

Before Hearing Commissioners
at the West Melton Community Centre

under: the Resource Management Act 1991

in the matter of: Plan Change 59 for the rezoning of Living 2 and Living 2A to Living West Melton South Zone at West Melton

by: **GW Wilfield Ltd**
Applicant

Statement of Evidence of ANDREW JAMES EMIL HALL

Dated: 21 January 2021

STATEMENT OF EVIDENCE OF ANDREW JAMES EMIL HALL

INTRODUCTION

- 1 My full name is Andrew James Emil Hall
- 2 I am an Engineering Director at Davie Lovell-Smith, which is a Land Development consultancy that provides Engineering, Surveying and resource management related advice to local authorities and private clients.
- 3 I have worked on resource management engineering projects for 29 years. My experience during this time includes numerous similar land developments in the Selwyn District. My qualifications include a Bachelor of Engineering with 1st class honours, a Bachelor of Surveying with Credit, Registered Surveyor, Chartered Professional Engineer and Chartered Member of Engineering New Zealand.
- 4 I am familiar with the application by GW Wilfield Ltd (*the Applicant*) for a plan change to rezone existing Living 2 and Living 2A land at West Melton to Living West Melton South Zone (*the Application*), south of State Highway 73 at West Melton (*the Site*).
- 5 I prepared the Infrastructure Report that was submitted with the Application.¹

CODE OF CONDUCT

- 6 I have read the Environment Court's Code of Conduct for Expert Witnesses, and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this brief of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 7 My evidence will provide a summary of the key parts of the infrastructure report. It will then go on to provide specific responses to issues related to infrastructure matters raised by submitters, and then provide responses to matters raised in the section 42A report (*the Officer's Report*).
- 8 In preparing this evidence I have reviewed:
 - 8.1 The Application;
 - 8.2 Submissions lodged in relation to the Application; and

¹ Attached at Appendix 7 of the Application.

8.3 The Officer's Report.

SUMMARY OF THE INFRASTRUCTURE REPORT

- 9 The proposed Plan Change site is located on the southern urban fringe of West Melton on the south side of West Coast Road (SH 73) and east of Weedons Ross Road. This proposal is a Plan Change that would allow the creation of 72 new residential house sites.
- 10 Davie Lovell-Smith (DLS) have held several meetings with Strategic Planners and Infrastructure Engineers at Selwyn District Council (SDC), primarily Murray England, with specific regards to servicing the proposal for water supply and sewer. It is the applicant's intention to construct infrastructure that will meet the demands of this project and also compliment the long-term requirements of West Melton.
- 11 The applicant recognises the strategic approach towards the servicing of West Melton for additional water supply and further reticulation of wastewater back to Rolleston. It is hoped that this proposal provides some impetus to achieving those strategic goals. The applicant accepts that a partnering arrangement with Council will be required to deliver upgraded sewer and water supplies for the proposed plan change and potential other development in West Melton.
- 12 All proposed infrastructure will be designed and constructed in compliance with Selwyn District Council (SDC) Standards unless otherwise agreed.
- 13 All sites will be serviced for sewage, water supply, telecommunications and power. Stormwater will be discharged to ground on-site. All sites will be earthworked at the time of subdivision to ensure drainage to the street or natural flow paths. All building platforms will be elevated above secondary flow paths and the 1 in 50 year critical storm event².

SEWER

- 14 It is intended that all new sites in the proposed plan change will be serviced by Low Pressure Sewer.
- 15 The existing sewer pumps at Silver Peaks Drive pump station will need to be upgraded. I note that Mr England has accepted this proposal³.
- 16 All wastewater from West Melton is pumped to gravity sewer running from the corner of Wards and Walkers Road, to the Pines Treatment Plant. This system is currently at capacity. The restriction in capacity is created by the gravity sewer..

² Noting that this is a matter to be dealt with at the time of building consent.

³ Paragraph 31 of Mr England's report.

