

Technical Memo

80 MCLARIN ROAD, GLENBROOK BEACH



Infrastructure – Clause 23 Response

HD Landmark Ltd.

TO:	Phil Comer – Urban Development Manager	HG PROJECT NO:	A2010091.01
FROM:	Song Khoo – Senior Engineer	DATE:	21/10/2022

Detailed below is the response provided by Song Khoo of Harrison Grierson to Point 2 of Council's Clause 23 request, relating to the funding of further infrastructure required to service future residential development.

Specific Request: P2

Please provide further information on the funding plan for future infrastructure necessary for the development.

The funding plan should:

- Itemise new or upgraded infrastructure the applicant believes is necessary to service the plan change area.
- Estimated to cost to install and operate for each item.
- Who is expected to pay for each item
- If the applicant is proposing to meet that cost, identify whether it is by a way of an SPV or another method.

The above applies to transport, wastewater, water supply and stormwater infrastructure. Ideally the costs should be identified for the first 10-year period and for the subsequent two decades after that.

Please confirm the dwelling yield and job numbers expected in total.

Reasons for request:

Objective B2.2.1 (5) states “The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.”

Policy b2.2.2(7) (c) enables rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth that integrates with the provision of infrastructure.

Further understanding of the funding strategy necessary to outline the programme for funding and delivery of infrastructure required as a result of the plan change is required in accordance with CI23.

Response:

Apart from independent existing council upgrade projects, no wider infrastructure works are required to support the outcomes of the proposed plan change.

Roading: Refer to Integrated Transport Assessment performed by Traffic Planning Consultants LTD reviewing the impact of the proposed plan change. They have determined the proposed activity to have a less than minor impact on the bordered road, with no wider network upgrades required as a result of any potential yields. Localised frontages and internal roads are subject to works proposed in future subdivision applications independent of the plan change.

Wastewater: Refer to Civil Engineering Report by Harrison Grierson confirming discussions with Watercare around Franklin regional servicing constraints and projects. Correspondence confirms at

present there is no capacity to cater for the proposed plan change but there is a Watercare funded project to install a new wastewater treatment plant to increase service levels and will support any future developments. Watercare have indicated the new treatment plant is programmed to be operational by June 2026. The implementation of the treatment plant is not seen to influence development timelines due to consenting timeframes.



Stormwater: Due to the proximity of the site to Manukau Basin and no existing service connections, upgrades will be required. New assets to service the underlying lot will be subject to works proposed in future subdivision applications independent of plan change.

Watermain: The Patumahoe watermain has capacity to support any future developments within the area proposed by the plan change. Lines within localised frontages and internal roads are subject to works proposed in future subdivision applications independent of the plan change.

Utilities: Utility providers have not indicated any large servicing constraints preventing development in the Franklin region. Works within areas associated with development (localised frontages and internal reticulation) are subject to works proposed in future subdivision applications independent of the plan change.