
Appendix 7: Assessment of Availability of Services by Cuttriss Consultants Ltd

ref: McMenamin/27618

23 February 2011

ANALYSIS OF THE SERVICES FOR THE PROPOSED PLAN CHANGE AT 6 – 15 KELSO GROVE, KELSON (KELSO GROVE SPORTSGROUND).

Introduction

This report investigates the availability of services within the local area surrounding 6-15 Kelso Grove, Kelson (Kelso Grove Sportsground), and their capacity to support residential development which could result from the Proposed Plan Change for the northern and western portions of this site.

Wastewater

There are two options available for reticulating this site.

Option 1 – Gravity Connection

There is an existing sewer main located below the site within Lot 1 DP74459, No 12 Gurney Road. This main would need to be extended from this property up the hill through neighbouring properties to the north to service the site. The last sections of this existing sewer are \varnothing 100mm and would need to be upsized to \varnothing 150mm.

We are not aware of any existing capacity issues with this main, and do not consider that any additional flow from the development of approximately 24 lots will have a detrimental effect on this system.

Option 2 - Pumping

Another option is to construct a pumping station within the site, and pump back up to the existing public gravity sewer main at the top of Kelso Grove.

Council has advised that they would be prepared to take over ownership and be responsible for the ongoing maintenance and operation of the pump station but consider the gravity option to be their preferred choice.

Stormwater

There is an existing stormwater system from Kelso Grove that discharges into the gully immediately to the north of the site in Lot 1 DP47792. If necessary this system could be upgraded as required to accommodate runoff from the site.

There is another gully immediately to the south of site in Lot 251 DP33700 into which stormwater could also discharge.

Both of these gullies are located within vested reserve land and any works within the reserves would be subject to the Reserves Act 1977. Council's Subdivision Engineer has advised that either option would meet Council's requirements.

Water Supply

Water to Kelso Grove is supplied from Liverton Reservoir. There is sufficient capacity in this system to provide both domestic flow to Council's standards, and fire flow to the N.Z. Fire Service requirements for a residential development on the site. Council has advised that it would be acceptable to connect to this system.

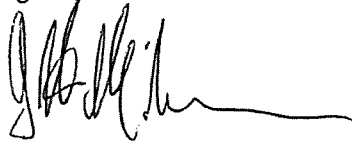
Power

The power supply authority has advised that they can provide power to a development on this site, but they are likely to need to upgrade their existing reticulation in the Kelso Grove area to provide sufficient capacity.

Telecom

Telecom has advised that they can provide reticulation to this development.

Signed,



Jim McMenamin
Civil Engineer
Cuttriss Consultants Limited