

SUBMISSION ON THE
CHRISTCHURCH COUNCIL DRAFT LONG TERM COUNCIL COMMUNITY PLAN
2009 - 2019

TO:

FREEPOST 178
DRAFT LTCCP
CHRISTCHURCH CITY COUNCIL
PO BOX 237
CHRISTCHURCH 8140

FROM:

KENNAWAY JOINT VENTURES

ADDRESS FOR SERVICE:

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PO BOX 4597
CHRISTCHURCH

ATTENTION: DARRELL SARGENT

OUR REF: 245585

WE OPPOSE, IN PART, THE DRAFT LTCCP 2009 – 2019.

Kennaway Joint Ventures appreciates the opportunity to submit on the Christchurch Draft Long Term Council Community Plan (LTCCP).

WE WISH TO BE HEARD IN SUPPORT OF THIS SUBMISSION.

IF OTHER PARTIES MAKE A SIMILAR SUBMISSION WE WOULD CONSIDER PRESENTING A JOINT CASE AT A HEARING.

THE SPECIFIC AREA OF THE DRAFT LTCCP TO WHICH OUR SUBMISSION RELATES.

Those provisions of the Draft LTCCP relating to wastewater collection in the Hagley - Ferrymead ward of Christchurch.

This submission is in support of the Council making provision for renewals and replacements of reticulated wastewater in the Draft LTCCP, however, more certainty is required that some of this funding (or new funding will be included) will be allocated to the upgrading of sewer infrastructure in Alport Place, Woolston located in the Hagley - Ferrymead ward of Christchurch.

The issue of wastewater collection and treatment is addressed in pages 72 - 79 inclusive (Council's Activities and Services) and pages 260 - 263 inclusive (Proposed Capital Programme) of Volume 1, and pages 14 & 15 (General and Technical Information) of Volume 2, of the Draft LTCCP. These describe and show funds budgeted and timeframes for certain works relating to wastewater servicing. We note the Council anticipates that wastewater flows will increase principally as a result of population growth. Options identified in the Draft LTCCP to meet demand resulting from population growth include the construction of additional pumping stations and pipelines to increase capacity to help meet peak demands (page 15). It is noted that no funds are allocated or timeframes given for upgrading of the wastewater network in Alport Place.

In the course of the proposed re-zoning of land subject to Plan Change 28 (known as 'Kennaway') presently zoned Special Purpose (Ferrymead) to a business zoning, the Water Services Unit of the Council has undertaken monitoring of existing flows in the wastewater network in the vicinity of Kennaway. The Water Services Unit has advised us that the existing reticulated wastewater network in Alport Place is overloaded and requires upgrading. In particular, the 900mm diameter main running along Alport Place has a design flow, based on the catchment, of 710 litres per second whereas the capacity of the existing pipe is only 530 litres per second. In addition the Water Services Unit has also identified the need for pumping station No. 15 also located in Alport Place to be upgraded.

We note that these upgrades will need to be undertaken to cope with demand placed upon this section of the wastewater network at the present time independent of any additional demand that will result from future City growth, including the Kennaway site. The extent of the upgrade to the existing network will depend on Christchurch City Council requirements to increase capacity to service other parts of the City. While upgrading work can be undertaken to service just the Kennaway site it is more likely that a cost sharing arrangement will be developed for maintenance and to provide the City Council with additional capacity to service City growth elsewhere.

The Draft LTCCP should make clear provision for upgrading of the wastewater network associated with Alport Place in the proposed capital works programme. At present Alport Place is not identified as a LTCCP Project in the proposed capital programme for wastewater collection and treatment contained in Volume 1. In this regard we note that other pump stations are identified for capacity upgrading in particular pump station 22 and 19 (page

261). As the same applies to pump station No. 15 at Alport Road this should also be readily identified.

In light of the above, we note that additional capital expenditure may be required for upgrading of existing infrastructure of the wastewater collection and treatment than is identified in the forthcoming spending period (page 79). We consider the costs of upgrading the sewer infrastructure in Alport Place should be included in the Draft LTCCP. By including the cost of these works in the Draft LTCCP, the City Council has the ability to adjust its Development Contributions Policy to ensure future development in the area pays a contribution to the works required. Further, upgrading of the sewer infrastructure in Alport Place will result in better achievement of community outcomes, a safe environment and provide for the efficient and effective provision of a Council core utility service.

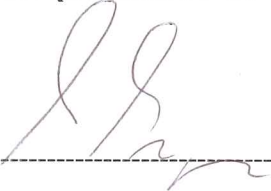
In summary, this submission is in support of provisions for renewals and replacements of reticulated wastewater supply in the Draft LTCCP, however, more certainty is required that some of this funding, or new funding will be included, that will be allocated to the necessary upgrading of existing wastewater infrastructure in Alport Place within the spending period.

RELIEF SOUGHT

It is sought that there is a:

- Review of the suitability of the Alport Place wastewater collection and treatment;
- The review should include matters of growth in the Hagely – Ferrymead ward and therefore increased demand on the Alport Place wastewater collection network;
- Review of the Development Contributions Policy with the purpose of including the costs, or a part portion of costs, of the Alport Place upgrading in the contributions payable for development in the area; and
- Inclusion of the infrastructure upgrades associated Alport Place, as identified in the review, as a LTCCP Project to be funded, as appropriate, within the spending period.

SIGNED (ON BEHALF OF THE APPLICANT)



DATE 16 April 2009
