

BEFORE THE INDEPENDENT HEARINGS PANEL

UNDER the Resource Management Act 1991 (RMA)

AND

IN THE MATTER of an application by Onoke Heights Limited for resource consents for a 93 lot residential subdivision on Dip Road, Whangarei

**STATEMENT OF EVIDENCE OF CHARLOTTE NIJSSEN
SURVEYOR
31 OCTOBER 2023**

MAY IT PLEASE THE INDEPENDENT HEARING PANEL

INTRODUCTION

1. My full name is Charlotte Frances Nijssen.
2. I am a Licensed Cadastral Surveyor at Blue Wallace Surveyors and have been with the Company since December 2012. A statement of my qualifications and experience are included in **Attachment 1**.
3. My evidence relates to the Land Survey Information and Subdivision Design in relation to the application. My evidence should be read in conjunction with the Records of Title and Blue Wallace Surveyors plans:
 - a. 20253-01-PL-102 Rev 20 Scheme Plan in **Attachment 2**.
 - b. 220253-01-PL-200 Rev 6 Earthworks
 - c. 20253-01-PL-300 Rev 2 Roding Long-sections
 - d. 20253-01-PL-350 Rev 1 Roding Cross-sections
 - e. 20253-01-PL-400 Rev 2 Sewer Reticulation
 - f. 20253-01-PL-500 Rev 3 Stormwater Reticulation
 - g. 20253-01-PL-600 Rev 2 Water Reticulation
 - h. 20253-01-PL-700 Rev 2 Combined Services
 - i. 20253-01-PL-800 Rev 2 Lighting and Planting
4. Specifically, my evidence will address:
 - a. My involvement with the Proposal.
 - b. An overview of the Proposal, including:
 - i. An assessment of the Records of Title.
 - ii. Discussion of the subdivision layout design.
 - iii. Comments on matters raised by submitters.
 - iv. Comments on Whangarei District Council's (**Council or WDC**) section 42A report.

CODE OF CONDUCT

5. I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. While this is not an Environment Court hearing, I have nevertheless complied with the Code of Conduct in preparing this statement of evidence. Unless I state otherwise, this evidence is within my sphere of expertise, and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

SUMMARY OF EVIDENCE

6. I have been involved in this project since its inception, in 2020. I assisted the applicant in calculating lot yields and consideration of easements on the title. I oversaw the topographic survey completed by Blue Wallace Surveyors, drew the proposed subdivision layout design, laid out the service design in relation to the layout, and prepared layout changes as the project evolved. I have prepared the Resource Consent plans attached to the subdivision consent.
7. The proposed lot and service layout I have designed reflects best practice as this provides connectivity of the roading and reserves network, while considering all the site constraints including topography, proximity to the stream, stormwater flows, traffic and ecology.

PURPOSE AND SCOPE OF EVIDENCE

8. Against that background, my evidence:
 - a. Explains the rationale for the subdivision layout design.
 - b. Discusses the implications of the Whangarei District Council's proposed works to accommodate the proposed upgrade to its water reservoir.
 - c. Describes the Scheme Plan preparation process.
 - d. Very briefly comments on submissions relating to the subdivision layout.
 - e. Very briefly comments on the section 42A report in relation to subdivision layout matters.

- f. Provides a conclusion.

