

**Before the Hearings Commissioner appointed by  
the Selwyn District Council**

**Under**

the Resource Management Act  
1991 (**Act**)

**And**

**In the Matter of**

an application under section 88 of  
the Act (RC245088) for resource  
consent to establish and operate a  
supermarket and small-scale  
ancillary retail tenancies, including  
associated earthworks, access,  
carparking, signage and  
landscaping

**Statement of Evidence of  
Liam James Jagvik  
for Woolworths New Zealand Limited**

Dated: 2 September 2024

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Table of Contents

**INTRODUCTION ..... 2**

**SCOPE OF EVIDENCE..... 3**

**EXECUTIVE SUMMARY ..... 3**

**THE PROPOSAL ..... 4**

**EARTHWORKS ..... 4**

**STORMWATER ..... 4**

**WASTEWATER ..... 4**

**WATER RETICULATION..... 4**

**UTILITIES AND SERVICES..... 5**

**RESPONSE TO SECTION 42A REPORT ..... 5**

**RESPONSE TO SUBMISSIONS..... 6**

**CONCLUSION ..... 6**

## INTRODUCTION

### Qualifications and Experience

1. My full name is Liam James Jagvik.
2. I am a Director at Eliot Sinclair and Partners Limited. I hold a Bachelor of Surveying from Otago University and I am a Licensed Cadastral Surveyor. I have a Certificate of Competency from Survey and Spatial New Zealand. I am a full member of Survey and Spatial New Zealand, Consulting Surveyors New Zealand and am a committee member for Survey and Spatial New Zealand's Land Development and Urban Design stream.
3. I have experience working in both Australia and New Zealand over a wide range of projects including residential, commercial, industrial and multi-unit residential land development projects. My role primarily is a project lead which typically includes overseeing project financial assessments, project programming, consenting, civil engineering design and construction, surveying and set-out, and contract and project management.
4. I am involved in a number of other commercial developments for Woolworths New Zealand Limited (**Woolworths**) across the South Island primarily providing civil engineering consultancy input.

### Background and Involvement

5. I have been involved in Woolworths' commercial development (**Proposal**) since August 2023. The initial involvement with the Proposal included providing advice on the infrastructure servicing elements for the development which has been incorporated into the underlying developer's scope of works being Hughes Developments. Note the design and construction of the services within the future legal roads bordering the Woolworths development was completed by others.
6. I am familiar with the site and the surrounds, having visited the area in late 2023. I have not visited the site since the infrastructure services and roading construction on the perimeter of the site has been installed.
7. I have prepared, with the assistance from others, the infrastructure servicing elements, design and report for the land use consent. I have also assisted with the responses to the Council relating to the civil engineering aspects of the Proposal.

## Code of Conduct for Expert Witnesses

8. Although this is not an Environment Court hearing I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. This evidence is within my area of expertise, except where I state that I am relying on material produced by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## SCOPE OF EVIDENCE

9. The topics covered in my evidence are as follows:
- (a) the Proposal;
  - (b) earthworks;
  - (c) stormwater;
  - (d) wastewater;
  - (e) water reticulation;
  - (f) utilities and services;
  - (g) response to Section 42A Report; and
  - (h) response to submissions.
10. I have read the Section 42A Report prepared by Tim Hegarty of Selwyn District Council (**Council**) and all of the other evidence prepared by Woolworths. I explain in my evidence where I refer to or rely on that evidence for the purposes of my evidence.

## EXECUTIVE SUMMARY

11. The Proposal seeks land use consent to establish and operate a commercial development at 587 East Maddisons Road, Rolleston.
12. The scope of this civil engineering evidence is to address the servicing and civil engineering design aspects for the commercial development. We have reviewed and accept the proposed 'Development Engineering and Servicing' consent conditions, subject to the review of Conditions 34, 35 and 36.

## THE PROPOSAL

13. The civil engineering design includes earthworks, wastewater, stormwater and water supply design to demonstrate the site can be serviced for the intended use as a commercial premises including a supermarket. Telecommunications and power supply connections have been addressed.

