. Where the scheme boundary extends outside the UGB, infrastructure servicing needs to be carefully considered to ensure that Council is not left with an infrastructure network that is only servicing a small number of sites. This results in inefficiencies particularly on a cost per user ratio.
- 4.9** My opinions on wastewater and water are based on the Council's computer Water and Wastewater Models that were built in 2016. The water model was built by Charlotte Broadbent from Watershed Engineering Ltd and the wastewater model by Tracey Myers from CH2M Beca Ltd. The models give a mathematical representation of the infrastructure networks (pipes, pumps, reservoirs and other assets) and the results produce information about pressure, flow and pipe capacity throughout the network.
- 4.10** The wastewater model (average recurrence interval (**ARI**)) 2 year design storm event results were used. The water model uses a peak day scenario and is calibrated to 28/12/15. Future growth scenarios (2025, 2055) have also been generated for the water model and 2055 for the wastewater models that include anticipated demand/ loads in accordance with the Operative District Plan (**ODP**) zonings. The models do not include identified Long Term Plan projects. In areas where the modelling results show that there may not be capacity or the required levels of service will not be met, I have checked if there are planned upgrades in the Long Term Plan that will mitigate the loss of service from growth.
- 4.11** Throughout my analysis, I have assumed that all servicing including connections and upgrades would be at the developer's cost, this may be through development contributions or directly where stated.

*Impact of development within scheme boundaries that exceeds capacity*

- 4.12** The impact of development within the scheme boundaries, which exceeds capacity, depends on the scale and location of the exceedance. For example if the development is a small development (up to 15 household equivalent), close to either the water intake or the final wastewater pump station before the treatment plant, the length of pipe upgrade required would be minimal. However, if the site is close to the edge of the network and is a large development, the impact could be large as a long length of network would be required to upgrading. This is because the wastewater would flow through this long length of existing network to reach the final wastewater pump-station, or a long length of water main to produce adequate flow/pressure from the reservoir/water source. Servicing development outside the scheme boundary would add to the scale of any upgrades required.

*Funding for infrastructure installation and upgrading*

- 4.13** The Council adopts a LTP every three years. An annual plan is prepared on the years in between to determine projects, resourcing and budgets for the year. This is a blueprint for how the district will be run over the next 10 years and includes infrastructure upgrade projects.
- 4.14** The cost of the growth portion of projects within the LTP is recovered through development contributions. The level of service and renewals portion of projects are funded from QLDC rates. Development contributions are calculated on a scheme wide basis, e.g. Wanaka scheme, and are paid by developers as they connect to the infrastructure networks.
- 4.15** The timing of growth projects within the LTP are based on Council's growth projections. This can create funding issues because Council cannot be certain as to when or where the growth will occur. In time, most of this expenditure will be recovered from developers through

the charging of development contributions, but in the interim a large proportion of this cost must be borrowed.

- 4.16** It is the Council's intention to develop the growth related capital projects on a 'just in time' basis. This means that additional capacity will not be provided until the Council is satisfied that it is absolutely necessary to do so. The timing of these projects can be adjusted within the annual plan/LTP process with approval from Council, depending on the need. However, unplanned and uncoordinated growth puts the Council in a difficult position to find funding for network upgrades.

#### *Integrated development*

- 4.17** In a simple sense, I understand that integrated land use planning involves ensuring that land use planning is consistent with infrastructure and financial planning in terms of the statutory framework, as I have discussed above. There are obvious benefits, particularly in terms of efficiencies, more predictable outcomes, and cost savings to the wider community from ensuring consistency between these processes.
- 4.18** In QLDC's case, an integrated approach has resulted in a strategy for a more compact urban form through use of UGBs, along with the encouragement of intensification of land use in identified areas within the UGBs. This strategic approach has implications for infrastructure considerations.
- 4.19** A compact and integrated urban form maximises the efficiency of existing infrastructure and its operation, because the surplus in the network can be utilised and the operation of the network can be managed efficiently. This results in cost savings for ratepayers and potentially for the developer. Reduced distance to destinations, and more efficient use of embedded infrastructure reduces the cost to the community as a whole.
- 4.20** By contrast, less certainty about the location and form of future urban growth has the potential to create patterns of development that are

less efficient, more expensive, and less likely to result in integrated, comprehensive urban communities.

- 4.21** Unplanned or sporadic urban development can cause a range of issues and problems. This can include localised impacts of new development resulting in the of reduction in levels of service. It also impacts on QLDC's ability to plan and build effective infrastructure networks.
- 4.22** The need for a more consolidated urban form has been a clear message that has emerged from public consultation undertaken by QLDC in recent years. The strategic approach to urban development proposed in the PDP provides for a balance of continued greenfield growth at the periphery of urban areas, and the more efficient use of the existing urban areas through identified areas for consolidation and intensification.
- 4.23** More compact urban areas also result in more efficient use of existing infrastructure (particularly where there is available capacity), and lower overall costs where upgrades or extensions of existing infrastructure are required (compared to the provision of entirely new infrastructure). In addition, having a less sprawling infrastructure network means that the network can generally be more easily and efficiently maintained, which will generally increase asset life and performance, and result in lower overall costs to the community. In addition, more efficient use of existing infrastructure networks is likely to have environmental benefits, in terms of an overall reduction in the effects of building and maintaining additional infrastructure.

*Water supply*

- 4.24** I have assessed the submissions using the Subdivision Code of Practice, which states:

*6.3.5 Design Criteria*

*6.3.5.1 Hydraulic design; The diameter, material type(s), and class of the water main shall be selected to ensure that:*

- (a) The main has sufficient capacity to meet peak demands while maintaining minimum pressure;*
- (b) All consumers connected to the main receive at all times an adequate water supply and pressure; and*
- (c) The appropriate firefighting flows and pressures can be achieved.*

*6.3.5.6 Minimum water demand*

...

*(c) Firefighting demands as specified in SNZ PAS 4509;*

*6.3.5.10 Design pressure shall be between 300 kPa and 900 kPa.*

- 4.25** Currently there is no defined level of service for QLDC providing firefighting supply. Appropriate firefighting flows have been defined through the proposed level of service that would be required under the zone being pursued. Firefighting supplies commercial, industrial and residential zoned areas are designed to provide 60% of annual peak demand in addition to fire flow, on a zone by zone basis. "FW" is a fire water classification used in the New Zealand Fire Service Firefighting Water Supplies Code of Practice, and provides the required water supply, in terms of pressure and flow for either reticulated or non-reticulated water systems.<sup>3</sup>

- 4.26** At a minimum QLDC will provide FW2 for residential areas and FW3 for commercial/industrial areas. The FW classification number increases as the fire hazard increases. For example, FW3 requirement provides a greater firefighting flow compared to FW2.

3 Please refer to Section 4.2 of the National Fire Standards (SNZ PAS 4509:2008).

Gradings above FW3 need to be investigated, priced and approved by the General Manager Property and Infrastructure or Council.

- 4.27** For sites serviceable by the Wanaka network I have assessed the location of the area in terms of elevation compared to Beacon Point Reservoir at approximately 386 m top water level elevation. The LTP includes Hawthenden Reservoir project, which is also at the same elevation as Beacon Point Reservoir. To ensure there is adequate water pressure under gravity feed, development should be restricted to elevations below approximately 346 m. The model refines this assumption in areas within the modelled network.
- 4.28** The location of the site in relation to similar zoned land has also been assessed. Generally an area can be more easily serviced if the adjacent area is zoned for the same level of service for firefighting supply. The models used to assess capacity currently use the ODP zoning.
- 4.29** Finally, if the site is within the modelled network the current and future growth scenarios firefighting supply results have been compared to what would be anticipated under the level of service firefighting classification from the proposed zoning. If there are any capacity issues it is checked whether these are planned to be resolved under the LTP.

#### *Wastewater*

- 4.30** Anticipated wastewater loads are to be maintained within the piped network, the design flows as defined in the Subdivision Code of Practice include peak day factors, and dilution infiltration factors for wet weather.
- 4.31** I have assessed the location of the areas in terms of elevation compared to the existing network to ensure it can be transported under gravity flow.
- 4.32** Finally if the site is within the modelled network the current and future growth scenarios supply results have been used to assess if there are

any identified downstream wastewater capacity constraints. If there are any capacity issues it is checked whether these are planned to be resolved under the LTP.

#### *Stormwater*

- 4.33** Stormwater should be addressed through low impact design as per the Subdivision Code of Practice. My evidence assumes that any stormwater requirements would be complied with at the time of subdivision or development.

## **5. REQUESTS FOR REZONINGS IN URBAN WANAKA AND LAKE HAWEA**

### **Wanaka Kiwi Holiday Park and Motels Ltd – 592**

- 5.1** Wanaka Kiwi Holiday Park and Motels Ltd (592) has sought that the Visitor Accommodation Sub-zone be added to 2.8 ha of land located at Lot 1 District Plan 345434, Lot 2 District Plan 345434 and Lot 3 District Plan 345434. This land was notified as Large Lot Residential zone.
- 5.2** The site is located off Studholme Road, which runs along the boundary of the site. The site is located at a higher elevation and the water is boosted by a private pump station. The site is within the UGB and land adjacent to this site was notified as Large Lot Residential zone. To the south of the site is land zoned Rural.
- 5.3** It is difficult to assess the maximum load/demand from a Visitor Accommodation sub zone. The site currently includes visitor accommodation and is connected to the Wanaka water and wastewater supply. If the site was developed to the maximum allowed under the Visitor Accommodation Sub zone in the ODP, this could enable development of a multi storey hotel. The increased wastewater loads from such development may require a mains upgrade between the development and Mt Aspiring Road, which would be at the developer's cost. Currently this main is 150 mm diameter. I note the Current Day Wastewater Model shows there are no downstream capacity constraints. The 2055 Wastewater Model

shows the downstream main in Ardmore Street is at between 50 - 75% capacity. Currently there is an existing private water pump station and onsite private water tanks.

- 5.4** Any increase in firefighting requirements or flows would be at the developer's cost as this area is at greater elevation than what can be serviced with adequate level of service requirements with the current network.
- 5.5** Consequently, I do not oppose adding the Visitor Accommodation Sub zone to this site, from an infrastructure perspective providing the developer constructs any wastewater upgrades required on Studholme Road and provides for their own firefighting requirements. This is because of the existing use of the site, and is based on a presumption that any upgrades required to the water or wastewater systems would be at the developer's cost.

