

Before an Independent Hearings Panel
Appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: proposed Plan Change 14 to the Christchurch District
Plan

and: **LMM Investments 2012 Limited**
(Submitter 826)

Summary statement of Andrew Hall (infrastructure) on behalf of
LMM Investments 2012 Limited

Dated: 16 November 2023

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SUMMARY STATEMENT OF ANDREW HALL ON BEHALF OF LMM INVESTMENTS 2012 LIMITED

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 provided a statement of evidence in relation to the relief sought by LMM Investments 2012 Limited (*LMM Investments*) on proposed Plan Change 14 to the Christchurch District Plan (*PC14*) dated 20 September 2023 (*Evidence in Chief*). My qualifications, experience and confirmation I will comply with the Code of Conduct for Expert Witnesses (Part 9, Environment Court Practice Note 2023) are set out in my Evidence in Chief and I do not repeat those here.
- 3 This statement is intended to provide a brief summary of my evidence. This includes updates where relevant in light of the rebuttal evidence filed for Christchurch City Council (*Council*).

POPULATION DETERMINATION

- 4 The original Special Purpose (Golf Resort) Zone provided for the following:
 - 4.1 150 residential units;
 - 4.2 160 bed student accommodation; and
 - 4.3 380 hotel or serviced resort apartment beds.
- 5 From these numbers we can establish an estimate of the water supply and wastewater demands for the anticipated development. The intention is to not exceed those currently acceptable demands but to determine what an equivalent number of homes may effectively replicate the flows. It is expected that these permitted infrastructure demands are already included in the capacity of the existing downstream infrastructure.
- 6 It is my opinion that the permitted accommodation is the equivalent of 350 homes. In terms of infrastructure demand, there is no material difference between the current provisions, and reallocating the accommodation mix such that the zone provisions provide for 250 residential units and a corresponding halving of student accommodation (80 beds) and hotel / serviced apartments (190 beds).

SUMMARY OF SERVICING

- 7 Water supply for this development would be either from connection to the reticulated system in Spencerville or installing a new bore.

Council have confirmed that there is capacity for the zoned demands for the site.

- 8 Wastewater flows will be pumped to the sewers in Spencerville. It is proposed that a Local Pressure System be used that can be programmed to attenuate flows. Council have confirmed that there is capacity for the zoned demands for the site.
- 9 Development will only occur in areas that are either outside of the Flood Management Area or in the Fixed Floor Level Overlay. The Fixed Floor Level is expected to rise. There is sufficient land available for development on the site that is located outside of the Flood Management Area.
- 10 Stormwater discharge can be authorised under the Council Global Stormwater Discharge Consent. There will be ample capacity within the wider site to manage stormwater onsite, alongside the proposed recreation facilities.

Andrew Hall

16 November 2023