Subdivision layout design

9. Following purchase of the property, Blue Wallace Surveyors carried out the initial site survey. These were used to complete the subdivision layout design. The topography of the site consists of 37m of elevation difference from the top to the bottom of the site. It is bounded by Dip Road to the west and Tuatara Drive to the southeast.
10. Entry points to the site are constrained to a roading link already provided via Tuatara Drive and Dip Road to the west. In my opinion it was important that these be connected as this helps create good urban design flow and connectivity. The primary entry to the site is through Tuatara Drive as stated by Mr Dean Scanlan (transportation engineer) in his evidence¹ (and technical report). The proposed location of the Dip Road intersection was based on advice from Mr Scanlan.
11. As explained in Mr Scanlan's evidence, numerous options for intersection locations were considered along Dip Road as part of the subdivision design process. A key issue in considering options was sight lines and visibility. The preferred and most appropriate location for the purpose of the Application is shown on the current scheme plan. The scheme plan is designed to accommodate the preferred and recommended intersection for access to the Site.
12. For the purposes of surveying the Site and preparing the proposed scheme plan and service layout, I note that topography of the site, the road widths and grades as specified in the WDC EES 2010 (the latter relevant to drainage from the western end of the Site to the stormwater pond and attenuation) were a factor in finalising the scheme plan.
13. Against that background, the final proposal consists of:
- 93 Residential Lots
 - 3 Roads to vest
 - 2 Right of Ways
 - 1 Recreational Reserve

¹ Statement of evidence of Dean Scanlan (Transportation), 31 October 2023.

1 Drainage Reserve
("the Proposal")

Whangarei District Council potential alteration to designation (water reservoir)

14. I note that early in 2021 Whangarei District Council's water team informed me and Onoke Heights' expert and corporate representative team that Council was making some planned improvements to the water reservoir which sits directly to the north of the subject site. One consequence of these proposed improvements and upgrade to the reservoir is that the reservoir tank and its loading impact will require "no earthworks areas" within proposed residential lots 77-80. This "no earthworks area" will mean no earthworks or building can occur within this area without specific investigation and design by a Chartered Professional (geotechnical) Engineer.
15. I am aware that Tonkin and Taylor (engaged by Council), have identified and mapped a "no earthworks area" which is within the Onoke Heights Site. This impacts four proposed residential sections on the current scheme plan 20253-01-PL-102 Rev 20. Of these four affected sites, the Council's "no earthworks area" will mean that two lots will effectively be halved in size, and two more have no earthwork areas on their upper sides.
16. The "no earthworks area" will total 592m² and is shown in **Attachment 3**. This is made up of:
 - a. 55m² over Lot 77
 - b. 29m² over lot to be vested to WDC
 - c. 54.3m² over Lot 78
 - d. 152m² over Lot 78
 - e. 239m² over Lot 79
 - f. 63.2m² on Lot 80
17. These areas will have a significant impact on the lot layout and the earthworks design which I anticipate may mean that the overall effect of this designated area will affect more than the 592m².

18. Council Require Onoke Heights permission to have a stormwater discharge point within our site as the stormwater discharge requires a 'point source' discharge instead of the current situation of sheet flow.
19. This will impact the Onoke development if the consent is granted. If the consent is not granted, I am not sure how Council will progress with its plans.
20. In my opinion, if consent is granted, for the purpose of final scheme and subdivision plans, the Council will need to be more specific in their assessment regarding extent of the area affected by its proposed works and the implications of the effect. This would include confirmation of which lots are affected and any proposed encumbrances on the affected titles.

Scheme Plan Preparation

21. Blue Wallace prepared plan set detailing the proposed subdivision layout and proposed service design including water, stormwater and wastewater and lighting. Plans were 20-253-00-PL-100 to 800 and these form part of the Resource Consent Application.
22. Since lodging the Application, in response to submissions received, the scheme plan has been amended. One residential lot has been removed which was previously identified as being adjacent to Lot 14. Furthermore, the boundary between Lot 200 and 201 has been adjusted to ensure a retaining wall did not cross a boundary. The most current revision of the scheme plan is Revision 20 which is **attached** as **Attachment 2**.

Comments on Submissions

23. From a surveying perspective, the layout of the proposed subdivision aims to give improved access to the stream while leaving its banks and margins so that these are not impacted at all. Currently, the north bank of the Waitaua stream is on privately owned land. When the site layout is implemented, it will give access to the stream.

Comments on 42A Report

24. I note that the amalgamation conditions are not addressed in the section 42A report. If consent is granted, these conditions will need to be

included. I understand that the proposed set of conditions in the Applicant's planning evidence will include these conditions.