#### **Nic Blennerhassett – 335 and John & Jill Blennerhassett – 65**

- 5.6** The submitters seek to rezone the land identified above from LLRZ B to LDRZ. The notified provisions enable a minimum allotment size of 2000m<sup>2</sup> at this location. The rezoning request could enable an additional 18 residential units.
- 5.7** The area is located between Meadow Stone Drive and Studholme Road. This is bounded within the UGB, and surrounded by Large Lot Residential and Low Density Residential. This area is currently rural in character and the area is not currently connected to the Wanaka water and wastewater supply. It is estimated the rezoning sought by the submitter(s) could yield 18 additional residential lots.
- 5.8** The Current Day Wastewater Model shows there is downstream capacity issues that planned to be resolved through the Gordon Rd wastewater pumpstation LTP project. The 2055 Wastewater Model shows there is a lack of wastewater capacity downstream, the pipe network currently is not planned for upgrade but will need to be investigated and included as a LTP project if required. The additional load from this proposed zoning would be included within any

upgrades. Both Residential zones being pursued have the same firefighting classification level of service, FW2.

- 5.9** I do not oppose the rezoning to Low Density Residential, from an infrastructure perspective, because the site is currently zoned residential under the PDP and the submission is only a minor zone boundary adjustment between Low Density Residential and Large Lot Residential. This is a relatively minor change that could be incorporated into the future servicing of the site. All connections would be at the developers cost.

### **Wanaka Lakes Health Centre – 253**

- 5.10** Wanaka Lakes Health Centre has sought that 1 ha of land located at Lot 1 DP 410739 be rezoned from notified Large Lot Residential zone to Local Shopping Centre zone.
- 5.11** The site is located on 23 Cardrona Valley Road adjacent to a PDP Local Shopping Centre zone. There is currently a Health Centre on that site. The Health Centre is connected to the Wanaka water and wastewater supply.
- 5.12** The servicing of the site subject to this rezoning request will have similar requirements to the adjacent proposed Local Shopping Centre zone. The current land use is commercial and therefore it is expected the fire classification will not change.
- 5.13** The Current Day Wastewater Model shows there are downstream capacity issues, although QLDC plans to resolve these through the Gordon Rd wastewater pumpstation LTP project. The 2055 Wastewater Model shows there is a lack of wastewater capacity downstream, the pipe network currently is not planned for upgrade but will need to be investigated and included as a LTP project if required. The additional load from this proposed zoning would be included within any upgrades.
- 5.14** In my view, I do not oppose the rezoning to Local Shopping Centre zone from an infrastructure perspective, because the site currently

has commercial development and therefore demand for water and wastewater infrastructure is unlikely to change, and already includes firefighting requirements.

**Christopher Jopson, Jacqueline Moreau, Shane Jopson – 287**

- 5.15** Christopher Jopson, Jacqueline Moreau, Shane Jopson have sought that 3.6 ha of land is rezoned from notified Large Lot Residential zone to Low Density Residential. It has been estimated this could yield 42 or 48 additional residential lots.
- 5.16** The site is located on the southern side of Terranova Place, which is a private lane off Anderson Road. Currently this area is connected to the Wanaka water and wastewater supply. The wastewater connection is through a private pump station because of the elevation of this area.
- 5.17** The increase in density would need to be serviced with low pressure sewer and private pump stations, at the developers cost. The wastewater is directed to the Wanaka Luggate Highway pump station and the 2055 Wastewater Model results show a section of this pipe is nearing capacity 75-95%. The Water Model shows that this area currently receives FW2 flows, complying with residential level of service and the model shows this is still provided in 2055. Minimum peak day pressure is above 30 m head, which is acceptable.
- 5.18** I do not oppose the rezoning to Low Density Residential zone, from an infrastructure perspective, because there is capacity for water servicing in the current infrastructure. There is adequate capacity in the wastewater network although the connection would be at the developer's cost with onsite pump stations and pressure main.

**Wanaka Central Developments Ltd – 326**

- 5.19** Wanaka Central Developments Ltd, (326) has sought that 4.3 ha of land be rezoned from Large Lot Residential zone, to Medium Density Residential. It has been estimated this could yield 53 additional residential lots.
- 5.20** The site is located between Kirimoko Cres and Clearview St, parallel to Rata St. The area is not connected to the Council's water or wastewater supply. The nearest wastewater available for connection is on Rata St, and for water is on Kirimoko Cres.
- 5.21** The 2055 Wastewater Model shows there is no capacity in the downstream network. This has been identified and is included in the LTP. Water modelling shows FW2 is currently available from nearby QLDC water supply and therefore meets the residential level of service. The model shows this is still provided in 2055.
- 5.22** I do not oppose the rezoning to Medium Density Residential zone, from an infrastructure perspective, because there is capacity for water servicing in the current infrastructure and while there is not adequate capacity in the wastewater network, this can be addressed within the planned LTP projects. All connections would be at the developers cost.

**Trustees of the Gordon Family Trust – 395**

- 5.23** Trustees of the Gordon Family Trust have sought that 1.9 ha of land be rezoned from Low Density Residential Zone, to Medium Density Residential. It has been estimated this could yield 23 additional residential lots.
- 5.24** The site is located on the corner of Golf Course Road and Cardrona Valley Road. Currently the area is not connected to the water or wastewater mains. The nearest water main is across the road and the wastewater main is adjacent to the site on Cardrona Valley Road.

- 5.25** The Current Day Wastewater Model shows there are downstream capacity issues. These are planned to be resolved through the Gordon Rd wastewater pumpstation LTP project. The 2055 Wastewater Model shows there is a lack of wastewater capacity downstream. The pipe network currently is not planned for upgrade but will need to be investigated and included as a LTP project if required. The additional load from this proposed zoning would be included within any upgrades.
- 5.26** Water modelling shows FW2 is currently available to meet residential level of service. The Water Model shows upgrades are required in 2055, which is identified under the LTP. This land is slightly more elevated than its surrounds but there are other houses higher. Current minimum peak day pressure is 30-50m on the nearest fire hydrant.
- 5.27** In my view, I do not oppose a rezoning to Medium Density Residential zone, from an infrastructure perspective, because there is capacity for water servicing. While there is not adequate capacity in the wastewater network, this can be addressed within future LTP projects. All connections would be at the developers cost.

#### **Varina Propriety Limited – 591**

- 5.28** Varina Propriety Limited (591) has sought that 0.9 ha of land be rezoned from notified Large Lot Residential, to Medium Density Residential with a Visitor Accommodation Sub zone. It has been estimated this change could yield 11 additional residential lots.
- 5.29** The land is located between Brownston and Upton Streets, on the western side of McDougall Street. This area is connected to the Wanaka water and wastewater supply.
- 5.30** The 2055 Wastewater Model scenario shows no capacity constraints in the immediate downstream pipe network. Upgrades are required downstream in Ardmore St but this is planned in the LTP. The change in zoning would change the water firefighting level of service from FW2 to FW3 for Visitor Accommodation activity. Modelling

shows that FW3 is currently available and is available in 2055. Minimum pressure is above 30m head which is within the level of service parameters.

- 5.31** I have no objections to a rezoning to Medium Density Residential zone, from an infrastructure perspective, because there is capacity for water servicing in the current infrastructure. While there is not adequate capacity in the wastewater network, this is within the planned LTP projects. All connections would be at the developers cost.

**Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited –  
622**

- 5.32** Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited (622) have sought that land is rezoned from Low Density Residential zone to (operative) Rural General zone. The operative Rural General framework, is not identical to the PDP's Rural zone framework. The land is located opposite Stackbrae Ave on Cardrona Valley Road.
- 5.33** This area is connected to the Council's water and wastewater supply for Wanaka.
- 5.34** This rezoning would reduce the infrastructure requirements for this site from the notified zone. Land that is zoned Rural General is usually outside the scheme boundary and not connected to the local water and wastewater supply.
- 5.35** I do not oppose the rezoning to Rural General zone from an infrastructure perspective (nor to the PDP Rural zone), because there is no increase in the infrastructure requirements from this change of zone. However I do note that zoning this land within the UGB to Rural would lead to an inefficient use of land that could be serviced and have urban housing densities located on it.

**Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited – 622**

- 5.36** Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited have sought that land be rezoned from notified Local Shopping Centre zone, to (operative) Rural General zone.
- 5.37** The land is located adjacent to the current health centre on Cardrona Valley Road. This area is not connected to the water and wastewater supply. There is a water main at the boundary and wastewater main through the property.
- 5.38** The zoning change proposed would reduce the infrastructure requirements for this site. Rural General zoned land is usually outside the scheme boundary and not connected to the water and wastewater supply.
- 5.39** I do not oppose the rezoning to Rural General zone from an infrastructure perspective (nor to PDP Rural zone), because there is no increase in the infrastructure requirements.

**Adventure Consultants Limited – 652**

- 5.40** Adventure Consultants Limited has sought that land notified as Medium Density Residential zone have the Wanaka Town Centre Transition Overlay added.
- 5.41** The land is located on the corner of Russell Street and Brownstown Street. Currently this site is connected to the Wanaka water and wastewater supply.
- 5.42** This land is zoned Medium Density Residential and therefore no change to the infrastructure requirements for this site would be required if the Town Centre Overlay was added, compared to the current requirements.
- 5.43** I therefore do not oppose maintaining the proposed Medium Density Residential with Wanaka Town Centre Transition Overlay from an

infrastructure perspective, because there is no increase in the infrastructure requirements. Any further connections would be at the developers cost.

#### **Aspiring Lifestyle Retirement Village – 709**

- 5.44** Aspiring Lifestyle Retirement Village has sought that 1.15 ha of land be rezoned from Large Lot Residential zone to "something more appropriate" for the Wanaka Lakes Health Centre.
- 5.45** The site is located on 23 Cardrona Valley Road, opposite Stone St. This site is connected to the Wanaka water and wastewater supply.
- 5.46** If the site is zoned to something more appropriate to reflect what currently exists on the site, it is assumed there would be no change to the infrastructure requirements.
- 5.47** In my view, I do not oppose a rezoning from an infrastructure perspective, if the new zone simply reflects the current activity on the site as there will be no increase in the infrastructure requirements.

