

**BEFORE THE CHRISTCHURCH DISTRICT PLAN
INDEPENDENT HEARINGS PANEL**

IN THE MATTER OF The Resource Management Act 1991

AND

IN THE MATTER OF The Canterbury Earthquake (Christchurch
Replacement District Plan) Order 2014

AND

IN THE MATTER OF The Proposed Christchurch Replacement
District Plan – Subdivision (North
Halswell)

**STATEMENT OF EVIDENCE of ANDREW JAMES EMIL HALL
ON BEHALF OF DANNEMORA HOLDINGS LTD**

Introduction

- 1 My full name is Andrew James Emil Hall. I am a Chartered Professional Engineer and a director of Davie Lovell-Smith Ltd, an engineering firm based in Christchurch.
- 2 I hold a Bachelor of Surveying from Otago University and a Bachelor of Engineering (Honours 1st Class) from Coventry University (UK). I am also a member of New Zealand Institute of Surveyors (NZIS) and the Institute of Professional Engineers (IPENZ). I am a Chartered Engineer.
- 3 My area of expertise is consulting in civil engineering related to the development of land. I have 25 years experience in this field including 12 years experience in Christchurch.
- 4 I am currently involved as a consultant in the development of over 5000 residential sites in Canterbury and over 300ha of industrial land. This includes Danne Mora's proposed Exemplar Development known as Meadowlands, located at the corner of Hendersons and Sparks Roads.
- 5 I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2014. I confirm that I have considered all material facts that I am aware of that might alter or detract from the opinions I express, and that this evidence is within my area of expertise, except where I state that I am relying on evidence of another person.

Scope Of Evidence

- 6 In preparing my evidence, I have reviewed the Proposed Christchurch Replacement District Plan Chapter - Rules C7 and C12. Councils revised version 21 May 2015 REDLINE.
- 7 The purpose of this evidence is to discuss these rules and offer alterations for the Panel's consideration. The alterations have been discussed with the Council infrastructure witnesses (Mr. Norton and Ms. O'Brien) and have been agreed.

Rule C7 Surface Water Management – North Halswell

8 Rule C7.1.b currently states that only two separate sets of basins are permitted to service the North Halswell New Neighbourhood Zone. However, there is an existing facility at 334 Sparks Road. This facility will service the southern portion of the zone and may have been over looked.

9 The following alternative wording for the rule is suggested (amendment in **bold**):

*b. provide mitigation for the entire North Halswell outline development plan area using not more than two separate sedimentation basins and two separate detention basins **other than those that already exist**;*

10 Rule C7.2 currently asks for the buffer around stormwater basins to be planted. This space around the basins is also used for access for maintenance purposes.

11 The following alternative wording for the rule is suggested:

*2. A planted landscape buffer of average width 5m is to be established between the stormwater basin and residential allotments, as measured from the peak design water surface to the lot boundary. **The planting is to allow for maintenance access around the basin.***

12 Rule C7.5 considers all storms greater than the 2% AEP. There may be some ambiguity here. The percentage will increase as the storms decrease in size. So using the word "greater" in the context of percentage and storm size is misleading.

13 The following alternative wording for the rule is suggested (deletions in *strikethrough*):

5. All secondary flow paths from ~~storms greater than the critical two percent annual exceedance probability storm event~~ shall be

protected by an easement in favour of Christchurch City Council, if required.

Rule C12 Sanitary Sewage Disposal – North Halswell

14 Rule C12.1 refers to interim sewage discharges to the South-East Halswell Catchment only. However, as part of the Exemplar process, there has been an agreement with Council to discharge the interim flow of 200 homes to the Pump Station 42 catchment in Hoon Hay. Whilst the Exemplar rules are separate to this process, I would consider it to be prudent to add this to the rule so as to avoid ambiguity or a potential situation where this allocated sewage capacity is otherwise applied outside of the Exemplar Zone.

15 The following alternative wording for the rule is suggested:

*1. The approved sanitary sewer outfall for any proposed residential allotments shall be the **South East Halswell pressure sewer network. In the case of the Meadowlands New Neighbourhood (Exemplar Housing Area - North Halswell), the outfall shall be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.***

Conclusions

16 Dannemora Holdings Ltd have been in full consultation with the Council regarding the coordination of stormwater, water supply and wastewater facilities to date.

17 The suggested alterations in this evidence reflect the discussions to date with Council officers (Mr. Norton and Ms O'Brien) and what I would consider to be good practice.

A J E Hall
8/06/2015