

APPENDIX 6

**Assessment of the infrastructure
effects associated with the Proposed
Plan Change**

ref: McMenamin/27703

16 August 2011

PO Box 30 429
Level 3
Crest House
92 Queens Drive
Lower Hutt 5040
Tel: 0-4-939 9245
Fax: 0-4-939 9249
www.cuttriss.co.nz
Email: hutt@cuttriss.co.nz
Also at Paraparaumu

ANALYSIS OF THE SERVICES FOR THE PROPOSED PLAN CHANGE AT 1-13 LUDLAM CRESCENT, LOWER HUTT

Introduction

This report investigates the availability of services within the local area surrounding 1-13 Ludlam Crescent, Lower Hutt and their capacity to support residential development which could result from the Proposed Plan Change for this site.

Wastewater

There is an existing public sewer within the Ludlam Crescent carriageway that passes across the front of the site. There are already sewer laterals within the site that are connected to this main. HCC's Subdivision Engineer has confirmed that the public main has sufficient capacity to cater for the proposed residential development on this site in his attached email dated 2nd August 2011.

Stormwater

There is an existing stormwater system in Ludlam Crescent adjacent to the south east corner of the old service station site. The service station site, which was completely covered by impermeable surfaces, discharged to that system. There were no known capacity issues with that system whilst the service station was in operation. The stormwater runoff from the proposed residential development will be less than that of the service station, and therefore no issues with stormwater discharge are anticipated. HCC's Subdivision Engineer has confirmed this in his attached email dated 2nd August 2011.

Water Supply

There is an existing Council public main in the Ludlam Crescent footpath that passes across the site frontage. There is also a rider main in the footpath in Whites Line West. Council's water supply consultant, GHD, has confirmed that the proposed residential development can be serviced from these existing public mains in their attached email dated 1st August 2011.

Power

Wellington Electricity Lines has advised that they can provide power to a residential development on this site from their existing network. Refer to the attached power supply offer from WEL dated 16 August 2011.

Telecommunications

Chorus has advised that they can extend their network to provide connections for this residential development. Refer to the attached letter from Chorus dated 3 August 2011.

Jim McMenamin
Civil Engineer
Cuttriss Consultants Limited

Re: 1 - 13 Ludlam Crescent, Lower Hutt

Subject: Re: 1 - 13 Ludlam Crescent, Lower Hutt
From: CMBrown@ghd.com
Date: Mon, 1 Aug 2011 14:01:26 +1300
To: jim <jim@cuttriss.co.nz>
CC: Craig Brown <cmbrown@ghd.co.nz>, "colin@cuttriss.co.nz" <colin@cuttriss.co.nz>, Jamie Beban <jamie.beban@cuttriss.co.nz>

Hi Jim, I see no reason why the development cannot be supplied by water to HCC standards.

I would suggest Lot 1 be supplied via the 50mm GI ridermain in White Lines West and lots 2 - 5 be supplied by a new ridermain from the 150mm CLS firemain in Ludlam Crescent.

Regards

Craig Brown
Senior Water Engineer

GHD

T: 64 4 570 0416 | V: 510416 | M: 027 2699732 | F: 64 4 570 0425 | E: cmbrown@ghd.com
Level 1, 75 The Esplanade, Petone | PO Box 30 346, Lower Hutt 5040 | www.ghd.com

[WATER](#) | [ENERGY & RESOURCES](#) | [ENVIRONMENT](#) | [PROPERTY & BUILDINGS](#) | [TRANSPORTATION](#)

Please consider our environment before printing this email

From: jim <jim@cuttriss.co.nz>
To: Craig Brown <cmbrown@ghd.co.nz>
Cc: Jamie Beban <jamie.beban@cuttriss.co.nz>, "colin@cuttriss.co.nz" <colin@cuttriss.co.nz>
Date: 01/08/2011 09:44 a.m.
Subject: 1 - 13 Ludlam Crescent, Lower Hutt

Hi Craig,

Our client is looking to develop the above property into 4 residential lots as shown on the attached draft plan.

To do this, the land needs to be rezoned from its current classification to general residential medium density.

We are preparing a plan change application to achieve this. As part of the plan change application we need to show that the lots can be supplied with telecom and power.

Can you please confirm that 4 residential lots at the above address can be supplied with water to HCC standards.

