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Good morning.

My name is Doug Guthrie I am a retired real estate agent (for 35 years) and have lived in Ashby with my wife and raised 4 children, for over 33 years

A large part of my real estate career was Rural Residential (That was an average of 1 HA in those days)

I accidentally got involved in rezoning land and ended up helping clients through the process.

In my opinion the new large lot Residential at 4-5000 Sq Meters is a very desirable size for Kiwi buyers.

When the council started to have some drop in sessions to ask if some areas wanted to rezone their land to L.C. Residential I realised that no one in my area was attending the meetings so I visited quite a few and they were all interested so they wrote in submissions regarding their land

After all submissions district wide were looked at by the council Ashley had the highest number of submitters who considered it was an excellent spot for LL Residential.

Not surprising as it is a great area to live now that we have a new safe Bridge also we have

- ① - A safe cycle lane / ^{walking way} off the road from the Ashley ~~Road~~ Village to Rangiora which was impossible when my kids were young
- ② my hair stood on end.

This area including the Ashley Village which comes with a Hotel, Playcentre and an outstanding Primary School and easy access to all the new sporting facilities in coldstream road.

- ③ Also lots of residents who ~~use~~ use local facilities for schools, sports, etc.
- ④ Many of my neighbours decided to hire a Planner and the process began
 - raised \$60,000
 - hired Stewart Fletcher who will talk to you tomorrow
 - lots of council and pcg meetings

And a chance for everyone
to comment further to the council

My last submission mentioned two
area of concern

① Drain down Coors Road

② Further extension up of Boundary
Road of the zoning

③ or lower Pylons. I sold 80

④ Retaining water in
floods etc.

The secret to the new sections
is the sewerage system which has
been started and goes to Loburn- Lea
Subdivision at the top of Coors Road
and apparently has lots of capacity

When the government paid for this
sewer line it should have also gone
to the Ashby Millage - To pick
up the school, hotel and family Septic
tanks - lets hope this still happens

Doug Guthrie

From: Shelley Milosavljevic [shelley.milosavljevic@wmk.govt.nz]
Sent: Wednesday, 20 March 2019 8:54 a.m.
To: Doug Guthrie
Cc: Heike Downie
Subject: Draft Rural Residential Development Strategy - wastewater query

Hi Doug,

Regarding your query about wastewater, here is an explanation below from a Council infrastructure engineer:

The main difference between the various reticulated wastewater systems in our District is whether they are gravity systems or pressure piped systems. For example, Rangiora is on a gravity system so individual household wastewater does not need pumping, and properties discharge their wastewater straight into the reticulated wastewater network. By contrast properties in the Ohoka and Mandeville area are on pressure wastewater systems. Mandeville is on a STEP system (Septic Tank Effluent Pump), where wastewater discharged from each houses septic tank is pumped into a common pressure main by a pump within the septic tank assembly. Ohoka is slightly different. For those connected to the Council system there are no septic tanks and the wastewater is pumped directly into the network pressure main via a grinder pump housed within a small chamber on each property.

Currently each property in the Max Wallace Drive or Ashley village area disposes of its wastewater into its own individual onsite septic tank. The discharge from these individual onsite septic tanks goes into land of each property (onsite disposal fields). Loburn Lea is a generally a gravity system although there are four properties with septic tanks that pump their effluent into the gravity system. The gravity network discharges to the Loburn Lea Treatment Plant.

If the Loburn Lea, Max Wallace Drive and Ashley Village area was to be connected to the district reticulated wastewater network, each householder that wanted to connect would no longer need an individual onsite septic tank. However as it would be a pressure pumped system these properties would need grinder pumps and a chamber. These pumps would discharge into a new pressure main that would take the wastewater across the Ashley bridge and discharge into the top end of the Rangiora wastewater network, which is part of the Eastern District Sewer Scheme.

The cost of \$8,000 per lot for the wastewater network connection works was calculated on a hypothetical 100 lots contributing to this extension of the scheme, and if more lots were contributing then the cost would reduce. The wastewater Development Contribution of \$5,434 per lot is based on the 2018/2019 Development Contributions set by Council. Development Contributions, which account for the capacity in the Rangiora network that would be used up by the additional wastewater from the Ashley Loburn area, may change as they are reviewed annually. The Development Contributions cost per lot is a fixed fee and would not reduce if more lots were involved.

Here is a link to the Wastewater Activity Management Plans for the Council's various wastewater schemes, which contain more detailed information and schematics about how these systems function:

<https://www.waimakariri.govt.nz/services/water-services/wastewater/wastewater-activity-management-plans>

Please let me know if you have any further queries.

Regards, Shelley

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