

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE WAIMAKARIRI
DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**pWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on Variations 1 and 2 to the
Proposed Waimakariri District Plan

AND

IN THE MATTER OF

Submissions and Further Submissions on the
Proposed Waimakariri District Plan by **Mark
and Melissa Prosser**

**SUPPLEMENTARY EVIDENCE OF DANASH SOOKDEV
ON BEHALF OF MARK AND MELISSA PROSSER
REGARDING HEARING STREAM 12C**

DATED: 24 April 2024

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INTRODUCTION

- 1 My name is Danash Sookdev.
- 2 I have prepared a statement of evidence regarding hearing Stream 12C dated 5 March 2024 in support of Mark and Melissa Prosser's submission on the Proposed Waimakariri District Plan (pWDP) to rezone approximately 73 ha at Mandeville from Rural Lifestyle Zone (**RLZ**) to Large Lot Residential Zone (**LLRZ**). My qualifications and experience are set out in that statement. I confirm that this supplementary statement of evidence is also prepared in accordance with the Environment Court's Code of Conduct.
- 3 In paragraph 12 of my statement of evidence I noted that further investigation would be undertaken in the following month to provide greater certainty on each of the options identified for servicing the Site from a wastewater and water supply perspective. In this supplementary evidence I record the outcome of that further investigation.

SCOPE OF SUPPLEMENTARY EVIDENCE

- 4 In this supplementary evidence I revisit my assessment of the water and wastewater considerations of the Prosser rezoning request following further correspondence from:
 - (a) WDC's 3 Waters Manager and Development Team on the servicing options; and
 - (b) further correspondence with Environment Canterbury (**ECan**) regarding a change of use for an existing groundwater permit.
- 5 In preparing my supplementary evidence I have:
 - (a) Reviewed correspondence between Aurecon and Waimakariri District Council (**WDC**)¹ referred to in the correspondence section below; and
 - (b) Attended a meeting between Aurecon and WDC 3 Waters Manager and WDC Development Manager on 18 April 2024; and
 - (c) Reviewed correspondence between Aurecon and ECan² confirming an application to change the purpose of this consent from irrigation purposes to community drinking water supply purposes.

¹ Correspondence and meeting between Aurecon and WDC, dated 7,12 March & 19 April 2024 respectively.

²Personal communication between Aurecon and ECan, 27 March 2024.

FURTHER INVESTIGATIONS

- 6 Given this is a rezoning request, my evidence has focused on whether there are any insurmountable water and wastewater servicing reasons that might arise from the increased demand on the water and wastewater network that would impede the Site from being rezoned to LLR under the pWDP.

WDC correspondence and meeting

- 7 Further correspondence has been had with WDC's 3 Waters Manager and Development Team³. Despite currently reviewing technical information provided as part of the evidence submission process and being unable to discuss specific rezoning requests at this stage, they have indicated the questions raised about water supply and wastewater for the proposed change in zoning from RLZ to LLRZ are more appropriately dealt with at subdivision consent stage rather than at the rezoning request stage.
- 8 The questions asked were as follows:
- (a) Does Council have any specific constraints with the sewer system and any potential future upgrades identified?
 - (b) Is the Council's preferred option for a Low-pressure sewer system with unrestricted discharge into the Council network or discharge controlled to off-peak times should capacity be constrained?
 - (c) Would gravity reticulation to an onsite pump station with a rising main from the Bradley's Road pump station with unrestricted discharge be preferred or would WDC prefer a system with an additional storage chamber to allow off-peak discharge should capacity be constrained?
 - (d) For water supply, would WDC support a restricted domestic supply with on-site water tanks for firefighting storage, or is the extension of the existing Council water main reticulation from Tram Road to the site to provide reticulated firefighting supply with hydrants and restricted domestic supply a more suitable option in WDC's view?
 - (e) What are WDC's thoughts on transferring the irrigation consent to council and would WDC see value in this?

³ Email correspondence with Kalley Simpson 7 and 12 March, and telephone meeting with Kalley Simpson and Jennifer McSloy 18 April 2024.

