

**Before an Independent Hearings
Panel Appointed by the
Waimakariri District Council**

Under the Resource Management Act
1991

In the matter of submissions and further
submissions in relation to the
proposed Waimakariri District Plan

And

In the matter of Hearing Stream 12A: Special
Purpose Zone Pegasus Resort

And submission by DEXIN Investments
Ltd (**DEXIN**)

**Statement of Evidence of
Jenny Bull
for DEXIN (Submitter 377)**

Dated: 17 May 2024

TABLE OF CONTENTS

TABLE OF CONTENTS.....	2
INTRODUCTION.....	3
CODE OF CONDUCT STATEMENT	3
RESPONSE TO UPDATED OUTLINE DEVELOPMENT PLAN.....	3
RESPONSE TO THE OFFICER’S REPORT	4

INTRODUCTION

1. My full name is Jenny Bull and I am a Senior Three Waters Engineer at Eliot Sinclair. I have been employed by Eliot Sinclair since November 2016.
2. I hold a Bachelor of Engineering (Hons), and have over 12 years of professional experience as an engineer. I am a Chartered Professional Engineer (CPEng), and have held this qualification since August 2019. My relevant professional experience includes civil engineering design of three waters for land development projects.
3. I prepared a report for DEXIN Investments Limited entitled “Infrastructure Servicing Report Pegasus Māketete” dated 20 May 2022 (**Infrastructure Report**). I understand this was provided to the Council as part of DEXIN’s submission and further submission to rezone 1250 Main North Road to SPZ(PR) known as the Pegasus Māketete proposal.

CODE OF CONDUCT STATEMENT

4. While this is not an Environment Court hearing, I nonetheless confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023.
5. I am satisfied that the matters which I address in my evidence are within my field of expertise. I am not aware of any material facts that I have omitted which might alter or detract from the opinions I express in my evidence.

RESPONSE TO UPDATED OUTLINE DEVELOPMENT PLAN

6. Since my Infrastructure Report was prepared, an updated Outline Development Plan (**ODP**) and Master Plan have been prepared by James Lunday of Common Ground Southern for the Pegasus Māketete Proposal.
7. I have reviewed and considered the updated ODP and Master Plan which have changed the areas previously allocated for stormwater management and changed the amount of stormwater runoff generated from development.
8. I can confirm that these changes have not altered any conclusion(s) within my Infrastructure Report, and I consider the Proposal can be supported from an infrastructural perspective for the following reasons:

- (a) While the area allocated for stormwater management north of Taranaki Stream has been reduced, the area allocated for stormwater management south of Taranaki Stream has been increased. Therefore, the provision for stormwater treatment and attenuation of stormwater runoff from the impervious catchment areas (excluding residential roof areas) remains unchanged.
- (b) The reduction of impervious catchment areas (excluding residential roof areas) will reduce the stormwater runoff contributing to the stormwater management areas, which will be an improvement to what was originally proposed.
- (c) In terms of stormwater runoff from residential roof areas, all residential lots will be required to provide their own on-site private rainwater storage tank to provide stormwater attenuation as originally proposed. Therefore, the provision for this element of stormwater attenuation remains unchanged.
- (d) Provision for water supply and wastewater to service the development remains unchanged.

RESPONSE TO THE OFFICER'S REPORT

- 9. I have reviewed the Officer's s42A Report for Hearing Stream 12A: Rezoning requests – Whaitua Motuhaka Special Purpose Zone – Pegasus Resort (SPZ(PR)). I wish to address the Reporting Officer's comments in relation to wastewater servicing.
- 10. Based on my Infrastructure Report, Waimakariri District Council (WDC) has confirmed capacity of the wastewater system to cater for the development by way of email correspondence dated 14 April 2022.
- 11. As per my Infrastructure Report, I have proposed the development will be serviced via a local pressure (LPS) system.
- 12. I agree with Mr Aramowicz that the development can be serviced via pressure sewer (as per my Infrastructure Report), or gravity sewer fed into a pumpstation and connected to the rising main.
- 13. Regarding Mr Aramowicz's comment that "*the District Council asset managers may not support this option so the site may need to run its own*

rising main west under SH1 and connect to the Kesteven pump station”, I acknowledge there are alternative options that may need to be considered if Council does not support the pressure system proposed in my Infrastructure Report. I believe this can be appropriately dealt with at the time of detailed engineering design and recognise that any alternative options required to service the site will be at the cost of the developer.



Jenny Bull

17 May 2024