#### **Sneaky Curlew Pty Ltd – 737**

- 5.48** Sneaky Curlew Pty Ltd has sought that 1.9 ha of land be rezoned from Medium Density Residential with the Wanaka Town Centre Transition Overlay zone, to Wanaka Town Centre.
- 5.49** The area is located immediately to the south of Brownston Street in the blocks from Dungarvon Street to Chalmers Street for half the block depth to Upton Street be rezoned to Wanaka Town Centre zone. This area has connections to the Wanaka water and wastewater supply.
- 5.50** The 2055 Wastewater Model shows one small length of pipe downstream that exceeds capacity. It is anticipated this would be upgraded by QLDC as part of the LTP but it currently sits outside the 30 year LTP timeframe. However, this upgrade could be easily brought forward if needed. The Water Model shows commercial FW3

Firefighting level of service is currently provided and will continue to be in 2055.

- 5.51** I have no objections to the Wanaka Town Centre zone, from an infrastructure perspective, as there is capacity in the water supply and it is anticipated that the small length of pipe for wastewater that requires upgrading will be done so through the LTP. Any further connections would be at the developers cost.

#### **Queenstown Lakes District Council – 790**

- 5.52** Queenstown Lakes District Council (790) has sought that 1.8 ha of land be rezoned from Low Density Residential to Medium Density Residential zone. It has been estimated this could yield 21 additional lots.
- 5.53** The area is located on Ironside Drive, off Kings Drive. Currently this site is not connected to the water and wastewater supply, but the water main is on the boundary and the wastewater main runs through the site.
- 5.54** The 2055 Wastewater Model shows overflows downstream of this site. This has been identified and is included in LTP projects to be remedied. The submission continues to seek residential zoning for the site. The current Water Model shows FW2 is available and will continue to be available in 2055.
- 5.55** I have no objections to a rezoning to Medium Density Residential zone, from an infrastructure perspective, because there is capacity for water servicing. While there is not adequate capacity in the wastewater network, this can be addressed within the associated planned LTP project. All connections would be at the developers cost.

#### **Anzac Trust – 142**

- 5.56** Anzac Trust has sought that 1.8 ha of land be rezoned from Large Lot Residential and Rural with a building restriction area, to Large Lot

Residential zone for the whole site without a building restriction area. It has been estimated this could yield an additional lot.

- 5.57** The area is located at 361 Beacon Point Road. Currently this site is connected to the Wanaka water supply. The Council's GIS does not show that the existing house is connected to the wastewater network.
- 5.58** The 2055 Wastewater model shows overflows downstream of this site, although currently no improvements have been planned in the LTP. This could be addressed throughout annual plan reviews or in future LTPs.
- 5.59** The submission seeks the continuation of a residential zoning with the same firefighting level of service, (FW2). The current Water Model shows FW2 is available and this is modelled to still be available in 2055. Water supply for firefighting purposes is provided on Penrith Park Drive and would have to be assessed for the site, which would be provided at the developer's cost. The existing house on this site is connected to the water network with a 20mm lateral and additional lateral would have to be extended from where it can be metered (possibility Penrith Park Drive) at the developer's cost for the additional lot.
- 5.60** I have no objections to a rezoning to Large Lot Residential zone from an infrastructure perspective, because there is a relatively minor increase in demand for water and wastewater network, although this is on the basis that any servicing connections would be at the developer's cost.

#### **Iain Weir – 139**

- 5.61** Iain Weir has sought that 1.8 ha of land be rezoned from Low Density Residential zone to Medium Density Residential. I have estimated this could yield 21 additional lots (the same as submission 790).
- 5.62** The area is located on Ironside Drive, off Kings Drive. This site is not connected to the water and wastewater supply, but the water main is on the boundary and the wastewater main runs through the property.

- 5.63** The 2055 Wastewater Model shows wastewater overflow downstream of this site, which has been identified and is included in Long Term Plan projects. The land would continue to be zoned for residential purposes and a FW2 level of service would be expected. The current Water Model shows FW2 is available and continues to be available in 2055.
- 5.64** I have no objections to a rezoning to Medium Density Residential zone from an infrastructure perspective, because there is capacity for water servicing. There is not adequate capacity in the wastewater network but this is will be addressed within the planned Long Term Plan projects.

**Alistair Munro – 3**

- 5.65** Alistair Munro (3) has sought that a 2 ha site be rezoned from Rural with a building restriction overlay, to Large Lot Residential zone. This could yield three or six additional lots.
- 5.66** The area is located at 22 Aubrey Road around the Kirimoko Cres area, adjacent to Peak View Ridge. This area is not connected to the water and wastewater supply.
- 5.67** Currently, there is not capacity in the wastewater infrastructure to service the rezoning. Servicing would have to be extended and paid by the developer, and there is gravity fall for wastewater. There are also identified wastewater capacity issues downstream that are planned to be resolved through projects provided for in the LTP. Increased flows from this development could be incorporated in the LTP projects, which would be paid for by rate payers and development contributions.
- 5.68** The falling main from Beacon Point Reservoir is through a portion of this land and no building is permitted over or within a certain distance of it. The highest part of this site will not currently have adequate water pressure as it is fed from Beacon Point Reservoir, which is within the area submitted on. New dwellings would need to be

approximately 40m below the reservoir to have serviceable pressure, or be located no higher than the highest house on Peak View Ridge. Currently these sites are/could be serviced from Kirimoko Cres and Aubrey Road and any additional connections would have to be extended from these mains at the developers cost. The sites currently have FW2 from the existing roads and it is assumed this could be provided.

- 5.69** I have no objections to a rezoning to Large Lot Residential zone from an infrastructure perspective, provided that no houses are built within 40 m elevation of the reservoir or over the existing water falling main. There is also currently capacity for water servicing. There is not adequate capacity in the wastewater network but this can be addressed within the planned LTP projects, which would be paid for by rate payers and development contributions.

#### **Infinity Investment Group Limited – 729**

- 5.70** Infinity Investment Group Limited has sought that some of its 1.07 ha of land be rezoned from Medium Density Residential zone to Low Density Residential. This would reduce the number of residential lots permitted on the site.
- 5.71** The area is located on the southern side of Aubrey Road between Anderson Road and Kings Drive. This area is not connected to the water and wastewater supply.
- 5.72** The rezoning would reduce the infrastructure requirements for this site from what is currently notified.
- 5.73** I have no objections to this request from an infrastructure perspective, because there is no increase in the infrastructure requirements, in fact it possible that these requirements will reduce.

#### **Noel Williams – 795**

- 5.74** Noel Williams has sought an area of Medium Density Residential zone on Maps 20 and 21 be reduced by at least 50%. However, Mr

Williams does not state what zone he considers the balance of the land should be. Assuming that the change would be to a less intensive zone, this could reduce the number of residential lots and infrastructure requirements for this site would be reduced.

- 5.75** I have no objections to a density reduction, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

**Alan Cutler – 110**

- 5.76** Alan Cutler has sought an area zoned Medium Density Residential zone throughout the southern side of the CBD, be extended further along Old Lake terrace. Mr Cutler does not want Medium Density Residential for Scurr Heights, but his submission does not state what he wants.

- 5.77** The proposed extension to the Medium Density Residential zone is 10.9 ha bounded by Golf Course, Youghal St, Stone Street and Tenby Street. It is estimated this could yield 132 additional residential lots.

- 5.78** This area is connected to the water and wastewater supply. Some of this area is fed with 50 mm rider mains.

- 5.79** The 2055 Wastewater Model show no capacity issues in this area. FW2 water supply is currently provided. There are areas of low pressure (less than 15 m in 2055) on Sycamore PI and 15-30 m on Aspiring Terrace/Stone Street. Increasing the yield by such a high value in an area that is currently serviced may require mains and rider mains upgrades which are not planned in the LTP.

- 5.80** I therefore oppose the Medium Density zone from an infrastructure perspective because the increase density will require water upgrades that are currently not planned in the LTP.

- 5.81** In respect of the Scurr Heights submission, this is located on the southern side of Aubrey Road between Anderson Road and Kings

Drive. Assuming that the submitter is seeking a less dense zone than Medium Density Residential, I do not oppose the rezoning from an infrastructure perspective.

#### **Gem Lake Limited – 240**

- 5.82** Gem Lake Limited has sought that the Wanaka Height Precinct be added to 28 Helwick Street. The notified zone is Wanaka Town Centre. This change will allow an increase in building height, and relying on the assessment of this in the Hearing Stream 8: Business Zone, I have no issues with the rezoning because the network has capacity for increased intensity at this location.

#### **David Barton – 269**

- 5.83** David Barton has sought land in Wanaka Central be rezoned from Medium Density Residential zone to Low Density Residential. This could reduce the number of residential lots.
- 5.84** If the rezoning is accepted then the infrastructure requirements for this site would reduce from the requirements under the notified zone.
- 5.85** I therefore have no objections to rezoning to Low Density Residential zone from an infrastructure perspective.

#### **The Full & Bye Trust – 273**

- 5.86** The Full & Bye Trust has sought land be rezoned from Medium Density Residential to Low Density Residential zone. This could reduce the number of residential lots.
- 5.87** Accepting this rezoning would restrict the area of the Wanaka Medium Density zone to areas more immediately adjacent to the town centre. In addition, the infrastructure requirements for this site would reduce from the requirements under the notified zone.
- 5.88** I therefore have no objections to a density reduction, from an infrastructure perspective.

**Philip Thoreau – 362**

- 5.89** Philip Thoreau has sought that an area be rezoned from Medium Density Residential zone to a lower density zone. This could reduce the number of residential lots.
- 5.90** If the rezoning is accepted then the infrastructure requirements for this site would reduce from the requirements under the notified zone.
- 5.91** In my view, I have no objections to a density reduction, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

**Deborah Brent – 369**

- 5.92** Deborah Brent has sought that a 33 ha area be rezoned from Rural zone to Large Lot Residential. It has been estimated this could yield 55 4000m<sup>2</sup> allotments or 111 additional 2000m<sup>2</sup> allotments under the respective LLR A or B zones.
- 5.93** The area sought would extend residential development along from the notified (adjacent) Medium Density Residential, to include the adjacent area bordering Heaton Park subdivision, Aspiring Campervan Park and Motels to the west and the rural aspect on the elevated land to the south. This area is not connected to the water and wastewater supply, and is not currently serviced. There is no ability to provide the level of service required for residential zones for the area to the water supply and this is the main reason I oppose this rezoning.
- 5.94** However, in regards to wastewater, there is gravity fall for wastewater. Identified wastewater capacity issues downstream are to be resolved through the projects provided for in the LTP, and increased flows from this development could be incorporated in the solution. This area has a higher elevation than what is currently planned to be connected to the water supply. The LTP projects include Hawthenden Reservoir project at the same elevation at

Beacon Point Reservoir, approximately 386 m top water level elevation. To receive adequate pressure properties fed from the reservoir could be restricted to elevations below approximately 346 m.

