

1 May 2024

Ngai Tahu Property Ltd

s 9(2)(a)

Attn: Mr Dean Christie

**RE: POUND ROAD INDUSTRIAL LAND, FAST TRACK APPLICATION - SERVICING**

Dear Dean

Please accept this advice for the potential servicing of the proposed Ngai Tahu Property Ltd Fast Track Application for their site at the corner of s 9(2)(b)(ii)

Please refer to the attached potential site layout.

Water supply for this development has been modelled and will be adequate with some upgrading of the Templeton Booster Pump and some associated pipe size upgrades. The upgraded supply network will provide for an FW2 level of fire demand.

Wastewater flows from the proposed site have been modelled. Under peak flow conditions during wet weather, there are some capacity issues down stream. These issues may be dealt with relatively simply through the upgrading of some downstream pump stations or the storage and attenuation of wastewater flows off site during these peak events. Wastewater will drain to the existing sewer network at the corner s 9(2)(b)(ii)

There are natural overland stormwater flow paths tracing through the site. These flowpaths will be directed to future road alignments.

Stormwater discharge will be to ground' and it is expected that the site will be permitted to use the Councils Global Consents. The site is within the Christchurch Groundwater Protection Zone. Additional stormwater treatment will be required.

It is considered that power supply and telecommunications will be able to be provided by utility companies as a matter of course.

The availability of infrastructure does not appear to be a hindrance in the industrial development of this land, subject to the management of sewer flows to account for network capacity and some relatively minor water supply network upgrades.

Yours Faithfully



Andy Hall



DAVIE LOVELL-SMITH

s 9(2)(b)(ii)