--

Regards
Jim McMenamin
Civil Engineer
Cuttriss Consultants Ltd
PO Box 30 429
Lower Hutt
p (04) 920 2974 DDI
p (04) 939 9245
f (04) 939 9249
mob 029 2888477
e jim@cuttriss.co.nz
w www.cuttriss.co.nz

This e-mail has been scanned for viruses by MessageLabs. [attachment "27703SCH with bdays DRAFT.pdf" deleted by Craig M Brown/LowerHutt/GHD/AU]

This email and all attachments are confidential. For further important information about emails sent to or from GHD or if you have received this email in error, please refer to <http://www.ghd.com/emaildisclaimer.html>.

Re: 1 - 13 Ludlam Crescent, Lower Hutt

This e-mail has been scanned for viruses by MessageLabs.

RE: 1 - 13 Ludlam Crescent, Lower Hutt

Subject: RE: 1 - 13 Ludlam Crescent, Lower Hutt
From: Philip Murphy <Philip.Murphy@huttcity.govt.nz>
Date: Tue, 2 Aug 2011 09:18:40 +1200
To: 'jim' <jim@cuttriss.co.nz>

Jim

Sorry I was away yesterday.

Without undertaking a comprehensive investigation I would suggest there would be no problem to cater for the development in regard to sewer and stormwater, because:

- The sewer main in Ludlam Cres is 525mm dia.
- Council records indicate the old service station site already has 2 connections (it obviously was originally 2 residential sites) and also the proposed lot 1 must have a separate connection although not shown on eview. So in effect it is only 2 additional sites to be catered for.
- The stormwater main in Ludlam Cres (which is across the frontage of lot 1 only (there is no main outside the old service station site) is 300mm dia.
- This catered for the old service station site which was 100% paving or roof without any problems that I or Brian Smith of Capacity are aware of, so a residential development which would obviously generate less run-off, should equally have no problems.

Hope this helps.

Philip

Philip Murphy
Senior Road Asset Engineer

Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand
T 04 570 6945, M 027 4973187, W www.huttcity.govt.nz

-----Original Message-----

From: jim [mailto:jim@cuttriss.co.nz]
Sent: Monday, 1 August 2011 9:56 a.m.
To: Philip Murphy
Cc: Jamie Beban; colin@cuttriss.co.nz
Subject: 1 - 13 Ludlam Crescent, Lower Hutt

Hi Phil,

Our client is looking to develop the above property into 5 residential lots as shown on the attached draft plan.

To do this, the land needs to be rezoned from its current classification to general residential medium density.

We are preparing a plan change application to achieve this. As part of the plan change application we need to show that the lots can be supplied with stormwater and sewer.

Can you please confirm that there is sufficient capacity in the public sewer and stormwater mains to cater for 5 residential lots at the above address.

--

Regards
Jim McMenamin
Civil Engineer
Cuttriss Consultants Ltd
PO Box 30 429

RE: 1 - 13 Ludlam Crescent, Lower Hutt

Lower Hutt
p (04) 920 2974 DDI
p (04) 939 9245
f (04) 939 9249
mob 029 2888477
e jim@cuttriss.co.nz
w www.cuttriss.co.nz

IMPORTANT: The information contained in this e-mail message may be legally privileged or confidential. The information is intended only for the recipient named in the e-mail message. If the reader of this e-mail message is not the intended recipient, you are notified that any use, copying or distribution of this e-mail message is prohibited. If you have received this e-mail message in error, please notify the sender immediately. Thank you.

Wellington Electricity Lines Limited
PO Box 31 049, Lower Hutt 5040
New Zealand

Offer & Authorisation

| | | | |
|-----------------|--|--------------|-----------------|
| to | Jim | Contact | e-mail |
| Company address | Cuttriss Consultants | date | 16 August, 2011 |
| from | Chris Hancock | no. of pages | 2 |
| subject | <u>Project Details: Install Network Supply, 1-13 Ludlam Crescent, Lower Hutt, Wellington</u> <u>Project Number: 5074038</u> | | |

Jim,

Attached is the offer to complete the required network installation at the above location to provision for the proposed site development. Could you please forward to your customer for consideration. Your reference 27703

\$6210.00 excluding GST (\$7141.50 including GST)

Scope of the Work

- The supply and installation of two new network pits at the street frontage boundary as followings. One pit complete with 2 x 63 amp fusing at the boundary of Lot 1 & lot 2, one pit complete with 3 x 63 amp fusing at the boundary of Lot 5 and site right of way
- All extensions and terminations of the network associated with the works from the adjacent network cable location.
- Backfill and reinstate excavation area within the road reserve to HCC Standards
- The supply and installation of any new customer service cables from the pits to the customer equipment is the responsibility of the requestor
- Customer must make application to Electricity Retailer for any new service connection and a COC for new service main must be available on site before Northpower will live.
- WELL reserves the right to charge the customer consequential costs in excess of the advised contributions arising from delays by the customer or additional local authority imposed requirements relating to the installation.