- 5.95** I oppose the rezoning to Large Lot Residential zone from an infrastructure perspective because it is anticipated that this zoning would be connected to Council infrastructure and the current proposed site for the rezoning is higher than what can be serviced with the current and anticipated water supply.

#### **Iain Weir – 111**

- 5.96** Iain Weir supports the Low Density Residential Zone at 28C Studholme Road, but seeks that it include the Visitor Accommodation Sub Zone be extended over it. The operative District Plan includes the Visitor Accommodation overlay so currently the plan anticipates visitor accommodation at this site.
- 5.97** 28C Studholme Road is connected to the Wanaka water supply but not the wastewater supply.
- 5.98** It is difficult to assess the maximum load/demand for a Visitor Accommodation zoned area. This area was notified as Low Density Residential zone and the submission indicates this would be the use of part of the land, however some of the buildings would be used for visitor accommodation.
- 5.99** From an infrastructure perspective, changing a zoning to *Visitor Accommodation* is relevant as this changes the anticipated firefighting classification level of service changes from FW2 to FW3. The Water Model shows FW2 is currently available on Cardona Valley Road. The model shows upgrades are required in 2055, which is identified under the LTP.
- 5.100** Current minimum peak day pressure is adequate at 30-50 m on the nearest node. If required a main would have to be extended from the end of the main on Cardona Valley Road at the developers cost.

The 2055 Wastewater Model shows there is a lack of wastewater capacity downstream, although the downstream pump station (Gordon Road) has been identified for upgrade in the Long Term Plan, the pipe network currently isn't planned for upgrade.

- 5.101** I oppose the low Density Residential with Visitor Accommodation sub zone from an infrastructure perspective because currently this area does not have a FW3 Level of Service required for commercial business, which is anticipated with Visitor Accommodation. There are no Long Term Plan projects to provide FW3 in this serviced area. As per above wastewater capacity downstream restricts development. No network upgrade is planned for the future.

#### **Willowridge Developments Limited – 249**

- 5.102** Willowridge Developments Limited has sought that 3 ha be rezoned from Large Lot Residential zone to Low Density Residential. It has been estimated this could yield 39 additional lots.
- 5.103** The site is located on Ruby Ridge/West Meadows Drive. The water and wastewater main currently runs along West Meadows Drive. Some of the lots within this zone are connected to the Wanaka wastewater and water supply.
- 5.104** There is wastewater connection on West Meadows Drive. The 2055 Wastewater Model shows there is a lack of capacity downstream of the Alpha series pump station (part of the new development), although the further downstream pump station (Gordon Road) has been identified for upgrade in the LTP, the pipe network currently isn't planned for upgrade.
- 5.105** This area is elevated above what can be serviced to adequate Level of Service water pressure from the existing supply. As this area is currently zoned residential, and is proposed to remain residential, the Firefighting level of service will remain at FW2. The Water Model's current peak day flow shows there are hydrants on West Meadows Drive that do not obtain FW2 but the LTP identifies planned projects to resolve this.

- 5.106** I have no objections to a rezoning to Low Density Residential, from an infrastructure perspective, because currently this area is planned for residential zoning under the PDP. This is a zone boundary adjustment between Low Density Residential and Large Lot Residential, which is the relatively minor change for infrastructure purposes that could be incorporated into future servicing.

#### **Willowridge Developments Limited – 249**

- 5.107** Willowridge Developments Limited has sought that the notified Local Shopping Centre zone on Cardrona Valley Road is reduced in size. This could reduce the infrastructure demands depending on what the balance of the land is zoned.
- 5.108** The area is located next to 23 Cardrona Valley Road, the Health Centre. The Local Shopping Centre zone is currently not connected to the network. There is a water main at the boundary on Cardrona Valley Road and wastewater main through the property
- 5.109** It is assumed the submission will result in a reduction to the infrastructure requirements for this site through a change to residential use.
- 5.110** I have no objections to a density reduction, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

#### **Susan Meyer – 274**

- 5.111** Susan Meyer has sought that a 3 ha area is rezoned from a mixture of Large Lot Residential and Local Shopping Centre zone to only Local Shopping Centre zone. It has been estimated this could yield 40 or 45 additional lots.
- 5.112** The area is located on 23 Cardrona Valley Road, and includes the Health Centre facility and the adjacent zoned Local Shopping Centre zone. The Health Centre is connected to the water and wastewater

supply. The Local Shopping Centre zone has water main at the boundary along Cardrona Valley Road and a wastewater main through the property.

- 5.113** A Local Shopping Centre zone is proposed on the adjacent site to the Health Centre under the PDP and therefore rezoning the Health Centre land will have similar servicing requirements. The current land use is commercial (Health Centre) and therefore it is expected the fire classification will not change.
- 5.114** The Current Day Wastewater Model shows there is downstream capacity issues that planned to be resolved through the Gordon Rd wastewater pumpstation LTP project. The 2055 Wastewater Model shows there is a lack of wastewater capacity downstream, as even with the Gordon Rd wastewater pumpstation LTP project the pipe network lacks capacity. The pipe network is currently not planned for upgrade but will need to be investigated and included as a LTP project if required. The additional load from this proposed zoning would be included within any upgrades.
- 5.115** In my view, I do not oppose the rezoning to Local Shopping Centre zone from an infrastructure perspective, because the site currently has commercial development and the current demand for infrastructure is unlikely to change if the zoning simply reflects current activities.

#### **Alpine Estate Ltd – 379**

- 5.116** Alpine Estate Ltd has sought that a 15.9 ha area is rezoned from Low Density Residential to Medium Density Residential and Village mixed use activities. It is estimated this could yield 192 additional residential lots.
- 5.117** The area is located between Cardrona Valley Road and Ballantyne Road, adjacent to the land rezoned by Plan Change 46. This area is not connected to the water and wastewater supply and is not serviced. To change the zoning would maintain the same firefighting level of service but increase the loads/demands. The effects of this

development on the water and wastewater supply would have to be modelled to fully assess the effects on the infrastructure.

- 5.118** I oppose the rezoning to Medium Density and Village activities from an infrastructure perspective, unless detailed modelling can be provided that supports the rezoning and shows the infrastructure can be upgraded with minimal work to the existing reticulation, in the areas currently outside those identified for upgrade in the LTP, which would be paid for by rate payers and development contributions.

#### **JA Ledgerwood – 507**

- 5.119** JA Ledgerwood, has sought that the area of the notified Local Shopping Centre zone be reduced from 3ha at notification, to an unspecified, reduced size.
- 5.120** The area is located next to 23 Cardrona Valley Road, the Health Centre. The Local Shopping Centre zone is currently not connected to the network. There is a water main at the boundary on Cardrona Valley Road and wastewater main through the property.
- 5.121** It is assumed this submission will result in a reduction to the infrastructure requirements for this site from what is proposed.
- 5.122** In my view, I do not oppose a reduced zone size from an infrastructure perspective, because there is no increase in the infrastructure requirements.

#### **Jim Ledgerwood – 562**

- 5.123** JA Ledgerwood, (562) has sought that 23,398m<sup>2</sup> is rezoned from Low Density Residential zone to a Commercial zoning. I assume this is referring one of the PDP's business zones.
- 5.124** The area is located on the corner of Cardrona Valley Road and Orchard Road. Council's GIS mapping software does not show that this area is connected to the water and wastewater supply, although a 50 mm diameter wastewater rising main does run through the north

of the site. There is currently commercial activity on this site in the form of a café and venue. The site is not intensely developed and the surrounding area is zoned Low Density Residential, Large Lot Residential and Rural. This site is located within the Urban Growth Boundary.

**5.125** The nearest wastewater connection is on Cardrona Valley Road. The 2055 Wastewater Model shows there is a lack of capacity downstream, although the downstream pump station (Gordon Road) has been identified for upgrade in the LTP, the pipe network currently is not planned for upgrade. Water Model shows the nearest hydrant does not provide FW3 for commercial development. FW2 is currently provided. This site is located at the edge of the network.

**5.126** I oppose the rezoning to a Commercial (Business) zone because currently this area is not zoned to provide FW3 Level of Service, which is anticipated for commercial business. FW3 is not provided and there are no LTP projects to provide this service.

#### **Satomi Holdings Limited – 619**

**5.127** Satomi Holdings Limited, (619) has sought that 2.5 ha, which is currently zoned Low Density Residential zone, have a Visitor Accommodation overlay added.

**5.128** The area is located on Stackbrae Ave, the land generally bounded by Cardrona Valley Road to the east. This area is currently a recently consented residential development connected to the water and wastewater supply. The surrounding area is proposed Large Lot Residential and opposite is a Local Shopping Centre zone (which I have discussed above at paragraphs 5.10 to 5.14).

**5.129** This site was previously zoned Visitor Accommodation in the ODP and the submitter seeks to have the overlay added to the land. With the provisions of the zoning it is difficult to assess the maximum load/demand for a Visitor Accommodation overlay area.

- 5.130** The 2055 Wastewater Model shows there is a lack of wastewater capacity downstream, although the downstream pump station (Gordon Road) has been identified for upgrade in the LTP, the pipe network currently is not planned for upgrade.
- 5.131** With the zone change from Residential to Residential with a Visitor Accommodation overlay, the firefighting classification level of service changes from FW2 to FW3. The model shows FW2 is currently available. The water model shows upgrades are required in 2055, which is identified under the LTP.
- 5.132** I oppose the Low Density Residential with Visitor Accommodation subzone from an infrastructure perspective because currently this area is not able to provide FW3 Level of Service for commercial business, which is anticipated with the Visitor Accommodation overlay. FW3 is not provided and there are no Long Term Plan projects to provide FW3 in this serviced area. As above wastewater capacity downstream restricts development and no network upgrade is planned for the future.

**Sean & Jane McLeod – 391**

- 5.133** Sean & Jane McLeod have sought that all land zoned Large Lot Residential zone in the District be rezoned to Low Density Residential.
- 5.134** This would likely incur major upgrades to the pipe network and pump stations to convey the increased wastewater loads. However, this rezoning does not change the firefighting level of service, but it may incur major upgrades to the pipe network to deliver this water.
- 5.135** I oppose the rezoning of all Low Density Residential zone from an infrastructure perspective because the increase in infrastructure requirements within the network would require substantial upgrades that are not anticipated through the LLTP.

