

Attachment E

Infrastructure Memo

Project: Proposed Plan Change 10 to the Selwyn District Plan	Reference: 41375
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Subject: Proposed Plan Change 10 - Servicing Provisions

The following information provides a discussion and summary of the servicing related issues relevant to Proposed Plan Change 10 (PC10). PC10 seeks to expand the existing Izone Industrial Park through rezoning of approximately 49 hectares of land currently zoned Rural to be zoned Business 2A. The Business 2A zoning will also include both the existing and proposed new precincts of Izone.

Prior to notification of PC10, I prepared an infrastructure assessment which discussed the key issues in respect of the disposal of wastewater and the supply of high pressure water for the 49 hectare plan change area.

Wastewater

- In respect of wastewater, I am of the opinion that the PC10 area can efficiently be serviced by extension of the existing gravity wastewater reticulation that services the existing Izone Industrial Park
- The reticulation has been conservatively designed to allow for possible trade waste producing industries, although it is noted that none of the sites currently developed produce trade waste.
- Potential trade waste producing industries still require separate Council authorisation and their effect on the system can be assessed at that time.
- SDC monitors the wastewater flows into the existing pump station at George Holmes Road and the capacity of the pump station can be increased by upgrading pumps if required.
- There are no anticipated constraints to providing adequate wastewater servicing to the PC10 area.

Water Supply

- Resource Consent CRC05088 authorises Selwyn District Council to take of up to 300 litres per second from 5 wells within the Izone area for public water supply. Currently one well is operational on Izone Drive with the second recently installed on Westland Place. Two of the future wells are proposed to be installed within the PC10 area.
- The existing reticulation has been conservatively designed to allow for possible high use industries, although it is noted that none of the sites currently developed within the industrial park are high use.

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Reference: 41375

- Potential high use industries still require separate Council authorisation for their water connection and their effect on the system can be assessed at that time.
- The PC10 area can be provided with adequate water supply by extension of the existing reticulation. The proposed reticulation concept plan provides for servicing of the PC10 area as well as allowing future extension of the network to service land to the northeast.
- There are no anticipated constraints to providing adequate water supply to the PC10 area.

Stormwater

- The ground conditions at Izone, including the PC10 area, are well suited to soakage based stormwater management. The established philosophy of on-site treatment of stormwater and disposal of to ground through soakage will be expanded to the PC10 area.
- Stormwater treatment and disposal for the PC10 area has been authorised by Environment Canterbury through resource consents CRC100819.1 for public roads and CRC100866.1 for private allotments. A copy of a plan illustrating the areas covered by relevant Environment Canterbury resource consents is attached.

Submissions

- Only one submission on PC10 relating to servicing matters was received. This submission was from the NZ Fire Service who seek to ensure that any extensions to the reticulated water supply meets the requirements of the New Zealand Fire Fighting Water Supplies Code of Practice, NZS PAS 4509:2008.
- In this regard, Council Policy W211 (copy attached) requires water supply reticulation for new subdivisions to be installed in accordance with the Fire Fighting Code of Practice (NZS PAS 4509) and subsequent amendments.
- This policy is implemented through being a standard condition of engineering approval for subdivision development works. It has been applied to the previous stages of development at Izone and will apply for any future development.

Conclusions

- It is my opinion that there are no significant stormwater, wastewater or water supply issues that could unduly constrain proposed development under PC10.
- Stormwater treatment and disposal has been authorised by Environment Canterbury and is therefore considered acceptable.
- The relief sought in the submission from NZ Fire Service is accepted, as future water reticulation will meet NZS PAS 4509:2008.