

Infrastructure Report
Ballantyne Ridge – Phase 2
Orchard Road Holdings Ltd



Prepared by

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Scope

This infrastructure report covers the availability of water supply, wastewater reticulation, stormwater disposal, electricity supply, telecommunication supply and access, and is intended to accompany an application for re-zoning this site for Industrial and Residential land use.

The Site

This site consists of two lots held in one title totalling 49.4ha and owned by Orchard Road Holdings Ltd. The site is just south of Frederick Street and lies to the west of the land currently proposed as Industrial B under Plan Change 36 stretching through to Orchard Road with legal frontage onto Enterprise Drive and Ballantyne Road on its eastern boundary and Orchard Road on its western boundary. The proposed re-zoning and this report cover the eastern half of the site being 20.5ha.

The contour of the site is undulating with several 1-2m depressions but generally falling towards Ballantyne Road. The current land use is open pasture with no vegetation except for two small shelterbelts on the southwestern boundary.

Water Supply

Water supply in this area of Wanaka is limited due to its remoteness from the point of supply. Council has identified this in their LTCCP and has adopted a policy to identify and implement cost effective and staged projects to deliver water to these areas. In Council's own infrastructure report dated 13th May 2010 and attached to plan change 36, being the adjacent Industrial B zone, they stated that this process was underway.

There is an existing 200mm diameter main in Ballantyne Road and an existing 150mm main in Enterprise Drive, so the reticulation is in place once the supply is available. The extension of the reticulation through this site also provides the opportunity to ring-main the reticulation through to the southwestern part of Wanaka.

Wastewater

In 2008 Council installed Project Pure, a wastewater disposal system designed to cater for the current and future needs of Wanaka. There is an existing 225mm diameter connection from Project Pure main to the boundary of this site at the end of Enterprise Drive.

The majority of the site will be able to be served by gravity drainage to the existing sewer in Enterprise Drive with only minor earthworks. There are two small areas near the northern and southern boundaries that may require pumping into the future reticulation.

Stormwater

All stormwater in this area of Wanaka is disposed of to ground. The adjacent Industrial zones along Ballantyne Road are serviced by an on-site soakage area adjacent our southeastern boundary within the proposed Open Green Space. The report attached to the recent engineering consent for the construction of Enterprise Drive and associated industrial subdivision, identified capacity in this existing system for additional development. There is also additional space available to extend the underground disposal pit if required.

An additional soakage system will be required for the proposed low-density residential areas. Ground conditions are expected to be the similar to those found at the industrial soakage area, thus suitable for on-site disposal.

The site generally falls towards Ballantyne Road so overflow paths can generally follow the proposed roading network. There is a low area along our eastern boundary that will be the logical place for on-site disposal. With minor earthworks to protect the rural lifestyle properties to the east, the overland flow path from the disposal areas can be directed towards Ballantyne Road and then east through the natural low land towards Cardrona River.

Council already maintains a number of soakage pits in this area and the maintenance of future soakage areas can be incorporated into this maintenance schedule. Given that the operation of each individual soakage area is closely related to each other, i.e. if one fails then it will increase the load on the next one, they should all be maintained by a single entity.

Electricity Supply

There is existing electrical reticulation in Ballantyne Road, Enterprise Drive and Orchard Road. The local electricity authority, Aurora Energy, have been consulted and they confirm that supply can be made available to this site. This supply is currently limited to single phase 15kVA per lot for the residential zones and three phase 15kVA per lot for the industrial zones.

Telecommunication

There is existing telecom reticulation in Ballantyne Road, Enterprise Drive and Orchard Road and this can be extended into the site to service both the proposed industrial and residential zones.

Access

Access to this site can be provided from off Enterprise Drive, Ballantyne Road or Orchard Road.

Enterprise Drive is 21m wide with a 12m carriageway and provides an ideal entrance to the Industrial area. It is envisaged that this road be continued around to meet up with Frederick Street, thus providing a through road for the industrial traffic.

A separate entrance off Ballantyne Road will provide an attractive entrance to the residential area plus a potential link through to Cardrona Valley Road and Orchard Road. Ultimately this could become the major link from the Three Parks business centre to the western suburbs of Wanaka so careful consideration needs to be given to the road corridor. Including a green open space on one side gives the option of future widening to increase the capacity, but initially the carriageway needs to be kept narrow to provide side friction and keep speeds down.

Pedestrian and cycling links can also be provide within the open space.

The intersection with Ballantyne Road has limited sight lines and will require careful design. The current intersection with Ballantyne Road and Riverbank Road is less than ideal and a link across the top of the terrace could help remove some of the load on it.

