

**BEFORE INDEPENDENT HEARING COMMISSIONERS
AT CHRISTCHURCH**

**I MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHAKE
KI ŌTAUTAHI**

UNDER the Resource Management Act 1991

IN THE MATTER of submissions and further submissions on Proposed Plan
Change 14 to the Christchurch District Plan (PC14)

SUBMITTER **DANNE MORA LIMITED (#903)**

SUMMARY STATEMENT OF JAMIE VERSTAPPEN

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1 INTRODUCTION

1.1 The evidence I have presented discusses stormwater and wastewater management in the North Halswell ODP area, particularly focusing on the implications of rezoning proposed in PC14. The key points are:

Stormwater Management:

- (a) The Danne Mora land within the North Halswell ODP totals 55 hectares and this land has been progressively developed over the last 10 years to Residential New neighbourhood standards. Approximately half of this land has now been subdivided and sold.
- (b) Two stormwater facilities treat and attenuate stormwater from the Danne Mora land and 114 hectares upstream, separated into two catchments.
- (c) One facility is complete, and the other is partially complete, with an agreement between Danne Mora Ltd and the City Council to share construction costs.
- (d) Rezoning to High-Density Residential (HDRZ) will increase stormwater runoff, necessitating an increase in treatment and storage capacity.
- (e) Calculations for retention requirements show an 11-17% increase for Catchment 1 and a 7-19% increase for Catchment 2 under different zoning scenarios.
- (f) These increased storage requirements mean an additional 1.2-1.7 hectares of land would be required for each facility under different zoning scenarios.
- (g) Rezoning may also increase downstream flood hazard, which could in turn require longer drawdown periods for stored stormwater and even further on-site storage capacity.

Wastewater Management:

- (a) PC14's increased density will raise wastewater discharge volumes.
- (b) Existing sewer infrastructure within the ODP area is designed for a density of 15 lots per hectare, and higher density would require upgrading pipelines which have only recently been installed.
- (c) These upgrades would be the responsibility of the developer that triggers the need for an upgrade. Which considering how progressed development of the ODP area is, might affect the feasibility of the remaining undeveloped land.
- (d) Council's Wastewater Asset Planner Michele McDonald shares this opinion and also states in the Three Waters Memo that from a three waters perspective,

the adoption of an intensification zone will exclude Residential New Neighbourhood greenfield areas.

- (e) The Three Waters Memo also emphasizes challenges in upgrading infrastructure that is less than 10 years old and notes concerns about cost-effectiveness and feasibility.

Joint Statement of Infrastructure Experts:

- (a) The stormwater implications of the PC14 zoning changes were agreed between the infrastructure experts. The Joint Statement of Infrastructure Experts states, *'Increased stormwater storage will be required if upzoning occurs before development is complete and built out and it may not be feasible/cost effective to create additional storage to cater for the upzoning of areas within the North Halswell ODP to high density'*
- (b) It was also agreed in the Joint Statement that *'Existing infrastructure is sized for RNN density and only recently established. This new infrastructure does not support high density re-zoning in North Halswell ODP area. Much of the land which is proposed to be upzoned has already been developed or consented for development.'*

Jamie Verstappen

21 November 2023