

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Change 73 to the Operative
District Plan: Dunns Crossing Road, Rolleston

and: **Rolleston West Residential Limited**
Applicant

Summary of Evidence of Tim McLeod (Infrastructure)

Dated: 28 September 2021

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SUMMARY OF EVIDENCE OF TIMOTHY DOUGLAS MCLEOD

- 1 My name is Timothy McLeod. I am a Senior Civil Engineer at Inovo Projects Limited with over twenty-five years' experience as a on a range of infrastructure and land development projects.

SUMMARY

- 2 In my evidence I addressed the potential impacts of construction earthworks, potential land contamination, flooding risk, and infrastructure upgrades required to service the proposed plan change sites.
- 3 Earthworks on the site will be limited to shaping of lots (cut-to-fill to less than 1m), trench excavation for installation of services, and excavation for construction of roads. Concerns raised by submitters regarding dust and noise nuisance during earthworks construction can be mitigated by appropriate controls on construction activities. Dust generation during earthworks construction phase is expected to be no worse than if the land is being cultivated for agricultural purposes.
- 4 The Preliminary Site Investigation (PSI) prepared for the plan change application concluded the potential of contamination to soil associated with historical land use for agriculture is low. Nevertheless, a Detailed Site Investigation (DSI) will be carried out in more detail at time of subdivision design, but this is not expected to impede development of the plan change areas. The risk to neighbouring properties of contaminants being mobilised during development of the site are about the same if the land was under cultivation for agricultural purposes.
- 5 Flood risk to existing properties was raised as a concern by one submitter. Development of residential sites enables direct discharge of stormwater runoff into ground which currently does not occur. The overall effect of development is that runoff from the site may decrease in extreme events.
- 6 Concerns were raised by submitters about the capacity of existing infrastructure to service the proposed plan change site, in particular water and wastewater.
- 7 Upgrades to the water reticulation network in Dunn's Crossing and Selwyn Road are already planned for by SDC to improve supply to West Rolleston. If required, these planned upgrades can be augmented to provide for the plan change site. Development of a new supply bore(s) in or near the proposed plan change area would further improve supply pressure. This would be enhanced with the transfer to Council of existing water-take consents associated with the plan change areas.

- 8 Capacity modelling has confirmed the existing wastewater trunk network has capacity to service the plan change sites. New wastewater pump stations to pump wastewater from each site to the existing network will be required.
- 9 With respect to wastewater capacity at the Pines Wastewater Treatment Plant (WWTP), in his evidence, Mr Murray England of SDC stated that *'the currently designed wastewater treatment system which is being built in modular stages has an ultimate capacity of up to 60,000 PE. Extension of the Pines WWTP to 120,000 PE capacity has been identified and funded in the LTP, with design and consenting works programmed for the forthcoming years, to allow for development within the district, including that proposed in this plan change request'*.
- 10 Recent communications with Orion New Zealand have confirmed that already planned network upgrades can be advanced to provide sufficient power to service the proposed plan change site.
- 11 In conclusion, I am of the view that the proposed Plan Change can be supported from an infrastructure perspective.
- 12 I am happy to answer any questions concerning my evidence.

Dated: 28 September 2021

Tim McLeod