

MEMORANDUM

PROJECT	North Belfast Development	DATE	3/5/24
SUBJECT	Technical Memo		
ISSUED BY	Michael Paterson	Director	
ISSUED TO	Richard Peebles	880 Main North Rd Ltd	
FILE / REF No.	15845-M-01		

Technical Memo - Suitability Assessment of the North Belfast Stormwater Management Area (SMA) and Residential Development

This memo provides a concise summary affirming the suitability of the proposed North Belfast SMA and Residential development area, considering aspects of servicing infrastructure, geotechnical conditions, and natural hazards. The insights presented herein are based on review of technical assessments completed when this land was previously rezoned to Industrial General, existing council information and landowner provided specialist reporting.

1.1. Infrastructure

We have on behalf of the applicant, reviewed the existing technical reports available regarding the infrastructure servicing for the site. The land is already zoned for Industrial development which includes an approved outline development plan to cater for Industrial development and a Stormwater Management Area.

Specifically, prior to the rezoning of the land to Industrial, it was indicated that there was sufficient capacity in the existing infrastructure adjacent to the site to accommodate development of the site as Industrial General. Residential development of the proposed density generally has less demand than that of Industrial land so it can be deduced there is sufficient capacity for the proposed residential development.

In terms of stormwater management, the site has been identified by Christchurch City Council for a significant stormwater management area (SMA) to cater for a large existing stormwater catchment (approximately 120ha) that is currently discharged untreated into the environment via open farm drains on private property. Development of the SMA proposed as part of this application will vastly improve the overall water quality being discharged into the environments by ensuring this catchment area will get first flush and wetland treatment to remove contaminants from the stormwater. Existing open drains will be naturalised, landscaped and preserved as a reserve for the public.

Council's confirmation aligns with our observation that the site is well-suited for this purpose. Effective stormwater management is vital for flood prevention, and the site's ability to manage this on-site is a positive attribute of the proposed development.

1.2. Natural Hazards and Land Contamination

The proposed development site has undergone thorough assessments for potential natural hazards and contamination issues.

The land is not prone to any significant flood hazard risks, including those potentially induced by coastal processes or climate change. This is a critical factor in ensuring the long-term sustainability and safety of the proposed development.

Geotechnical investigations have been carried out for the site previously which indicate that ground remediation works such as pre-loading can be completed to make the land suitable for residential development. Material excavated from the development of the SMA will be repurposed to provide fill for the development of the residential land.

Land contamination investigations carried out for the site state “results of the investigation indicate that there is no evidence of contamination that would prevent any development or use of the site in the near future.”

1.3. Conclusion

In conclusion, the proposed North Belfast Development site is optimally positioned in terms of infrastructure availability and a low natural hazard risk. Service availability and capacity, coupled with the site’s manageable geotechnical characteristics, make it an ideal location for residential development.

Drawing from my experience and expertise in civil engineering and land development, I am confident that the proposed development can be successfully and readily implemented at this site, thereby making a positive contribution to the community and the district as a whole.

*Michael Paterson - BSurv
Director
Inovo Projects Ltd*