

## Nicholas Law

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**From:** David Harford <david@dhconsulting.co.nz>  
**Sent:** Monday, 21 August 2023 21:03  
**To:** Nicholas Law  
**Subject:** RE: LUC23/0048 Terrace View village - engineering comments  
**Attachments:** FW: Carters Terrace dish channel renewal program; 22623.1-C2.2-WATER\_PLAN-2.pdf

**Categories:** Yellow Category

Hello Nicholas

This is the second email response I mentioned.

My responses in red.

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**From:** Nicholas Law  
**Sent:** Wednesday, July 26, 2023 4:12 PM  
**To:** David Harford  
**Subject:** LUC23/0048 Terrace View village - engineering comments

Hi David,

Assets have responded with the following comments for the Terrace View village extension:

1. Stormwater
  - a. Happy with the disposal on-site **Noted**
  - b. The stormwater will require first flush treatment prior to disposal in accordance with our Global Consent – because this whole site is managed privately this can possibly be achieved by way of proprietary treatment devices in lieu of first flush basins/swales – but the applicant can decide which treatment device they wish to use **Noted**
2. Sewer – OK – Utilizing existing connections

3. Water – Are you able to please provide a draft water servicing plan for the proposal? Please see this plan attached.
4. Roading – Assets consider that ideally the road frontage would be upgraded for the entire length of the site frontage. Kerb and channel, seal widening and footpath. This would look tidier for the development than these terminating halfway along the frontage & would allow the current open drain/swale at the frontage to be levelled. Footpath for the full frontage is less necessary, as it wouldn't currently connect to another urban/Res C Zone but in time this will likely connect up with the second bridge and the walking/cycling connections there. The development plans don't show any direct pedestrian or vehicle access to Carter's Terrace beyond the second internal road. The 50kph limit would be moved out to where the seal widening terminates. **Noted** Assets are happy to discuss these considerations further. Powerlines are still above ground in this location – EA networks may have a timeframe for the undergrounding of these. I will also ask roading for a timeframe on the upgrade of the existing dish channels in Carters' Terrace – as this renewal may be happening in the near future too. **Ok all considered. Discussion internally at this end we wish to put something for your and Assets consideration please.**

An option here re 4 above is we are happy to upgrade the road frontage to the second driveway however instead of upgrading the entire frontage now, some form of development contribution as a cost share for this upgrade of the frontage be put to Council? That is costs of k & c, footpath and seal widening be looked at and could be timed for example, at the same time as dish channel upgrades in 3 years' time once EA Networks have completed the underground network installation for power. This way, there is mutual benefit in terms of the upgrade and traffic management costs and avoids having to partially "rip up" so to speak newly established infrastructure.

Kind regards,  
Nicholas

**Nicholas Law | Senior Planner**

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