CONCLUSION

25. From my experience as a surveyor, I believe that this final revision provides a desirable outcome for the subject lots and mitigates the effects of the subdivision.

DATED this 31st day of October 2023

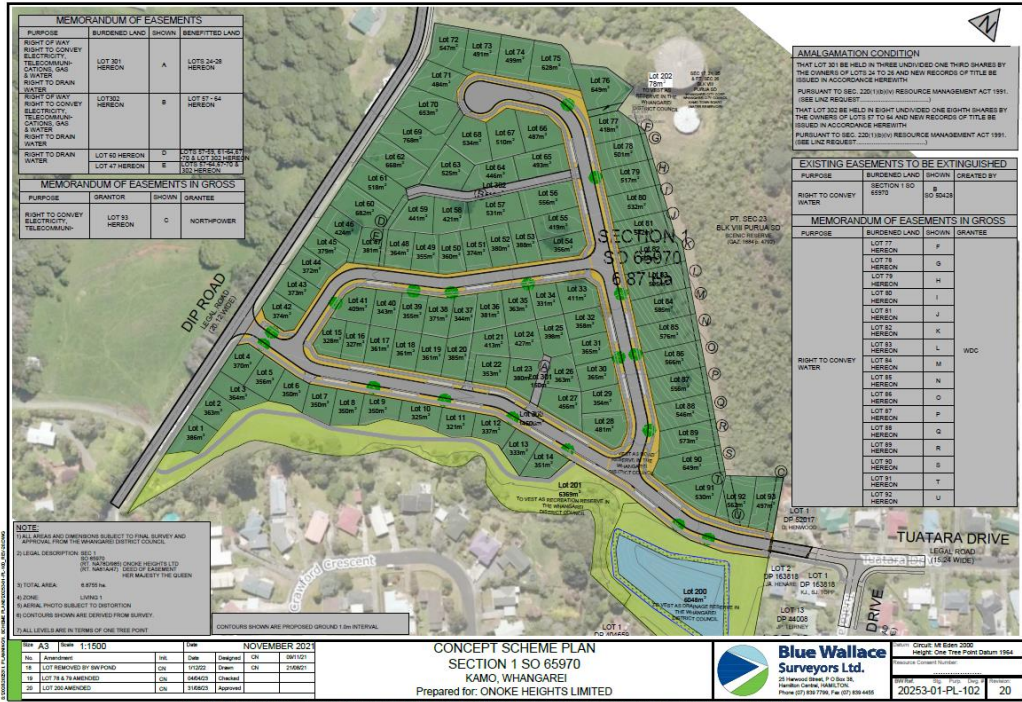


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Charlotte Nijssen

Attachment 1 - Qualifications and Experience

1. My name is Charlotte Frances Nijssen. I am a licensed cadastral surveyor (LINZ) with 17 years' experience in land surveying and land development.
2. My professional qualification is a Bachelor of Surveying from Otago University (2006). I received my Licensed Cadastral Surveying qualification in 2008.
3. I am a member of the New Zealand Institute of Surveyors.
4. I am an employee at Blue Wallace Surveyors Limited of Hamilton. I have been a surveyor in Hamilton designing and project managing the planning, construction, and titling of larger scale residential development projects since December 2012.
5. Previously to Blue Wallace Surveyors, I began my career working for Cheal Consultants in Taupo for three years and embarked on a four-year OE working in London Borough's on development and improvement projects and roading design and project planning for a Rio Tinto mining development in West Africa.
6. I have extensive experience in the designing and project managing of residential development projects under the provisions of the Whangarei District Plan, which includes:
 - a. Subdivision design, Planning, Project Management and Land Transfer Surveying over 12 stages of Totara Parklands from 2011-2023.
 - b. Subdivision design, Project Management and Land Transfer Surveying of The James and Hurupaki in Kamo.
7. I also have extensive experience in residential subdivisions and project management of varying size through the Hamilton City and Waikato District Areas.

Attachment 2 – Scheme Plan



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Attachment 3 – Water Reservoir ‘no earthworks area’

