

Before the Independent Commissioner  
Appointed by Selwyn District Council

Under the Resource Management Act 1991

In the matter of a hearing on submissions to the Partially Operative Selwyn  
District Plan, Variation 2: Levi Road rezoning

**Foodstuffs (South Island Properties) Limited**

Applicant

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Joint Witness Statement – Servicing

20 March 2025

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### **May it please the Commissioner**

- 1 This joint witness statement relates to expert conferencing on the topic of Servicing in response to the Commissioner's directions in its Minute dated 18 March 2025.
- 2 The conferencing took place on 20 March 2025 at 0800 hrs
- 3 Attendees at the conference were Hugh Maxwell Blake-Manson for the Selwyn District Council and Ruben Thielmann for Foodstuffs (South Island) Properties Limited.

### **Code of Conduct**

- 4 In preparing this statement the experts have read and understood the Code of Conduct for Expert Witnesses included in the 2023 Environment Court Practice Note and agree to comply with it.

### **Agenda**

- 5 Matters discussed are set out below:
  - (a) Wastewater discharge demand for the proposed Pak 'n Save (PNS) and Mitre 10 (M10) developments compared to the demand associated with a 7.3 hectare, 15hh/ha residential development.
  - (b) Water supply demand for the proposed PNS and M10 developments compared to the demand associated with a 7.3 hectare, 15hh/ha residential development.
  - (c) Stormwater disposal and implications of future roading on the proposed M10 developments capability to dispose of stormwater.

### **Matters agreed**

- 6 The following matters have been agreed:
  - (a) The combined wastewater discharge demand for the proposed PNS and M10 developments is calculated to be less than that of an equivalent 7.3 hectare, 15hh/ha residential development. Hence, the site can be adequately serviced from council's network.
  - (b) The combined water supply demand for the proposed PNS and M10 developments is calculated to be less than that of an equivalent 7.3 hectare, 15hh/ha residential development. Hence, the site can be adequately serviced from council's network.

- (c) Trade waste consents would need to be applied for as part of the M10's consenting process. Based on information provided, this is equivalent to a domestic loading and is not foreseen to have any undue effects on the council's treatment system
- (d) Fire fighting water supply can be resolved as part of the M10's consenting process where they will be responsible to ensure adequate onsite fire servicing.

**Matters not agreed**

8 The following matters have not been agreed:

- (a) The methodology for stormwater treatment and disposal given there is an indicative location at the south-eastern corner for this, which may not be available due to a proposal for extension of Broadlands Drive. It was noted that stormwater treatment and disposal could still be achieved by other means if this area was utilized for the Broadlands Drive extension

Dated this 20th day of March 2025



Ruben Thielmann



Hugh Blake-Manson