## EARTHWORKS

14. Earthworks will include cut and fill of existing material to shape the site as per the engineering design. Hardfill will be imported to form the hardstand pavement.
15. Erosion, sediment and dust management are to be considered in the earthworks construction methodology. This includes the discharge of construction phase stormwater.
16. An Erosion, Sediment and Dust Management Plan will be implemented to mitigate effects on the environment during the earthworks construction phase.

## STORMWATER

17. Stormwater runoff on the site will be conveyed to soakage pits for discharge to ground. Stormwater attenuation and treatment will be implemented as required to comply with the relevant design standards and conditions of consent. Secondary flow will be conveyed overland to legal road reserve.
18. The Finished Floor Level for the dwelling has been set by the Council's Flood Assessment Certificate team and this has been adopted for the Proposal.

## WASTEWATER

19. Wastewater discharge from the site will be conveyed to the Council network via an existing gravity lateral at the site boundary. The internal wastewater reticulation (including trade waste) and connection to the Council will be implemented as required to comply with the relevant design standards and conditions of consent.

## WATER RETICULATION

20. Potable water will be supplied via connection to the existing Council network. The firefighting water supply will be provided by either a water storage tank or connection to the Council network, subject to agreement with the Council at Building Consent stage. The water supply reticulation and connection to the Council will be

implemented as required to comply with the relevant design standards and conditions of consent.

## UTILITIES AND SERVICES

21. Power supply and telecommunications for the site will be provided via connection to the existing networks in the road reserve bordering the site.

## RESPONSE TO SECTION 42A REPORT

22. After review, the Section 42A report generally agrees with the proposed engineering design and servicing of the site. We have reviewed and accept the proposed 'Development Engineering and Servicing' consent conditions numbered 24 – 55, with the exception of Condition 34, 35 and 36. I understand that proposed 'Construction Management' consent conditions have been addressed within the evidence by Matt Bonis.

23. I recommend that Conditions 34 and 35 are combined to be (changes underlined):

*"Private water reticulation infrastructure inside the boundary must be sized assuming 310kPa at the point of supply to the SDC water network (upstream of the RPZ). All water for firefighting sprinkler systems shall pass through a private storage tank prior to further pumping unless otherwise formally agreed to in writing by the Selwyn District Council (during the Building Consent stage). ~~The Any~~ fire sprinkler system water storage tank volume must be sized for the full firefighting volume requirements of the sprinkler system (it cannot be supplemented via the SDC water supply) and must have an orifice plate/restriction on the inlet to the tank so that the tank is limited to refill in 6 hours, unless otherwise formally agreed to in writing by the Selwyn District Council (during the Building Consent stage)."*

24. This reworded condition aligns with the draft conditions previously agreed with the Council. Please refer to Condition EL7 in the draft conditions provided by the Council on the 21<sup>st</sup> August 2024.

25. I recommend that Condition 36 be modified to be (changes underlined):

*"A single 63mm water connection for the use of potable water supply to the property is permitted to supply the development site with potable water. Subject to detailed design during the Building Consent phase, further potable water supply connections may be required and are to be approved by the Council. The single connection, along with any others as approved by Council, must be metered and must have the appropriate backflow prevention fitted as prescribed by Council Policy W213 – Backflow Protection at Point of Supply Policy."*

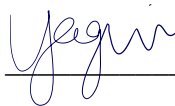
26. This reworded condition ensures that there is flexibility for the potable water supply once the demands are assessed at the detailed design phase. I note that two separate DN63 submain connections off two roads are being installed by the Hughes Development for the site.

## **RESPONSE TO SUBMISSIONS**

27. The submissions received include matters relating to engineering aspects which have been separately addressed within Mr Bonis' evidence.

## **CONCLUSION**

28. Review of the engineering related aspects for the Proposal confirms that the site can be serviced for the intended use as a commercial development, which has been accepted by the Council. I am accepting of the Section 42A Report's proposed 'Development Engineering and Servicing' consent conditions numbered 24 – 55, subject to the combination and rewording of Conditions 34, 35 and 36.



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**Liam James Jagvik**

2 September 2024