Conclusion

With the exception of water, this site can be provided with all essential services to Council standards with no capacity issues. Council is aware of the water supply issue and is currently in the process of resolving it.

The proposed roading pattern will separate residential traffic from industrial traffic as well as provide a much needed and east-west link. This proposed transport layout is consistent with the 2008 Wanaka Transport Strategy.



Steve Dickey
Paterson Pitts Partners Ltd



Key

- ORH Industrial (Phase 1)
- ORH Industrial (Phase 2)
- Open Green Space
- Roding Network
- ORH Low Density Residential
- Existing Cadastral Boundaries
- Inner Growth Boundary
- ORH Site Boundary

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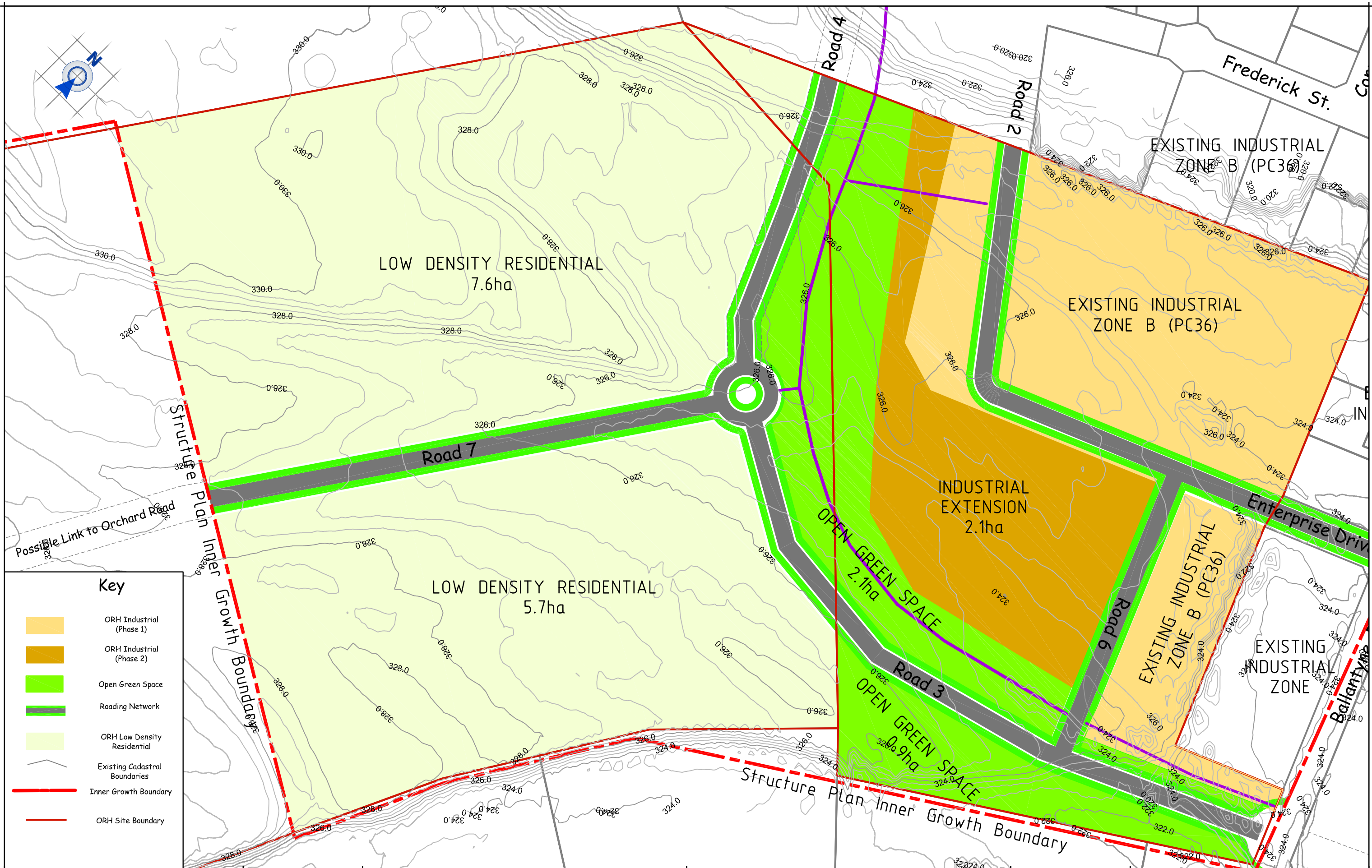
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Client & Location:
**Orchard Road Holdings Ltd
 Wanaka**

Purpose & Drawing Title:
**Re-Zoning Location Plan
 Ballantyne Ridge - Phase 2**

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