- 9 WDC also helpfully advised that a pre-hearing discussion may be appropriate following release of the Officer's Report for this Hearing Stream.
- 10 During the meeting on 18 April, Mr Simpson and Ms McSloy advised the following points:
- (a) WDC confirmed that the current system is constrained to handle further wastewater and that their preference will be for a centralised storage volume approach which enables them to control. The Bradley Road pumpstation does get overloaded particularly during large rainfall events.
 - (b) WDC supported for the E1 smart system⁴ for wastewater pump station to each individually owned lot. The legality of ownership on controlled devices has not yet been determined by WDC with reference to the E1 smart system. I am aware that such a system has successfully been implemented by Christchurch City Council in the development of parts of Halswell, residential area west of Christchurch city centre.
 - (c) WDC also confirmed that the pipeline conveying wastewater to the Rangiora Wastewater Treatment Plant (**RWWTP**), 11 kilometres away is under capacity and must be upgraded.
 - (d) WDC's Officers indicated that the restricted connection for supply of potable water was adequate together with my proposed provision for connecting at two points into WDC's existing reticulation system.
 - (e) WDC supported the second connection located on Tram Road to provide water supply for firefighting.

ECan correspondence

- 11 ECan has confirmed by email correspondence dated 27 March 2024 that a consent pathway is available to provide a community drinking water supply under the LWRP via a transfer and change in use application.

Assessment of the water and wastewater servicing options following further investigations

- 12 In light of the further investigations discussed above and based on my experience, I reaffirm that:
- (a) Water supply to serve LLRZ for the site can be provided through a restricted supply with on-site firewater storage on each allotment. There are two potential connection points to the WDC Mandeville-Fernside Rural Restricted Water Supply Scheme (the nearby DN63 on Dawsons Road and a DN150 on Tram Road), that will provide the

⁴Smartbox – monitor and control individual sewer pumps in real time, remotely.

development with the required water supply and two connection points to WDC's existing reticulation system.

- (b) Alternatively, water supply could be serviced via extraction from groundwater as noted from correspondence received from ECan on 27 March 2024, which states that an application to change the purpose of this consent (from irrigation purposes to community drinking water supply purposes) is provided for under the LWRP via a transfer and change in use application. The LWRP includes a pathway to enable community water supply use within an over-allocated catchment.
- (c) Firefighting provision for future LLR development could be serviced by connection into the WDC water supply scheme or via individual tanks located on each allotment.
- (d) Wastewater for 20 lots from the Site has already been granted resource consent and accounted for by the Council system as part of approved rural subdivision consent (RC205106 and RC205107).
- (e) Wastewater servicing could also be provided via a Low-Pressure Sewer System (LPSS)⁵ to service the remaining approximately 95 LLR lots. Alternatively, the Site could be serviced by gravity collection of wastewater flows generated for 115 lots which would be pumped from an on-site pump station via a new approximately 1.8km rising main to the Bradley's Road pump station. Options to provide storage and off-peak discharge from each of these systems could be used to manage potential capacity constraints if required. The septicity and odour control challenges associated with storage tanks can be controlled by imposing a control mechanism for maximum retention periods and by the installation of odour control at regular intervals along the pipeline.
- (f) WDC confirmed agreement on upgrading the pipeline from the Bradley Road pump station to the RWWTP must be reached prior to detailed design stage by the respective developers given that there are four submissions for rezoning in this area.

13 I am confident in the feasible list of options I have identified above for potable water supply and wastewater disposal.

⁵ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0020/120665/221214216590-QD-3W-Policy-002-Wastewater-Policy.PDF

CONCLUSION

- 14 Overall, I conclude that there are several water and wastewater servicing options available to service the Site to enable development in accordance with the proposed LLRZ.
- 15 Although the Site is not located within the Mandeville Growth Boundary (**MGB**), options are available to service the Site with water and wastewater without adverse effects on the receiving environment or operation of the existing WDC infrastructure system.
- 16 In summary, I conclude that:
- (a) I am confident in the options identified to service both potable and wastewater requirements in support of the Prosser submission.
 - (b) Confirmation from ECan that a consent pathway is available to provide a community drinking water supply under the LWRP via a transfer and change in use application means that this is an available option for water supply to the proposed LLRZ.
 - (c) Overall, whilst further work will refine the options presented in my evidence, I consider the requested rezoning appropriate from a water and wastewater servicing perspective.
- 17 In my professional opinion I consider that no impediment to the provision of potable water is evident. The capacity constraints with conveyance of wastewater from the Bradley Road pumpstation can be alleviated with upsizing the pipeline. Agreement and details on cost sharing is subject to analysis at detailed design stage and our further consultation with necessary parties including WDC.
- 18 Thank you for the opportunity to present my evidence.

Danash Sookdev

24 April 2024