

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE  
WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER OF**

The Resource Management Act 1991 (**RMA** or  
**the Act**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on the Proposed Waimakariri  
District Plan (**PWDP** or **the Proposed Plan**)

**AND**

**IN THE MATTER OF**

A Submission on the Proposed Waimakariri  
District Plan by **Howard Stone**

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**EVIDENCE OF NEIL ANDREW COX  
ON BEHALF OF HOWARD STONE  
REGARDING HEARING STREAM 12A**

DATED: 20 May 2024

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Presented for filing by:  
Margo Perpick  
PO Box 18, Christchurch  
T 027 227 2026  
margo.perpick@saunders.co.nz

## INTRODUCTION

- 1 My name is Neil Andrew Cox.
- 2 I hold the qualifications of B.Surv (University of Otago, and am a Licenced Cadastral Surveyor and Registered Professional Surveyor. I am also a member of Survey and Spatial New Zealand.
- 3 I am a Senior Associate at Wood and Partners Consultants with 31 years' experience in Surveying and Land Development.
- 4 I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. The matters addressed in my evidence are within my area of expertise, however where I make statements on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

## SCOPE OF EVIDENCE

- 5 In my evidence I address the following issues:
  - (a) Roading and Access
  - (b) Flooding
  - (c) Services and Utilities

## CONTEXT

- 6 The Submitter seeks, through its submission on the Proposed Plan, to rezone 3.81ha (being Lot 2 DP 80926) of its 16.061 ha of land, located at 1188 Main North Road / 20 Te Haunui Lane, Woodend ("**the site**"), from its current Rural Lifestyle Zone (RLZ) in the Proposed Plan as notified, to Special Purpose Zone Pegasus Resort (SPZPR). The site is zoned Rural in the Operative District Plan ("**ODP**").
- 7 I affirm the contents of the following attached report(s):

(a) Te Haunui Lane Servicing Report – 1188 Main North Road/20 Te Haunui Lane dated 6 March 2024 (**Appendix 1**)

8 I would like to make further comments on the Roding and Access, Flooding, and Services and Utilities for the site particularly as they relate to comments made by Council officers or on behalf of Council in the section 42A report.

9 **Roding and Access** – Access to the proposed rezoned site is currently from a right of way over golf course land adjacent to Te Haunui Lane. It is currently formed to a 5 metre formation.

10 The legal width of the land in which the access is formed is 15 metres wide and this allows for ample room to widen the existing formation to 6 metres or greater. This is supported by Mr Binder as outlined in paragraph 251 of the section 42A report.

11 A suitable road or right of way design can be made to provide access to the proposed allotments in the development.

12 **Flooding** – The servicing report provided at **Appendix 1** has noted that there are a number of options available to manage stormwater as a result of the development.

13 I have noted that Mr Aramowics considers there are no significant natural hazards, which includes flooding. He has noted the presence of two overland flow channels that will need protection<sup>1</sup> and I agree with his conclusion that on site disposal and attenuation for Stormwater is achievable<sup>2</sup>. I acknowledge the expertise of Mr Manu Miskell (Chartered Professional Engineer) who undertook the stormwater aspects of the servicing report.

14 Best practise stormwater treatment systems can be provided within the site to manage stormwater quality effects to meet council requirements.

15 Overall, due to the proposed low density of lots and dwellings, there is sufficient area available to ensure all stormwater effects from a proposed development can be mitigated.

16 **Services and Utilities** – Water, wastewater and utility services can be extended to the development.

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<sup>1</sup> paragraph 259 section 42A report

<sup>2</sup> paragraph 237 section 42A report

- 17 A 100mm water main is available to service the development with a reticulation design confirmed during future engineering design.
- 18 There is an existing 75mm pressure wastewater main in Te Haunui Lane. During the previous development of the Mapleham Subdivision, which the Submitter proposes joining onto, an allowance was made for the provision of servicing 12 allotments on the Submitters land.
- 19 Mr Aramowics is of the opinion that the development can be accommodated by the existing wastewater infrastructure and existing water supply.<sup>3</sup>

## **MATTERS RAISED BY SUBMITTERS**

### **Submissions**

- 20 I am not aware of any objections to the Howard Stone submission that have been submitted on the grounds of infrastructure being negatively impacted by the rezoning sought.

### **Section 42A Report**

- 21 I have read the Section 42A report for Rezoning Requests – Whitua motuhaka Special Purpose Zone – Pegasus Resort (SPZ(PR)) dated 1 May 2024 and note that the Section 42A writer does not have any issues with my views on infrastructure readiness, apart from the width of the access, which can be increased as suggested by the officer.

## **CONCLUSION**

- 22 Roading and access to the development area can be achieved.
- 23 Stormwater can be managed on site to provide treatment and attenuation which would not put additional demand on downstream drainage infrastructure.
- 24 Water supply and wastewater infrastructure can be extended to service the site.
- 25 From a servicing and flooding perspective, I consider the site to be suitable for the type of development that is proposed by our rezoning submission.

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<sup>3</sup> paragraph 237 section 42A report

26 Thank you for the opportunity to present my evidence.

Neil Cox

Date: 20 May 2024