**Wayne L Blair – 510**

- 5.136** Wayne L Blair has sought that the area notified as Medium Density Residential Zone is rezoned to the operative residential zoning in Wanaka.
- 5.137** This submission would reduce the infrastructure requirements for this site from what is proposed.
- 5.138** I have no objections to a reduced zone size, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

**Helen Blair – 511**

- 5.139** Helen Blair has sought that the area notified as Medium Density Residential Zone is rezoned to the operative residential zoning in Wanaka.
- 5.140** This submission would reduce the infrastructure requirements for this site from what is proposed.
- 5.141** In my view, I have no objections to a reduced zone size, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

**Patricia Swale – 792**

- 5.142** Patricia Swale has sought any land is rezoned from Medium Density Residential zone to Low Density Residential zone.
- 5.143** This submission would reduce the infrastructure requirements for this site from what is proposed.
- 5.144** I therefore do not oppose the rezoning to Low Density Residential zone, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

**Terry Drayron – 9**

- 5.145** Terry Drayron requests that the minimum allotment size of the LLRZ along Studholme Road is retained at 4000m<sup>2</sup>.
- 5.146** The area is located along Studholme Road and is bounded by the Urban Growth Boundary.
- 5.147** This submission would reduce the infrastructure requirements for this site from what was notified under the PDP.
- 5.148** I have no objections to a reduced zone size, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

**Jude Battson – 460**

- 5.149** Jude Battson (460) has sought that 40 ha be rezoned from Rural Residential zone to Low Density Residential zone.
- 5.150** The area is located between Lichen Lane and Sam John Place. The land is bounded by Rural Residential, Township and Rural zones. This area is currently connected to the water and wastewater supply. It is estimated this proposed rezoning could yield 536 additional residential lots.
- 5.151** There is no wastewater model for Hawea but from knowledge of the area, the Cemetery Road wastewater pump station and the downstream water mains, the downstream reticulation would require upgrading to accommodate the increased flow. The treatment plant is over capacity and changes are planned under the LTP. The same FW2 Firefighting level of service would be anticipated. There are LTP projects to convey more robust water supply to this area. A rebuilt water model will be available by end of March.
- 5.152** Consequently, I oppose the Low Density Residential rezoning request from an infrastructure perspective because the increase in

infrastructure requirements within the network would likely require substantial upgrades.

#### **Streat Developments Ltd – 697**

**5.153** Streat Developments Ltd has sought that 11 ha is rezoned from Rural Residential zone to Township zone.

**5.154** The site is located between Cemetery Road and Domain Road. The land is bounded by (operative) Township and (proposed) Rural zones. The nearest water main is located along Cemetery Road and wastewater main is within the paper road adjacent to the site. It is estimated this rezoning could yield 75 additional residential lots.

**5.155** There is no wastewater model for Hawea. This site is adjacent to the wastewater treatment plant so it is assumed the development would connect directly to the treatment plant trunk main. This would be at the developer's cost. The wastewater treatment plant is identified in the LTP for upgrade. This area is within the current scheme boundary but outside the water current reticulation. It is anticipated FW2 could be provided with the water extended to the site and within the proposed site at the developers cost.

**5.156** I have no objections to a rezoning from rural residential to something similar to the operative plan Township zones, from an infrastructure perspective, because the increase in load and demands can be accommodated within the network. This would be subject to the developer paying for any required connections.

#### **Joel van Riel – 462**

**5.157** Joel van Riel has sought that minimum half acre lots be permitted on 12 ha. The notified zoning is Rural Residential zone, where the minimum lot size is 4,000 m<sup>2</sup>.

**5.158** The area is located between Lichen Lane and Sam John Place. The land is bounded by proposed Rural Residential, Township and Rural

zones. This area is currently connected to the water and wastewater supply. It is estimated this could yield 20 additional residential lots.

**5.159** There is no wastewater model for Hawea but from knowledge of the area, the Cemetery Road wastewater pump station, and the downstream water mains, the downstream reticulation would require upgrading to accommodate the increased flow. The treatment plant is over capacity. This issue is addressed and the changes are planned under the Long Term Plan. The same FW2 Firefighting level of service would be anticipated. There are Long Term Plan projects to convey more robust water supply to this area. A rebuilt water model will be available end of March.

**5.160** I have no objections to the change to half acre lots, from an infrastructure perspective, because increase in load and demands from the additional 20 lots will not have a significant impact on the infrastructure within the network.

## **6. RURAL / URBAN FRINGE**

### **Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs – 412**

**6.1** Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs, (412) seek that 7.3 ha be rezoned from notified Rural zone to Three Parks zone for Tourism and Community Facilities and/or Commercial Activities, and that the land be included within the UGB.

**6.2** The area is located on Wanaka Luggate Highway, close to Riverbank Road. The land is outside but adjacent to the UGB and is surrounded by notified Rural, and operative Three Parks zones. One of the sites is connected with a private pumped wastewater main, but the remaining area is not currently connected to the Council's water and wastewater supply.

**6.3** Currently this area is not serviced by water and the nearest main is approximately 700 m away. It may be possible to extend this water main and achieve FW3 (for commercial Firefighting level of service),

but this would need to be investigated to confirm and may be expensive to construct (at the developer's cost).

- 6.4** This area is currently serviced by a private wastewater pump main that would have to be upgraded at the developer's cost or gravity connection installed if an easement can be granted over private land. The 2055 Wastewater Model shows there is capacity in the downstream network.
- 6.5** I oppose the rezoning to some form of Special zone that provides for tourism and community facilities and/or Commercial Activities zone, from an infrastructure perspective, because the it hasn't been confirmed how FW3 would be provided to provide for the type of development those zones would enable.

**Bernie Sugrue – 588**

- 6.6** Bernie Sugrue has sought that 5.8 ha be rezoned from notified Rural zone to Rural Residential zone.
- 6.7** The area is located on the corner of Wanaka Luggate Highway and Albert Town Lake Hawea Road. The land is outside but adjacent to the UGB and is surrounded by Rural Residential, Large Lot Residential and Rural zones. The area is not currently connected to the water and wastewater supply. It is estimated this zone change could yield nine additional residential lots. The site is within the current water and wastewater scheme boundaries.
- 6.8** I agree with the Infrastructure Servicing Feasibility Report attached to the submission that servicing is feasible. Development could connect to the wastewater network, which is adjacent to the site (to the north) at the developer's cost. The nearest main is on Clan Mac Road, approximately 350 m from the site and can provide FW2 Level of Service required by residential development and could be extended at the developer's cost.
- 6.9** I therefore have no objections to the rezoning to Rural Residential zone from an infrastructure perspective, because although this

submission is outside the UGB the increase load on the infrastructure will be relatively minor and infrastructure is available for connection close to the site, but with the qualifier that the connection be at the developer's cost.

#### **M Beresford – 149**

**6.10** M Beresford has sought that 50.7 ha be rezoned from notified Rural zone to Low Density Residential zone.

**6.11** The area is located to the north of Aubrey Road, bounded by Lake Wanaka. The land is outside but adjacent to the UGB and is surrounded by land subject to the (operative) Northlake Special Zone (Plan Change 45), which zoned the land Rural with a building restriction area, Low Density Residential, Open Space and Rural General. The area is not currently connected to the water or wastewater supply, and is outside the current water and wastewater scheme boundaries. The Beacon Point Reservoir is adjacent to this site. It is estimated this site could yield 765 additional residential lots.

**6.12** This proposal would require significant upgrades to the wastewater network. Depending on how the site was proposed to be serviced required upgrades could include:

- (a) upgrade of the Outlet Road wastewater pump station;
- (b) additional rising main (2.2 km); and
- (c) upgrade/additional main along Aubrey Road to ABT#2 wastewater pump station approximately 2.8km away.

**6.13** This development may also trigger an upgrade of ABT#2 wastewater pump station.

**6.14** In term of water supply some of the site has a similar elevation to Beacon Point Reservoir and would not have adequate pressure. If the development occurred within 40 m (approximate vertical height) of the reservoir the developer would be required to install a pump station and/or contribute to the cost of upgrading an existing pump station.

The water to the site may be able to be fed by the reservoir site so pipe upgrades may not be required.

- 6.15** I oppose the rezoning to Low Density Residential zone, from an infrastructure perspective, because there would be significant network upgrades required for the wastewater supply that are not anticipated in the LTP. Low Density Residential zoning anticipates connection to the Wanaka water and wastewater supply.

#### **Hawthenden Limited – 776**

- 6.16** Hawthenden Limited has sought that 65 ha be rezoned from notified Rural zone to a combination of Rural Residential and Rural Lifestyle zones.
- 6.17** The area is located to the south of Studholme Road. The land is outside but adjacent to the UGB and is surrounded by proposed Low Density Residential, Large Lot Residential and Rural zones. The area is not currently connected to the water and wastewater supply, and the site is outside the current water and wastewater scheme boundaries. It is estimated the rezoning could yield 59 additional residential lots.
- 6.18** The closest wastewater main to this submission site is situated on the formed section of Studholme Road (North). There are currently no LTP projects to extend the wastewater network to this site.
- 6.19** This area has a higher elevation than what is currently planned to be connected to the water supply. The LTP includes Hawthenden Reservoir project at the same elevation as Beacon Point Reservoir, approximately 386 m top water level elevation. However, there are no LTP projects to extend the water supply network to this site. To receive adequate pressure properties fed from the reservoir would need to be below approximately 346 masl. Parts of the proposed land subject to the rezoning include land above a contour of 346m as land could not be serviced by the Hawthenden Reservoir. Firefighting level of service FW2 would be anticipated for this proposed zoning and it is unknown if this can be achieved.

- 6.20** Consequently, I oppose the rezoning to a combination of Rural Residential and Rural Lifestyle zones from an infrastructure perspective because this site cannot be adequately serviced.

**Jackie Redai (plus others) – 152**

- 6.21** Jackie Redai (plus others) has sought that 41 ha be rezoned from Rural to Rural Residential zone.

- 6.22** The area is located to the east of Riverbank Road and north of Orchard Road, comprising Lots 1 - 9 DP 300773. The land is outside but adjacent to the UGB and is surrounded by land that was zoned Low Density Residential and Industrial B through Plan Change 46. The area is not currently connected to the water and wastewater supply, but is within the current water and wastewater scheme boundaries. It is estimated the rezoning sought by the submitter could yield 69 additional residential lots.

- 6.23** The area is not serviced and would drain to a low area that would require a wastewater pump station. The 2055 Wastewater Model shows the downstream main to Riverbank Road wastewater pump station is nearing fully capacity (75-95%) and this would add additional load. The nearest water main is 300 m from the northern boundary of this area. The distance along Riverbank Road is approximately 950m. This may be too long to expect FW2 Firefighting Level of service to be delivered without a ring main.