Period of Offer:

This offer is valid for 30 days from the date of this offer.

Timing:

On receipt of payment for **\$7141.50 including GST***, plus a copy of this offer with the customer authorisation section completed, approval will be submitted to our contractor to program the work. This should be completed promptly to avoid scheduling delays. * Please make cheques payable to "Wellington Electricity Lines Limited" Our contractor has indicated they will attempt to complete the work within 10 to 15 working days of receiving WELL's approval to proceed.

Regards

Chris Hancock
Contract Manager – Wellington
(04) 915 6106 or fax (04) 915 6131

Wellington Electricity Lines Limited
PO Box 31 049. Lower Hutt 5040
New Zealand

Re:

Project Details: Install Network Supply, 1-13 Ludlam Crescent, Lower Hutt Wellington
Project Number 5074038
Contract Manager: Chris Hancock

Customer Authorisation

I authorise WELL to carry out the work described above under the conditions set out and herewith submit payment of all the costs advised for this work

Contact Name _____

Company Name (if applicable) _____

Address for receipted invoice _____

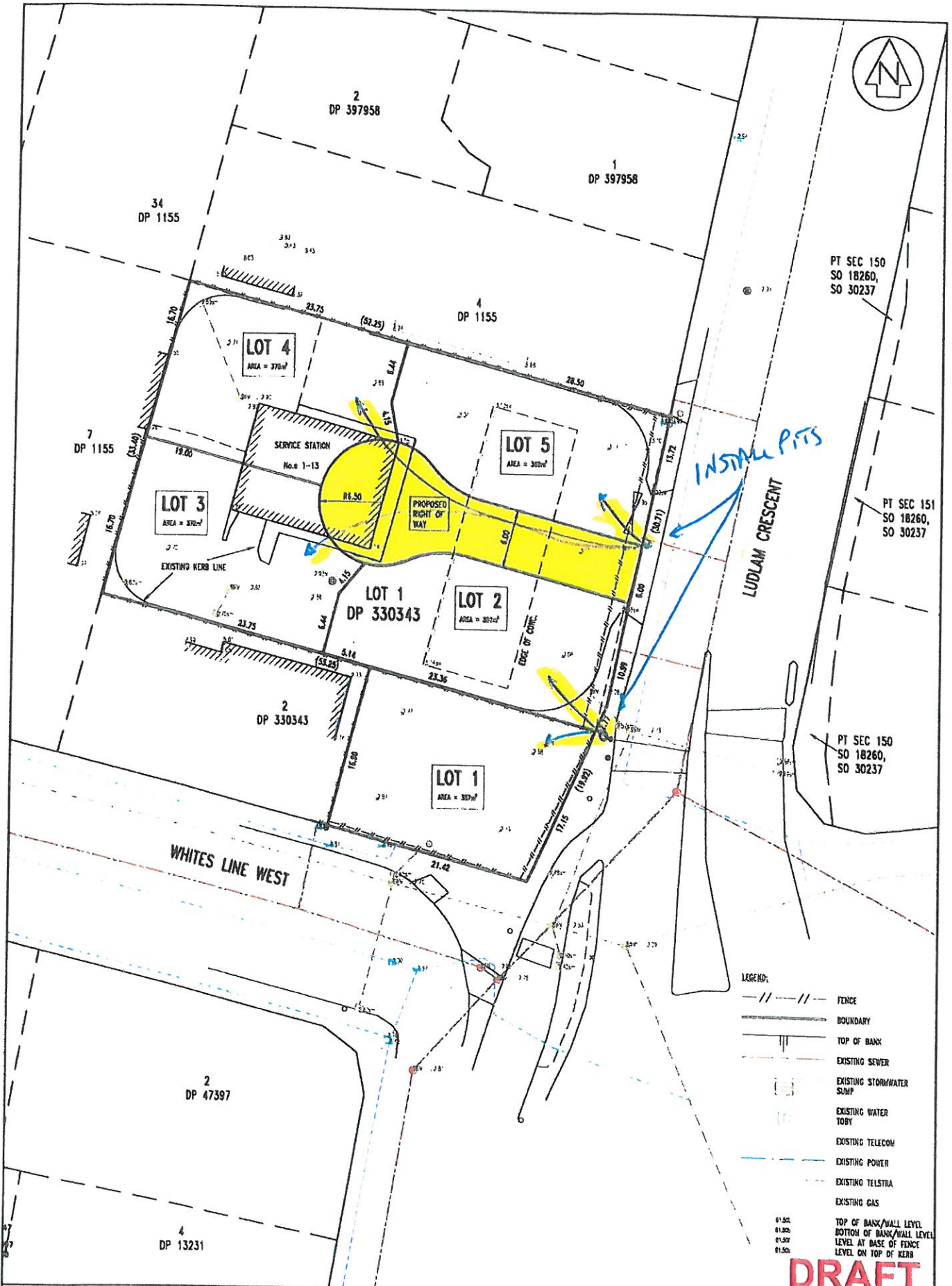
Contact telephone Numbers:

