

In the matter of The Resource Management Act 1991

And

In the matter of Proposed Private District Plan Change 54 to the City of
Lower Hutt District Plan: Boulcott's Farm Heritage Golf
Club – Rezoning part of the site from General Recreation
Activity Area to General Residential Activity Area

Between **Boulcott's Farm Heritage Golf Club Inc.**

 Applicant

And **Hutt City Council**

 Regulatory Authority

Statement of Evidence of Neil Andrew Johnstone

Date: 09 December 2021

Qualifications and Experience

- 1 My full name is Neil Andrew Johnstone.
- 2 I am a Chartered Professional Engineer with, and a Director of, Cuttriss Consultants Ltd. I have a Bachelor of Engineering (Civil) from Canterbury University (graduating in 2000), a New Zealand Certificate in Engineering (Civil) from Wellington Polytechnic (1997). I am a Chartered Member of Engineering New Zealand. I have over 20 years experience as a Consultant Civil Engineer.
- 3 I have worked for Cuttriss Consultants Ltd since February 2004 and prior to that I was employed by Opus International Consultants in Timaru, and Palmerston North for a period of 4 years.
- 4 I have worked in land development and have been involved in the areas of infrastructure design and construction monitoring, including stormwater disposal designs. I have been involved in a number of such projects, particularly in the Kapiti Coast area, over the last 17 years. These works have also included stormwater infrastructure designs and upgrades, and finding stormwater disposal solutions, for the Kapiti Coast District Council.

Code of Conduct

- 5 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and confirm that I complied with it in preparing this evidence. I confirm that the issues addressed in this evidence are within my area of expertise, except where I have indicated that I am relying on others' opinions. I have not omitted to consider materials or facts known to me that might alter or detract from the opinions I have expressed.

Scope of Evidence

- 6 I have been asked to provide engineering evidence, in support of the application for the Proposed Plan Change 54 (PC54) that was notified by the Hutt City Council (HCC) on 20 April 2021. I have also read over the submissions that relate to my area of expertise.

- 7 I am familiar with the site having visited the site and observed soakage testing carried out by Cuttriss Consultants Ltd staff, under my direction.

Submissions Received

- 8 A number of submissions were received in regard to the proposal. The submissions raised a variety of concerns including the servicing of wastewater and stormwater.
- 9 I have not reported on each and every submission as a number of the submissions appear to be copies of the same document.

Response to Submissions

- 10 In preparing the Infrastructure Assessment Report, in support of the Plan Change application at the Boulcott Farm Heritage Golf Course, Cuttriss Consultants staff liaised with relevant authorities. These included the Hutt City Council Subdivisions Engineer, Wellington Water, and Greater Wellington Water, Chorus and Wellington Electricity. Copies of this correspondence was included within the appendices of the Infrastructure Assessment Report.

Wastewater

- 11 Wellington Water have advised wastewater mitigation will likely be required. This type of system has been successfully utilised in the region previously to compensate for downstream capacity issues. I do not agree with the submitter comments that the use of wastewater storage tanks and pumps are not effective.
- 12 I believe a suitably designed wastewater system, meeting the requirements of Wellington Water, would not preclude this proposed plan change.

Stormwater

- 13 Soakage testing has been undertaken on two occasions on this site as part of investigating stormwater disposal options for the proposal. Disposal of stormwater runoff to soakpits is an accepted method in accordance with the New Zealand Building Code Clause E1 – Surface Water, and indeed a common method for disposing of stormwater runoff.
- 14 The underlying river gravels on this site make stormwater disposal by way of discharge to ground ideal for this site. This method also achieves stormwater neutrality. Soakage testing undertaken shows that good soakage rates are achievable to allow this to occur.
- 15 Further soakage testing would be undertaken at Resource Consent stage once road locations, and areas are known and soakpits would be suitably sized and designed accordingly. Additionally, a factor of safety will be incorporated into the design of any soakpits.
- 16 A point was raised in relation to the removal of trees adjacent to the stopbanks would destabilise the stopbank. This is outside my area of expertise and as such I have not commented on this.
- 17 Greater Wellington Regional Council have advised with the construction of the new stopbank the site would not be flooded in the 1 in 440 year return period. The loss of localised minor flood storage as a result of filling in localised depression would be minimal.
- 18 I believe a suitably designed stormwater disposal system, incorporating a factor of safety, can meet the requirements of Wellington Water, would not preclude this proposed plan change.

Telecommunications and Power

- 19 Both Wellington Electricity and Chorus have advised they can provide the power and telecommunications for the proposed plan change from their current infrastructure.

Conclusion

- 20 There are no obvious wastewater, stormwater, or potable water supply issues that I believe would preclude this proposed plan change.

- 21 Additionally, there are no servicing issues in relation to power and telecommunications that I believe would preclude this proposed plan change based on the information provided by Wellington Electricity and Chorus.