- 6.24** As this site is outside the extent of the water supply network, the effects of this development on the water supply would have to be modelled to fully assess the effects on the infrastructure.

- 6.25** Consequently, I oppose the rezoning to Rural Residential zone from an infrastructure perspective because I understand Rural Residential zoning adjacent to the UGB and within the scheme boundary would generally anticipate connection to the Wanaka water and wastewater supply. It is unclear on the level of upgrades required to adequately service the zone.

**Robert and Rachel Todd – 783**

- 6.26** Robert and Rachel Todd have sought that 58 ha be rezoned from notified Rural zone to Rural Lifestyle.
- 6.27** The area is located to the south of Studholme Road by Cardrona Valley Road. The land is outside but adjacent to the UGB and is surrounded by proposed Large Lot Residential, Low Density Residential and Rural zones. The area is not currently connected to the water and wastewater supply and is outside the current water and wastewater scheme boundaries.
- 6.28** The area is not serviced, and being outside the UGB and Rural Lifestyle zone, it would be expected that these sites would be serviced privately onsite and not would not be connected to the Council scheme. Therefore there is no increased demand on the existing network.
- 6.29** In my view, I do not oppose the rezoning to Rural Lifestyle zone, from an infrastructure perspective, if this is privately serviced at the developers cost because there is no increase in the QLDC infrastructure requirements.

**Glenys and Barry Morgan – 815**

- 6.30** Glenys and Barry Morgan have sought that 58 ha is rezoned from notified Rural zone to Rural Lifestyle.
- 6.31** I repeat my views as set out for submission 160, see paragraphs 6.67 to 6.70 of this evidence.
- 6.32** I do not oppose the rezoning to Rural Lifestyle zone, from an infrastructure perspective, if this is privately serviced at the developers cost because there is no increase in the QLDC infrastructure requirements.

**Willowridge Developments Limited – 249**

- 6.33** Willowridge Developments Limited has sought that 12.3 ha is rezoned from Rural zone to Industrial B.
- 6.34** The area is located on Ballantyne Road to the south of the Three Parks zone, bounded by Riverbank Road. The land is outside but adjacent to the UGB and is surrounded by Three Parks zone, Rural and Rural Lifestyle, and operative Industrial A, zones. The area is not currently connected to the water and wastewater supply, although the site is within the current water and wastewater scheme boundaries.
- 6.35** It anticipated that industrial zoned land adjacent to the scheme boundary would be connected to the Wanaka water and wastewater supplies. This 2055 Wastewater Model shows the downstream main to Riverbank Road wastewater pump station is nearing full capacity (75-95%) and granting this rezoning request would add additional load. Industrial zones anticipate FW3 Level of Service for firefighting, and this is currently available on adjacent industrial land in the model.
- 6.36** In my view, I do not oppose the rezoning to Industrial B zone, from an infrastructure perspective, because it can be serviced with existing infrastructure.

**Murray Stewart Blennerhassett – 322**

- 6.37** Murray Stewart Blennerhassett has sought that 23 ha be rezoned from Rural to Rural Residential zone.
- 6.38** The area is located on Studholme Road (East) fronted lots. The area is to the south of Studholme Road by Cardrona Valley Road. The land is outside but adjacent to the UGB and is surrounded by proposed Large Lot Residential, Low Density Residential and Rural zones. The area is not currently connected to the water and wastewater supply, and is outside the current water and wastewater scheme boundaries. It is estimated this rezoning could yield 29 additional residential lots.

- 6.39** Consequently, I oppose the rezoning to Rural Residential zone from an infrastructure perspective because I understand Rural Residential zoning adjacent to the scheme boundary would generally anticipate connection to the Wanaka water and wastewater supply. It is unclear on the level of upgrades required to adequately service the zone and I do not support the extension of infrastructure beyond the scheme boundaries particularly where I understand there is sufficient available land within the UGB to serve further residential growth.

**Murray Stewart Blennerhassett – 322**

- 6.40** Murray Stewart Blennerhassett has sought that the land identified in the Wanaka 2020 and 2007 Structure Plan, located between the inner and outer growth boundaries be identified as suitable for Rural Residential zoning. The land is zoned Rural in the PDP and there is not a 'outer growth boundary'.
- 6.41** The area is located on Mt Aspiring Road bounded to the west by Ruby Island Road. The land is outside but adjacent to the PDP UGB and is surrounded by proposed Large Lot Residential, Low Density Residential, Rural Lifestyle and Rural zones. The area is not currently connected to the water and wastewater supply, and the site is outside the current water and wastewater scheme boundaries.
- 6.42** If these sites had Rural Lifestyle zoning, it would be expected these sites would be serviced onsite and would not be part of the Council scheme. Therefore there is no increased demand on the existing network.
- 6.43** In my view, I do not oppose the rezoning to a Rural Lifestyle zone, from an infrastructure perspective, if these sites are privately serviced at the developers cost because there is no increase in the QLDC infrastructure requirements.
- 6.44** I oppose the rezoning to Rural Residential zone from an infrastructure perspective because I understand Rural Residential zoning adjacent to the scheme boundary would generally anticipate connection to the Wanaka water and wastewater supply. It is unclear on the level of

upgrades required to adequately service the zone and I do not support the extension of infrastructure beyond the scheme boundaries particularly where I understand there is sufficient available land within the UGB to serve further residential growth.

#### **Scott Mazey Family Trust – 518**

**6.45** Scott Mazey Family Trust has sought that 1 ha be rezoned from Rural to Large Lot Residential zone.

**6.46** The area is located on 965 Aubrey Road, Albert Town bounded to the south by Mt Iron. The land is outside but adjacent to the UGB and is surrounded by proposed Large Lot Residential, and Rural zones. The area is not serviced and the nearest wastewater and water connection is on Aubrey Road. It is estimated this rezoning could yield up to 3 additional residential lots.

**6.47** There may be a need for a legal easement for servicing through to this lot. This would have to be arranged at the developer's cost. It is unclear whether there is gravity connection or a private low pressure sewer would be required at the developers cost. The 2055 Wastewater Model shows there are no downstream capacity issues. The elevation of this site is unclear but to be serviced with the existing network the maximum building elevation would need to be no higher than 346m approximately to receive adequate pressure. To supply FW2 a main may need to be extended down the driveway at the developer's cost.

**6.48** In my view, I do not oppose the rezoning to a Large Lot Residential zone, from an infrastructure perspective, on the condition that no houses are built above 346 m elevation. This is because the level of service could be met with no adverse effects on the supplies. All servicing costs would be the developers.

**6.49** Although this site is outside the UGB, the anticipated infrastructure effects would be minor.

#### **Allenby Farms Limited – 502**

- 6.50** Allenby Farms Limited has sought that 16 ha be rezoned from notified Rural zone to Large Lot Residential zone.
- 6.51** The area is located south and parallel to Aubrey Road and is on the North West side of Mt Iron. The land is generally outside and adjacent to the UGB and is surrounded by proposed Large Lot Residential, Low Density Residential and Rural zones. A water trunk main that feeds and falls from Mt Iron reservoir is within the area. There may be one existing house connected to the water supply and not connected to the wastewater supply. The area sought to be rezoned is 49ha, however the submission states that only between 10-15 dwellings are requested.
- 6.52** A Large Lot Residential zone would anticipate connection to the Wanaka water and wastewater supplies. It is unclear where this site would connect to the network. The majority of this site is above the elevation that can be serviced with the existing reticulation to give adequate water pressure and to firefighting supply and there are no current LTP projects that would resolve this. Depending on the wastewater connection location, upgrades may be required in the network.
- 6.53** Consequently, I oppose the rezoning to Large Lot Residential zone from an infrastructure perspective because I understand Large Lot Residential zoning adjacent to the scheme boundary would generally anticipate connection to the Wanaka water and wastewater supply and this site cannot be adequately serviced.

**John Young – 733, Marianne Roulston -741, Gerald Telford - 742, K and M R Thomlinson -743, Danni and Simon Stewart - 745, M and E Hamer - 747, Craig and Maree Jolly and Shaw - 749, Peter J E and Gillian O Watson - 750, Graham P and Mary H Dowdall - 753, E B Skeggs - 756, Elizabeth Purdie - 17**

- 6.54** John Young and others (listed above) have sought that 58 ha be rezoned from Rural Lifestyle zone to Rural Residential zone.

- 6.55** The area is bounded by Riverbank Road on one side and the Cardrona River on the other side, and located between Ballantyne Road and SH6. This is about 2 km in length along Riverbank Road. The land is outside but adjacent to the UGB and is surrounded by proposed Rural Lifestyle, operative Three Parks zone and Rural zones. It is estimated this rezoning could yield 68 additional residential lots. The site is within the current water and wastewater scheme boundaries.
- 6.56** It is estimated one lot is currently connected to the water and wastewater supply. Approximately 1 km of 50 mm water lateral runs some length of Riverbank Road to feed the pump station and one additional lot.
- 6.57** I assume that no development would occur in flood plain. There is currently is approximately 250 m of wastewater main that is available for connection along some of Riverbank Road. There is also approximately 800 m wastewater trunk main along Riverbank Road that could be connected into, but this may create substantial odour issues because currently the manholes are sealed and the odour is removed through a carbon filter at Riverbank Road pump station. The 50mm water rider main is not suitable to provide firefighting supply or to have more than approximately 20 houses connected, so a water main upgrade would be required.
- 6.58** Consequently, I oppose the rezoning to Rural Residential zone from an infrastructure perspective because I understand Rural Residential zoning adjacent to the UGB and within the scheme boundary would generally anticipate connection to the Wanaka water and wastewater supply. Upgrades would be required which are not currently provided for in the LTP .

#### **Orchard Road Holdings Limited – 91**

- 6.59** Orchard Road Holdings Limited has sought that 39 ha be rezoned from Rural zone to Low Density Residential zone.