Business _____

Cell _____

Date _____

Signature _____



- LEGEND:
- FENCE
 - BOUNDARY
 - TOP OF BANK
 - EXISTING SEWER
 - EXISTING STORM/WATER SUMP
 - EXISTING WATER TOWER
 - EXISTING TELECOM
 - EXISTING POWER
 - EXISTING TELSTRA
 - EXISTING GAS
 - 61.50 TOP OF BANK/WALL LEVEL
 - 61.30 BOTTOM OF BANK/WALL LEVEL
 - 61.50 LEVEL AT BASE OF FENCE
 - 61.50 LEVEL ON TOP OF KERB

DRAFT

Cuttriss
Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited
Suite 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

PROPOSED SUBDIVISION OF
LOT 1 DP 330343,
1-13 LUDLAM CRESCENT, WOBURN
LUDLAM DEVELOPMENTS

| | | | |
|----------|--------------------|----------------|---------------|
| SCALE | 1:250 (1:500 @ A4) | SIZE | A2 |
| DATE | 01/11/20 | DRAWING NUMBER | 27703SCH |
| DESIGNED | TT | SHEET | 1 OF 1 SHEETS |
| DRAWN | BL | REVISION | |
| CHECKED | CRV | | |

RECEIVED 08 AUG 2011

The Subdivision Group
55 Shands Rd, Hornby 8042
P O Box 1374, Christchurch 8140
Telephone: (03) 339 3402
Facsimile: (03) 339 3329
Email: tsg@telecom.co.nz



3 August 2011

Chorus Ref: LHT16095
Your Ref:

Ludlam Developments
C/- Cuttriss Consultants Ltd
PO Box 30429
Lower Hutt

Attention: Jim McMenamin

Re: Proposed Subdivision: LHT: 13 Ludlam Cres, Lower Hutt - 5 lots

(Subdivision Location: 13 Ludlam Cres Lower Hutt)

Dear Sir / Madam

Thank you for letter and scheme plan for the above subdivision.

Chorus can extend its Network to provide connections for this development.

If the developer wishes to reticulate the subdivision and install connection pillars on the boundaries prior to selling sections, then they will need to commit to a Chorus Subdivision Reticulation Contract and pay the required subdivision fees. The charge for Chorus to provide reticulation for this subdivision of 5 lots/units is \$5,750.00 (G.S.T inclusive). This charge comprises a contribution toward Chorus' total costs of extending its network and infrastructure to the lots in the supplied plan, including the cost of Network design, supply of telecommunication specific materials and supervision of installation. This quote is valid for 3 months from the date of this letter.

The above will assume that the Developer, or his nominated contractor will supply and reinstate trenches and install Chorus plant at their cost within the subdivided area and along the frontage of the subdivision.

In any areas where Chorus Network does not end up in public road reserve vested to the Local Council, the subdivider is to ensure that a legal easement is registered over the route and Network in favour of Telecom New Zealand Limited. The easement should provide for an "easement in gross for Telecommunications purposes". Chorus has standard forms for easement transfer where an easement is being granted to Telecom as part of the requirements associated with the depositing of a subdivisional plan.

Please let me know in due course if a Reticulation Contract is required.

Yours faithfully



Nathan Kroening

Sub Division Specialist