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PC19 SUMMARISING NOTES ON BEHALF OF SUBMITTER #135 (CAIRINE MACLEOD)  
(CAMPBELL HILLS HEARING STATEMENT ON SUBDIVISION AND INFRASTRUCTURE)

- 1.1 With reference to the rationale provided in my submitted evidence, it is my opinion that the proposed re-zoning of a portion of the 97 Hall Road site as requested by the Submitter (Cairine MacLeod), situated between the existing Miners Terrace and Lynn Lane residential areas off Hall Road in Bannockburn, is appropriate from a subdivision and infrastructure perspective.
- 1.2 The proposed re-zoning is expected to facilitate in the vicinity of 18 residential allotments located immediately adjacent to the southern boundary of Section 52 Block I Bannockburn SD, which is also owned by the Submitter (and forms part of 97 Hall Road). This adjoining allotment is already zoned RRA(4) under the Operative District Plan, and is proposed Large Lot Residential as notified through PC19; with assessed potential for 25-30 allotments that would inevitably precede any subdivision of the proposal Site.
- 1.3 The Submitter has made it clear that she does want to secure the requested residential zoning through the PC19 process, as in her view this forms a logical connection of the existing adjoining residential areas and provides some certainty with respect to longer term site use (and therefore shorter term investment). The logical nature of the proposed zone boundary was clearly depicted in Figure 1 of my submitted evidence in terms of the existing residential zoning and development along the southern extent of Bannockburn.
- 1.4 The Council Bannockburn water network is in close proximity to the proposed re-zoning site, with existing mains immediately adjacent in Hall Road, Lynn Lane and Miners Terrace. As such, there are considered to be multiple water connection options available for servicing the site, including the ability to loop new mains through the site.
- 1.5 Also, for context, the Bannockburn Reservoir site is actually surrounded by the Submitter's wider property, being 36 Miners Terrace, as can be seen on the proposed Rezoning Plan that was attached to the original submission. The proximity of the reservoir site, and the nature of the Submitter's landholding are therefore considered to facilitate ease of connection and potential assistance with necessary Council upgrades.

- 1.6 With specific reference to this re-zoning proposal, Ms Julie Muir's Section 42A Report on 'Water and wastewater servicing matters' noted:  
*"This could be serviced for water after 2026 after the main Bannockburn pipeline is upgraded.  
This could be serviced for wastewater after 2029 after nitrogen removal and increased treatment capacity has been constructed."*<sup>1</sup>.
- 1.7 Furthermore, the water and wastewater capacity summary statement that Ms Muir presented to the Hearings Panel at the commencement of these Stage 2 hearings did provide some further clarification on expected timeframes for upgrades necessary to service growth in the Bannockburn area.
- 1.8 Whilst there was no specific mention by Ms Muir of Bannockburn water supply requirements for the Submitter's site, Ms Muir did mention that some areas where re-zoning has been requested are constrained because they are situated higher than the existing reservoir. To be clear, this is not the case for the Submitter's proposed re-zoning site, which is approximately 30 metres or more below the reservoir.
- 1.9 Also, the aforementioned 2026 timeframe for upgrade of the Bannockburn water pipeline is not considered to present an impediment to the requested rezoning as this timeframe is well within the expected timeframe for any increase in water demand that will result from the requested rezoning. The requested re-zoning is also considered to present an opportunity for Council to engage with the Submitter in terms of potential assistance with necessary upgrades, especially given her extensive landholding that encompasses the Bannockburn Reservoir site.
- 1.10 From a wastewater serviceability perspective, the site has multiple connection options to existing gravity wastewater mains and manholes, with one main that cuts through the Submitter's site immediately to the north, and another in Lynn Lane to the east. Based on the site topography, and the existing pattern of gravity wastewater flow in the immediate vicinity, there are not expected to be any issues with provision of future development wastewater services connections.
- 1.11 In the summary statement that Ms Muir presented to the Hearings Panel, it was noted that upgrades required to address the main wastewater capacity constraint (at the treatment plant) are needing to be brought forward, with expected delivery

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<sup>1</sup> Ms Muir, Section 42A Report [table on page 9, under paragraph 49]



now around 2025. This timeframe is certainly well within the expected timeframe for demand increase associated with a subdivision of the proposed re-zoning site.

- 1.12 The latest infrastructure upgrade timeframes noted by Ms Muir are not considered to detrimentally alter the ability for the site to be re-zoned as part of the current PC19 process. This is particularly considered to be the case given that:
- (a) the Submitter has immediately adjacent land (to the north) that has existing residential zoning, and this would logically be developed first, with an estimated timeframe through to title issuing of at least three years;
  - (b) the achievable yield from the requested re-zoning is so small that it is not considered to place noticeable demand on Council in terms of necessary upgrades;
  - (c) the calculated water demand and wastewater flow from the theoretical fully developed site is relatively minor (with average daily water demand of 27 cubic metres and average daily dry weather wastewater flow of 13.5 cubic metres); and
  - (d) the Submitter's proposed re-zoning site is well positioned with respect to existing water and wastewater infrastructure, with the Submitter's wider landholding (that encompasses the Bannockburn Reservoir site) presenting an opportunity for engagement between the Submitter and Council, potentially to enable fast-tracking of necessary infrastructure upgrades.