- 6.60** The area is located on Lot 99 DP 445766 and Lot 3 DP 374697, being the land located between the Plan Change 36 land and Orchard Road. The land is outside but adjacent to the UGB and is surrounded by proposed Low Density Residential to the south and Rural zones to the east. The area is not currently connected to the water and wastewater supply but is within the current water and wastewater scheme boundaries. A portion of the land is part of the Plan Change 36 land is not on stage 1 of the PDP. The area of land zoned Rural that is on Stage 1 of the PDP and is requested to be rezoned LDRZ is 24h and could yield 362 allotments.
- 6.61** It is unclear if the wastewater in this area can drain under gravity to Ballantyne Road. If a pump station is required this would be at the developer's cost. The 2055 Wastewater Model shows the downstream main to Riverbank Road wastewater pump station is nearing full capacity (75-95%). This substantial increase in load will likely require an upgrade of downstream gravity mains. This is at the extent of the scheme and may require upsizing of network reticulation to bring through FW2 Firefighting demand. This would also be at the developer's cost.
- 6.62** The effects of this development on the water and wastewater supply would have to be modelled to fully assess the effects on the infrastructure.
- 6.63** Consequently, I oppose the rezoning to Low Density Residential zone from an infrastructure perspective because I understand Rural Residential zoning adjacent to the UGB and within the scheme boundary would generally anticipate connection to the Wanaka water and wastewater supply. It is unclear on the level of upgrades required to adequately service the zone.

**Robert & Lynette Duncan – 721**

- 6.64** Robert & Lynette Duncan have sought that 28 ha be rezoned from notified Rural and Large Lot Residential to Medium Density Residential zone.

- 6.65** The area is located in the Large Lot Residential area north of Aubrey Road, immediately west of Northlake. The land is within the UGB and is surrounded by (operative) Northlake Special Zone (Plan Change 45) to the north, Rural Residential to the east, Large Lot Residential to the south, a rural strip and then Low Density Residential to the west. The area is currently connected to the water and wastewater supply. It is estimated this rezoning could yield up to 714 additional residential lots.
- 6.66** This area is connected to the wastewater network but the reticulation would require upgrades approximately 4 km to ABT#2 wastewater pump station as there is not capacity in the existing network. This increased density would still require FW2 firefighting level of service, the area is close to Beacon Point Reservoir so capacity should be adequate. There may be existing low pressure issues in the existing high elevation sites and increased housing density at the high elevations will also experience the same issue.
- 6.67** I oppose this rezoning from an infrastructure perspective, because there is no capacity in the infrastructure system.

#### **Calvin Grant & Jolene Marie Scurr – 160**

- 6.68** Calvin Grant & Jolene Marie Scurr and others<sup>4</sup> have sought that 58 ha be rezoned from Rural zone to Rural Lifestyle zone.
- 6.69** This area is located to the south of Studholme Road by Cardrona Valley Road. The land is outside but adjacent to the UGB and is surrounded by proposed Large Lot Residential, Low Density Residential and Rural zones. The area is not currently connected to the water and wastewater supply. It is estimated this could yield 10 additional residential lots.
- 6.70** The area is not serviced and being outside the UGB and zoned as Rural Lifestyle zone it would be expected these sites would be serviced onsite and not part of the Wanaka water and wastewater

4 Glenys & Barry Morgan (161), Don & Nicola Sarginson (227), Nicola Todd (254), and Joanne Young (796).

supplies. Therefore there is no increased demand of the existing network.

- 6.71** I do not oppose the rezoning to Rural Lifestyle zone from an infrastructure perspective, if the area is serviced privately at the developers cost because there is no increase in the QLDC infrastructure requirements.

**Ian Percy & Fiona Aitken Family Trust – 725**

- 6.72** Ian Percy & Fiona Aitken Family Trust has sought that 5.4 ha be rezoned from Rural zone to Special Character zone (like the Gibston zone).

- 6.73** It is assumed there would be no change to the infrastructure requirements because the Gibston zone does not provide for the QLDC servicing of any infrastructure. The Gibston zoning anticipates private onsite servicing given the remote location and nature of rural productive land uses.

- 6.74** I do not oppose the rezoning to a Rural Lifestyle zone, from an infrastructure perspective, because there is no increase in the QLDC infrastructure requirements.

**Christine Pawson – 432**

**Mary-Anne Sievers - 440**

- 6.75** Christine Pawson and Trevor and Mary-Anne Sievers (440) have sought that 0.87 ha be rezoned from Rural Lifestyle zone to Rural Residential zone.

- 6.76** The area is located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town. The land is outside but adjacent to the UGB and is surrounded by proposed Rural Lifestyle to the south and east, Rural Residential to the north and Rural zones. The area is currently connected to the water and wastewater supply and the site is within the water and wastewater scheme boundaries. It is estimated this could yield two additional residential lots.

**6.77** The 2055 Wastewater Model shows capacity issues with downstream reticulation. The 2055 water model shows FW2 can be supplied in the area. The connection to this site requires extension at developer's cost.

**6.78** I do not oppose the rezoning to Rural Residential zone, from an infrastructure perspective, because there is a relatively minor increase in the infrastructure requirements on the basis that all servicing costs would be met by the developer.

## **7. RURAL**

### **Glen Dene Ltd – 384**

**7.1** Glen Dene Ltd has sought that 13 ha be rezoned from Rural zone to Rural Lifestyle zone.

**7.2** The area is located approximately 4 km north of the Hawea Township. The land is outside the Hawea three waters schemes and is surrounded by Rural zone. The area is currently not connected to the water and wastewater supply. It is estimated this rezoning could yield 4 to 6 additional residential lots.

**7.3** It is assumed Rural Lifestyle outside the scheme boundary will be serviced privately onsite.

**7.4** I do not oppose the rezoning to Rural Lifestyle zone, from an infrastructure perspective, if the site is serviced privately at the developer's cost because there is no increase in the QLDC infrastructure requirements as the water and wastewater requirements will be serviced onsite.

### **Glen Dene Ltd – 384,**

### **Sarah Burdon - 282**

**7.5** Glen Dene Ltd and Sarah Burdon have sought that 23 ha be rezoned from notified Rural zone to the (operative) Rural General Visitor zone.

- 7.6** The area is located north of the Hawea Township. The land is outside the Hawea wastewater and within the water scheme boundaries, and is surrounded by Rural zone. The area is currently connected to the water supply with a 50 mm lateral but is not connected to the wastewater supply. It is hard to estimate potential density, but this zoning could anticipate intensive commercial accommodation development.
- 7.7** To provide firefighting FW3 Level of Service water supply that is anticipated under a visitor accommodation zone this would require an upgrade of water supply from the Hawea dam to the site, which would be at the developer's cost. The site is adjacent to Lake Hawea and the Otago Regional Council has high requirements for wastewater treatment and disposal beside the Lake. If the zone was to connect to the Hawea wastewater scheme this would have to be via a pump station and rising main over the Hawea dam that would have to be negotiated with the Dam owners/managers. Depending on the development load the wastewater main may have to be upgraded along Domain Road to the wastewater treatment plant. Currently the scheme is not modelled to confirm if there are any downstream capacity constraints.
- 7.8** I oppose the rezoning to a Rural Visitor zone from an infrastructure perspective because it is unclear how servicing of this site is planned and if it is feasible.

**Heather Pennycook – 585**

- 7.9** Heather Pennycook has sought that land be rezoned from notified Rural Lifestyle to (operative) Rural General zone.
- 7.10** The area is located at Makarora. The area is currently not connected to a Council water and wastewater supply.
- 7.11** I do not oppose the rezoning to Rural General zone (nor the PDP Rural zone), from an infrastructure perspective, because there is no

increase in the QLDC infrastructure requirements as the suggested zone is of a lower density than the notified zone.

### **Lake McKay Station – 483**

#### *Area 2*

- 7.12** Lake McKay Station has sought that 17 ha be rezoned from notified Rural to Rural Residential zone.
- 7.13** The area is west of the Luggate Township. The land is outside the Luggate three waters schemes boundaries and is surrounded by Rural zone with (operative) township zoned land to the east. The area is currently not connected to the water supply and the wastewater supply. It is estimated this rezoning could yield 30 additional residential lots.
- 7.14** This site is located adjacent to the current Luggate water supply. The feasibility report supplied as part of the submission comments on the submitters preference to connect to the town water supply on Atkins Road. The currently water supply operational capacity indicates there is not capacity for this additional development. QLDC is investigating this and upgrade options that could result in LTP projects, however none are currently proposed.
- 7.15** The report comments that wastewater will be serviced onsite. Portions of Luggate township are on onsite systems but there is an LTP project to connect them to the township network in the future. It would be QLDC's preference that Rural Residential zoning adjacent to the township would be reticulated. However, there is no additional capacity for this development to connection to the Luggate wastewater network. Currently it is being investigated to connect the Luggate network to Project Pure, Wanaka's wastewater treatment plant, this would be added to the LTP and through this project there would be an ability to connect to the network, but this has not been confirmed.

- 7.16** I oppose the rezoning to a Rural Residential zone from an infrastructure perspective because of the current lack of capacity and uncertainty of if and how upgrades will occur.

*Area 3*

- 7.17** Lake McKay Station has also sought that 6 ha be rezoned from notified Rural zone to Rural Lifestyle.

- 7.18** The area is located south of the Luggate Township, with access from Kingan Place. The land is outside the Luggate three waters schemes boundaries and is surrounded by Rural zone. The area is currently not connected to the water supply and the wastewater supply. It is estimated this rezoning could yield three additional residential lots.

- 7.19** The feasibility report supplied as part of the submission comments on the submitter's preference to connect to the town water supply. Typically it is not anticipated Rural Lifestyle zones will be connected to the water network, onsite water and wastewater supply is usually expected for infrastructure servicing in these zones. The connection of three lots would be of minor impact, however would need to be subject to a condition of a restricted water supply (2,500 l/day/lot, the same as other restricted supply areas in Luggate).

- 7.20** I do not oppose the rezoning to Rural Lifestyle zone, from an infrastructure perspective, because the wastewater servicing would be private onsite and not connected to the Council network. The water supply with the condition of being restricted to 2,500 l/day/lot would have a minor impact on the Luggate scheme, which I consider appropriate. The developer would pay all costs.

*Area 1*

- 7.21** Lake McKay Station has also sought that 100 ha be rezoned from notified Rural zone to Rural Lifestyle.

- 7.22** The area is located west of the Luggate Township. The land is outside the Luggate three waters schemes boundaries and is

surrounded by Rural zone. The area is currently not connected to the water supply and the wastewater supply. The submission documents state that 17-20 dwellings could be located in this area.

**7.23** This site is some distance to a QLDC supply. Three waters infrastructure servicing would be onsite at the developers cost. The submission comments on the feasibility to develop a private surface water take and private wastewater disposal to be onsite.

**7.24** I have no objections to a rezoning from an infrastructure perspective, if the area is serviced with private infrastructure at the developers cost, because there is no increase in the Council's infrastructure requirements.

