

MEMO

To:	Stewart McKenzie Manager Environment and City Planning, Porirua City Council
From:	Katrina Murison Team Leader Growth Planning, Wellington Water Limited
Reviewed:	Olena Chan, Manager, Growth and Land Development, Wellington Water Limited
Date:	17 th March 2022

PCC Proposed district plan: 3 waters comments regarding submission 172

Purpose

This memo responds to a request from Porirua City Council to undertake a high-level review of the three water aspects of the infrastructure report by Envelope Engineering (2020) which forms Appendix Four of Submission 172 on the Porirua Proposed District Plan.

Submission 172 was lodged by Silverwood Corporation Limited and seeks for the rural zoned areas of the Silverwood and Landcorp land to be rezoned as Future Urban. This land is located between Waitangirua and Transmission Gully.

Specifically, Wellington Water were asked by Council to identify any likely constraints and/or significant issues associated with servicing the Silverwood and Landcorp land with three waters infrastructure; should this land be rezoned for urban purposes in the future.

Comments in relation to three waters

I have reviewed submission 172 and completed a high-level review of the associated infrastructure report (Appendix 4) as it relates to three waters matters. Comments are made on the basis that future rezoning of this land from rural to urban would go through a robust plan change and structure plan process with an associated detailed assessment of three water infrastructure requirements.

The Three Waters Porirua Growth Plan (2019) reviewed seven growth catchments aligned with the PCC 2048 Growth Strategy. The Silverwood and Landcorp land were included in this study to support future planning efforts. Growth planning and modelling by Wellington Water have considered future development of this land in longer-time planning horizons. The council 30-year Infrastructure Strategy and Long-Term Plan provide network infrastructure to support city-wide growth, including the provision of upgrades to the trunk wastewater network (including Bothamley Sewer, CBD holding tank) and wastewater treatment plant.

The Silverwood and Landcorp land are not currently serviced by 3 waters assets. There is no specific funding assigned for servicing this land, including any provision for network extension infrastructure (such as wastewater and water connections).

Our high-level review has not identified any major constraints on the future development of Silverwood and Landcorp land for urban purposes in terms of three waters assets and services.

However significant further refinement of development plans and funding of three waters infrastructure would be required to provide for infrastructure-ready status.

A brief assessment against each of the three waters is provided below.

Wastewater

The present Whitby wastewater network is over-capacity, and cumulative growth is putting considerable pressure on this part of the network. For this reason it is not feasible for the Silverwood and Landcorp land to connect into this part of the network.

Wellington Water's preferred future servicing of the Silverwood and Landcorp land would be via a new wastewater rising main along Waitanguria Link Road, connected to the top of Bothamley Sewer (the downstream section in Bothamley Park). The replacement for the existing Bothamley Sewer is currently being designed and considers future growth in upstream catchments including the Silverwood and Landcorp land.

Wastewater storage facilities may also be required to manage wet weather peak flows. This would need to be assessed in detail at the time of any Plan Change for the land.

Stormwater

As noted in the infrastructure report associated with submission 172, water sensitive urban design requirements would be required. The area will also likely need a comprehensive stormwater management plan. This would need to align with the Wellington Regional Council's proposed Natural Resources Plan, and the future Porirua City Council Stormwater Management Strategy which is currently being developed as part of the global stormwater discharge consents.

I anticipate that these matters could be worked through at the time of any future plan change process.

Water Supply

The infrastructure report also notes that new water storage reservoirs would be required on site to service the Silverwood and Landcorp land.

There is a new gravity water supply pipeline which will be installed along Waitanguria Link Road, to connect with the new Porirua High Level No.2 (located alongside, what is indicated in the Silverwood Rezoning Infrastructure Report (Envelope, 2020) as Stemhead Reservoir). The new water supply pipeline will have a connection available to the Silverwood and Landcorp land, however, will not be able to provide water storage and pressure for the full development. A new booster pump station would be required to be installed to boost water to the new proposed reservoir on the Silverwood site.

Funding for three waters infrastructure

None of the three waters infrastructure specifically required to service the Silverwood and Landcorp land work is currently planned or funded. It is likely that full developer funding would be considered appropriate to enable the provision of additional water storage, booster pump stations, rising mains and contributions to wastewater connections and storage to this land.