- 17 An investigation and review of how this capacity can be increased has been undertaken in consultation with Council. Additional capacity for wastewater can be achieved by continuing the existing Rising Sewer all the way to the Pines Treatment Plant. This equates to 5.75km of new rising main.
- 18 Since that initial assessment was undertaken, I am aware that numerous new private plan change applications have been made for new residential zones in West Melton and Rolleston. I concur with Mr England⁴ that those applications may impact on the preferred solution required to meet growth, and I assume also on the funding options for the preferred solution. I also agree with Mr England that the details of any upgrades is a matter for resource consent and engineering approval processes. However, it remains my opinion that at least one feasible option is available to create additional sewer capacity for residential development at West Melton, to service the allotments that may be created if this Plan Change application is approved.

WATER SUPPLY

- 19 It is recognised that the current West Melton Water supply is at its limits. Council have been investigating alternative water supplies including:
- Connection to the Edendale water supply
 - Redevelopment of the Wilfield bore
 - Installation of a reservoir
- 20 Provision of one or more of these options will provide the necessary water required for this application. I note that the connection to the Edendale water supply will be available for this proposal. I note that Mr England agrees that there is a viable solution to water supply.

STORMWATER

- 21 Primary stormwater from the site will be discharged to ground. Secondary flows through the site will be maintained along roads and reserves.
- 22 Consent or a certificate of compliance for stormwater discharge to ground from the development site will be obtained from Environment Canterbury (ECan).

POWER / TELECOMMUNICATIONS / STREET LIGHTS

- 23 Power, telecommunications and street lighting will be provided to all sites to SDC, utility company and industry standards.

ROADING

- 24 The proposed roading will be a continuation of existing widths and pavements and will be compliant with SDC standards.

⁴ Paragraph 37 of Mr England's report.

EARTHWORKS AND CLEARING

- 25 The development site is not susceptible to earthquake and liquefaction damage, and has determined that the land can be considered to be equivalent to the Ministry of Business, Innovation, and Employment (MBIE) Technical Category 1 (TC1). All earthworks will be carried out to Council Standards.

CHANGES TO THE PROPOSAL

- 26 There are no changes proposed to the Proposal that are of direct relevance to my evidence.

RESPONSE TO ISSUES RAISED BY SUBMITTERS

- 27 D1.1, Mr Stafford raises a concern about the connection to the Edendale water supply. This connection is complete and operating already and is not part of this application. Ongoing management of the connection will be a responsibility of the Council.
- 28 D3.1, Mr Burge also has concerns in regards to the water supply. The application details how the Plan Change area will be serviced and also goes on to determine that a Large Reservoir should be installed to replace the current collection of small plastic tanks. This upgrade will be confirmed at the time of subdivision consent and I anticipate it will significantly improve the management of water for West Melton.
- 29 D8.7, Mr Setz has similar concerns. I consider the Plan Change, if approved, will result in greatly improved management of the water supply in West Melton.
- 30 D19.8 & D19.9, Ms Souness and Ring detail a number of infrastructure concerns. The application details the restrictive nature of both the water system and the sewer discharge to Rolleston. Both matters can be appropriately dealt with as discussed. The cost of the upgrade will ultimately be addressed by way of Development Contributions being a function of the SDC Long Term Plan or by direct payment from the developer, depending on the situation.

RESPONSE TO OFFICER'S REPORT

- 31 In consideration of Mr England's report, it is clear that both Mr England and I agree that there are viable options for the provision of sewer and water services.

CONCLUSIONS

- 32 I consider that the additional residential sites that will be created as a result of this Plan Change can be appropriately serviced.

- 33 I consider that ground conditions within the Plan Change area are appropriate for the discharge of stormwater to ground, and that options exist to address current capacity restrictions for water supply and sewer in particular.
33. I am not aware of any notable geotechnical constraints to further residential development of the site.

Dated: 21 January 2021

A handwritten signature in blue ink, consisting of a series of loops and a long, sweeping tail that extends downwards and to the left.

Andrew James Emil Hall