#### *Area 4*

**7.25** Lake McKay Station has sought that 32 ha be rezoned from notified Rural zone to Rural Lifestyle.

**7.26** The area is located 1.5 km east of the Luggate Township. The land is outside the Luggate three waters schemes boundaries and is surrounded by Rural zone. The area is currently not connected to the water supply and the wastewater supply. The submission document states that 16 residential lots are requested in this area

**7.27** This site is some distance to a QLDC supply. Three waters infrastructure servicing would be onsite at the developers cost. The submission comments on the feasibility to develop a private surface water take and private wastewater disposal to be onsite.

**7.28** I have no objections to a rezoning to a more appropriate zone, from an infrastructure perspective, if the site is serviced by private infrastructure at the developers cost because there is no increase in the Council's infrastructure requirements.

#### **Lesley and Jerry Burdon – 581**

- 7.29** Lesley and Jerry Burdon have sought that 38 ha be rezoned from notified Rural to Rural Lifestyle zone.
- 7.30** The area is located approximately 3 km north of the Lake Hawea Township. The land is outside the Lake Hawea three waters schemes boundaries and is surrounded by Rural zone. The area is currently not connected to the water supply and the wastewater supply. It is estimated this rezoning could yield 3 additional residential lots.
- 7.31** This site is some distance to a council supply. Three waters infrastructure servicing would be required onsite at the developer's cost.
- 7.32** In my view, I do not oppose the rezoning to Rural Lifestyle zone, from an infrastructure perspective, if it was serviced onsite at the developers cost because there is no increase in the QLDC infrastructure requirements.

#### **Forest and Bird NZ – 706**

- 7.33** Forest and Bird NZ has sought that the area be rezoned from notified Rural Lifestyle to Rural.
- 7.34** The area is located at Rekos Point, being the land located between Kane Road and the Clutha River.
- 7.35** The area is not serviced and is some distance for the council water and wastewater supplies. It would be expected these sites would be serviced onsite and not part of the council scheme. Therefore there is no increased demand on the existing network.
- 7.36** I have no objections to a rezoning to Rural, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

#### **Glendhu Bay Trustees Limited – 583**

- 7.37** Glendhu Bay Trustees Limited has sought that 2,193 ha be rezoned from notified Rural zone to a new Glendhu Bay Special zone.
- 7.38** The area is located at 1215 Wanaka – Mount Aspiring Road, Wanaka and comprises the land, more generally known as Glendhu Station. The site extends around the western shores of Lake Wanaka from Glendhu Bay, south along either side of Motatapu Road to the Motatapu River, following its eastern bank to the confluence with the Matukituki River.
- 7.39** The area is not serviced and is adjacent to the Glendhu Bay campground water and wastewater supply but there is not sufficient capacity available to connect the site to this supply. It would be expected this area would be serviced privately onsite and not be part of the council scheme. Any development would be at the developer's cost. Therefore there would be no increased demand on the existing network.
- 7.40** There is no information detailing how wastewater will be treated to ensure no adverse effects on the surrounding environment, of specific concern is the QLDC Glendhu Bay water supply which draws water from Glendhu Bay in Lake Wanaka. .
- 7.41** I oppose the rezoning to a Glendhu Bay Special Zone from an infrastructure perspective because of the scale of this proposed zoning with a lack of detail about what the developer is proposed for infrastructure servicing. .

#### **Crosshill Farms Limited– 531**

- 7.42** Crosshill Farms Limited has sought that 268 ha be rezoned from notified Rural to Rural Lifestyle zone.
- 7.43** The area is located on Dublin Bay Road, on the true left of the Clutha River from the outlet to Lake Hawea Albert Town Road, on the opposite from Albert Town. The land is outside the Wanaka UGB and is surrounded by Rural zone. The area is currently not connected to

the water and wastewater supplies. It is estimated this could yield 91 additional residential lots.

- 7.44** This site is outside the UGB and not anticipated to be serviced by Council infrastructure. Three waters infrastructure servicing would be required onsite at the developer's cost.
- 7.45** There is no information detailing how wastewater will be treated to ensure that there are no adverse effects on the surrounding environment. Of specific concern is the QLDC Beacon Point Intake which draws water for the Wanaka supply from the outlet of Lake Wanaka, on the opposite side of the Clutha River from this site .
- 7.46** I oppose the rezoning to Rural Lifestyle zone from an infrastructure perspective because of the scale of this proposed zoning with a lack of detail about what is proposed for infrastructure servicing. .

#### **Jeremy Bell Investments Ltd – 782**

- 7.47** Jeremy Bell Investments Ltd has sought that 14.5 ha be rezoned from notified Rural to Wanaka Airport Mixed Use zone.
- 7.48** The area is located to the south of Wanaka Airport on Wanaka Luggate Highway. The land is outside the Wanaka UGB and is surrounded by Rural zone. The area is currently not connected to the water and wastewater supplies. There is currently a water supply at the airport and wastewater is managed onsite by the individual buildings. With the governance of the airport being assessed the future management of the three waters infrastructure of this site is also currently being confirmed. There has been investigations into connection the Wanaka airport wastewater to Project Pure, Wanaka's wastewater treatment plant and if this happened there may be an opportunity for a developer of this site to extend a connection into this main at their cost, depending on the load and capacity. Increasing the fire fighting servicing is also being investigated. This zone change could anticipate an increase to commercial activity and an FW3 level of service. However, I note that these investigations are at an early stage.

- 7.49** Being rezoned to Wanaka Airport Mixed Use zone the developer may anticipate connection to the Wanaka Airport water and wastewater supply. This may be feasible depending on the future governance as upgrades are being investigated for both supplies. However, this could not be confirmed at this time.
- 7.50** I oppose the rezoning to a Wanaka Airport Mixed Use zone from an infrastructure perspective because of the current lack of capacity and uncertainty of the future management of the wastewater and water infrastructure in this area.

#### **Jeremy Bell Investments Ltd – 820**

- 7.51** Jeremy Bell Investments Ltd has sought that 71.2 ha be rezoned from notified Rural zone to Rural Lifestyle zone, along with a no build zone.
- 7.52** The area is located generally off Smith Road and Mount Baker Road. The land is outside the Wanaka UGB and is surrounded by Rural zone. The area is currently not connected to the water supply and the wastewater supply. It is estimated this rezoning could yield 24 additional residential lots.
- 7.53** An infrastructure feasibility assessment provided with the submission states that it is feasible to service the site with an independent supply. This site is outside the UGB and it is not anticipated to be serviced by QLDC infrastructure. Three waters infrastructure servicing would therefore need to be onsite at the developer's cost.
- 7.54** I therefore do not oppose the rezoning to Rural Lifestyle zone, from an infrastructure perspective, if this is privately serviced at the developers cost because there is no increase in the QLDC infrastructure network.

#### **Willowridge Developments Limited – 249**

- 7.55** Willowridge Developments Limited has sought that 49 ha be rezoned from notified Rural to a combination of Low Density Residential and Rural Residential zones.
- 7.56** The area is located to the east of Luggate Township, extending from Alice Burn Drive. The land is outside the Wanaka UGB and is surrounded by Rural zone. The area is currently not connected to the water and wastewater supplies. It is estimated this could yield 24 additional residential lots. I understand this residential development is already approved under a resource consent.
- 7.57** The residential development, granted via resource consent, has been assessed to connect to the Luggate water and wastewater supply. This proposed zoning would anticipate additional residential lots.
- 7.58** The currently water supply operational capacity indicates there is not capacity for this additional development on this site. Council is investigating this and upgrade options that could result in LTP projects, however these have not yet been confirmed.
- 7.59** There is no additional capacity for this development to connection to the Luggate wastewater network. Currently it is being investigated to connect the Luggate network to Project Pure, Wanaka's wastewater treatment plant, this would be added to the LTP and at through this project there would be an ability to connect to the network, but this has not been confirmed.
- 7.60** I oppose the rezoning to Low Density Residential and Rural Residential zones from an infrastructure perspective because of the current lack of capacity and uncertainty of if and how upgrades will occur.

#### **Wakatipu Holdings – 314**

- 7.61** Wakatipu Holdings has sought that 14 ha be rezoned from notified Rural to Rural Lifestyle zone.

- 7.62** The area is located to the North East of Luggate Township on Church Road, adjacent to the true right of the Clutha River. The land is surrounded by Rural zone. The area is currently not connected to the water and wastewater supplies. It is estimated this could yield four additional residential lots.
- 7.63** This site is outside the UGB and is not anticipated to be serviced by Council infrastructure. Three waters infrastructure servicing would be onsite at the developer's cost.
- 7.64** I have no objections to a rezoning to a Rural Lifestyle zone, from an infrastructure perspective, if the development is serviced onsite at the developers cost because there is no increase in the QLDC infrastructure requirements.

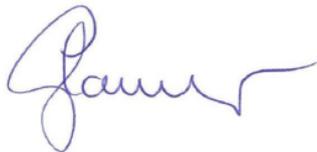
**Evan Alty– 339**

- 7.65** Evan Alty has sought that the site be rezoned from notified Rural Lifestyle to Rural zone.
- 7.66** The area is located at Rekos Point, being the land located between Kane Road and the Clutha River.
- 7.67** The area is not serviced and is some distance from the Council water and wastewater supplies. It would be expected that these sites would be serviced onsite and connected to a council scheme. In changing to Rural, this is a 'down zoning' and there is no increased demand of the existing network.
- 7.68** I have no objections to a rezoning to a Rural zone, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

**Jeff Rogers – 2**

- 7.69** Jeff Rogers has sought that 0.1 ha be rezoned from notified Rural to Rural General Visitor zone.

- 7.70** The area is located Lot 1 DP 303093, which currently adjoins the rural visitor zone on Cardrona Valley Road to the north of the township. The land is surrounded by Rural and the Rural General Visitor zone in the PDP. The area is currently connected to the Cardrona water supply, which is a private scheme, but is not connected to the Council's wastewater supply. I note that Visitor Accommodation is difficult to assess from an infrastructure perspective.
- 7.71** This site is adjacent to the Rural General Visitor Accommodation zone and it is possible that extending the zone to include this site could be accommodated.
- 7.72** The water supply is currently private but Council is investigating managing this. The wastewater supply Council owned and is currently at capacity. Investigations into future upgrades of the wastewater supply are underway.
- 7.73** I oppose the rezoning to a Rural General Visitor zone from an infrastructure perspective because of the current lack of capacity and uncertainty of the future management of the water infrastructure.



**Ulrich Wilhem Glasner**

**20 March 2017**