

Before the Selwyn District Council

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*under:* the Resource Management Act 1991

*in the matter of:* Proposed Private Plan Change 80 to the Operative District Plan

*and:* **Two Chain Road Limited**  
*Applicant*

Summary of evidence of Tim McLeod (infrastructure and servicing)

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Dated: 20 October 2022

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## **SUMMARY OF EVIDENCE OF TIM MCLEOD**

- 1 My full name is Timothy Douglas McLeod and I am a Senior Civil Engineer at Inovo Projects Limited.
- 2 In my view, from an infrastructure and servicing perspective, it will be practicable to develop the site in accordance with the proposed plan change.

### **Water supply**

- 3 Water supply to the site can be provided by extending the SDC potable water supply conveyance network from Jones Road and along Two Chain Road, although upsizing of water mains in Izone Drive will be required to ensure adequate network supply for firefighting.
- 4 The majority of business expected to be established within the plan change area are expected to be freight-logistics or light industry with relatively low water use. Based on a consumptive use of 50 to 250 L/worker/day, the estimated daily water demand ranges from 100 to 500 m<sup>3</sup>/day (36,500 to 182,500 m<sup>3</sup>/year). In his evidence Mr Victor Mthamo outlined how this volume can be transferred from existing groundwater consents the applicant has control over in the Plan Change 69 (PC69) area.
- 5 High water use or "wet" industries may need to develop their own on-site water supply to meet water demand (with separate consent required) or agree to specific conditions in order to take process water from the Council reticulated network. Any high water use industries can be considered on a case-by-case basis if required.

### **Wastewater**

- 6 Wastewater discharge from the site can be connected by extending the SDC gravity network in Jones Road along Two Chain Road and providing low pressure sewer or a lift station within the plan change area to discharge into the gravity network.
- 7 High water use or "wet" industries may need to agree to specific conditions in order to discharge to the Council reticulated network.

### **Stormwater**

- 8 Primary stormwater can be managed on-site and discharged directly to ground via soakpits or drainage trenches as is common practice within the Rolleston area.
- 9 A site-specific resource consent for stormwater discharge will be required from Environment Canterbury to authorise the discharge of operational-phase stormwater from the site before any subdivision consent can be approved.

**Other infrastructure and servicing considerations**

- 10 The branch section of the Paparua Stockwater Race that crosses the site can be left in place or piped under internal roads as required without affecting the operation of the water race. Other races that currently terminate within the plan change site can be closed or terminated further upstream.
- 11 Existing electricity and fibre broadband networks neighbouring the site can be extended to service the proposed plan change area.
- 12 Potential effects resulting from earthworks construction can be appropriately managed through subdivision consent conditions and the Canterbury Air Regional Plan rule 7.32.
- 13 Overall, I am of the view that there are viable means of providing the infrastructure required to support PC80.

Dated: 20 October 2022

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Tim McLeod