

ref: Todd/22903

31 March 2022

Bulletin Trust
C/- Thames Pacific Ltd

Attention: Stephen Sutorius

Dear Stephen

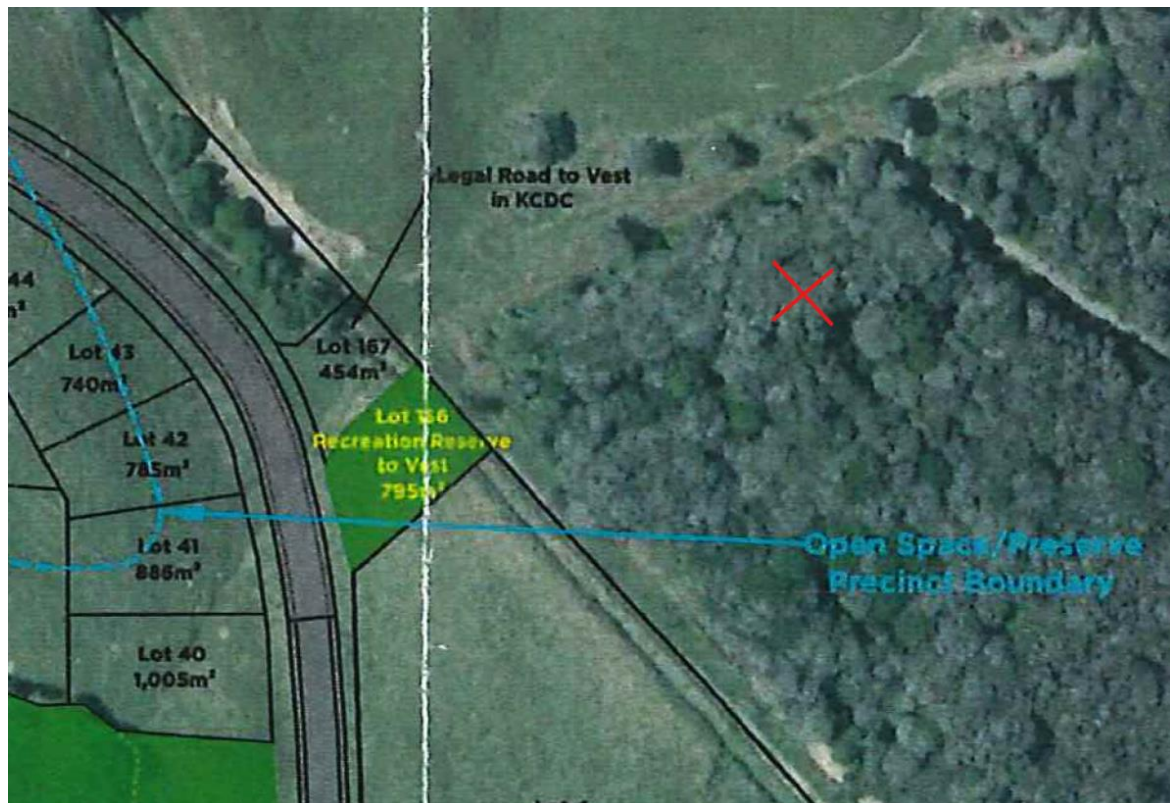
99 & 103 STATE HIGHWAY 1, WAIKANAЕ

Please find below details in respect of infrastructure available to serve the property at 99 & 103 State Highway 1, Waikanae.

The subject site abuts the development 'Manu Park' located to the south. Stage 2 of construction is currently underway at Manu Park and the resulting construction will provide infrastructure to the road link connection to 99 State Highway 1.

Access

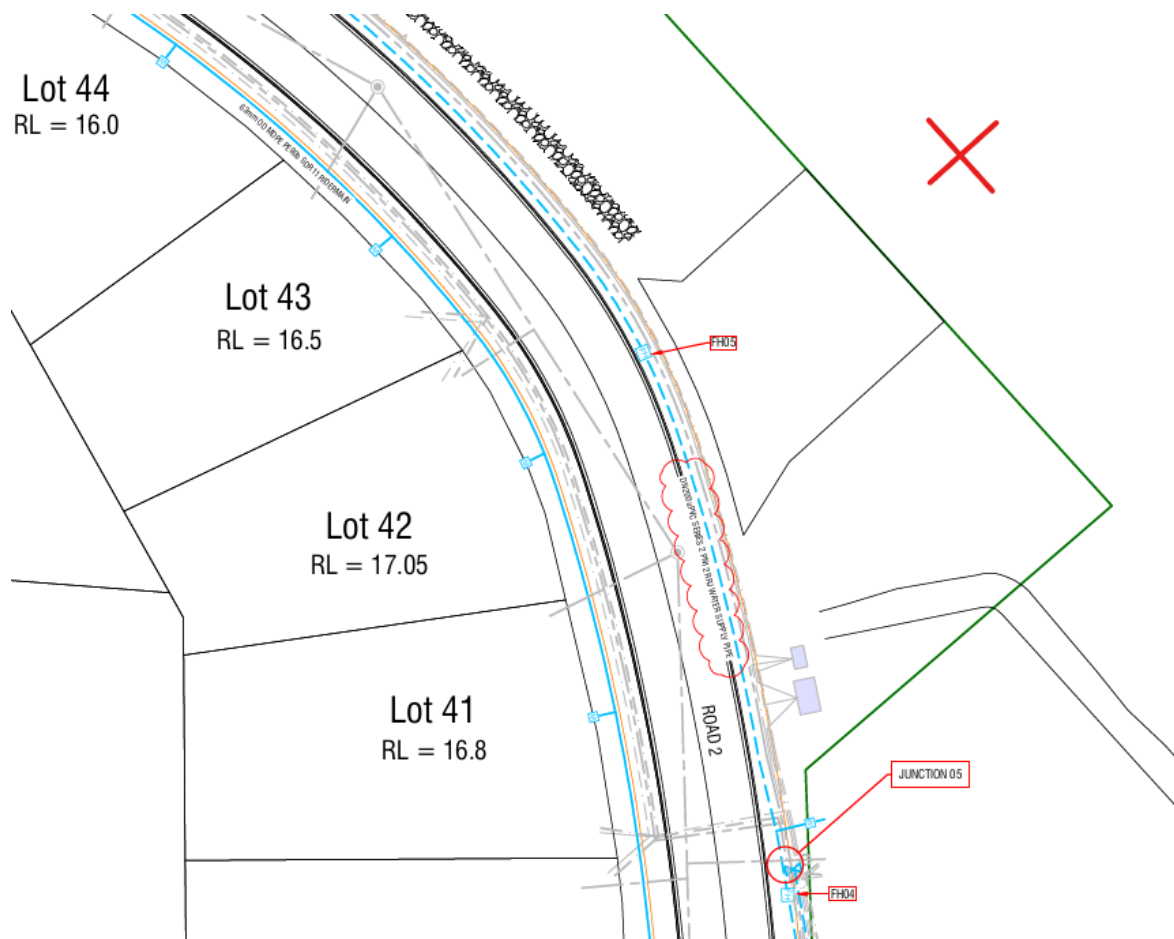
Lot 167 of the Manu Park resource consent RM160213 (diagram below) provides legal access to the subject site (marked with a red X).



Water

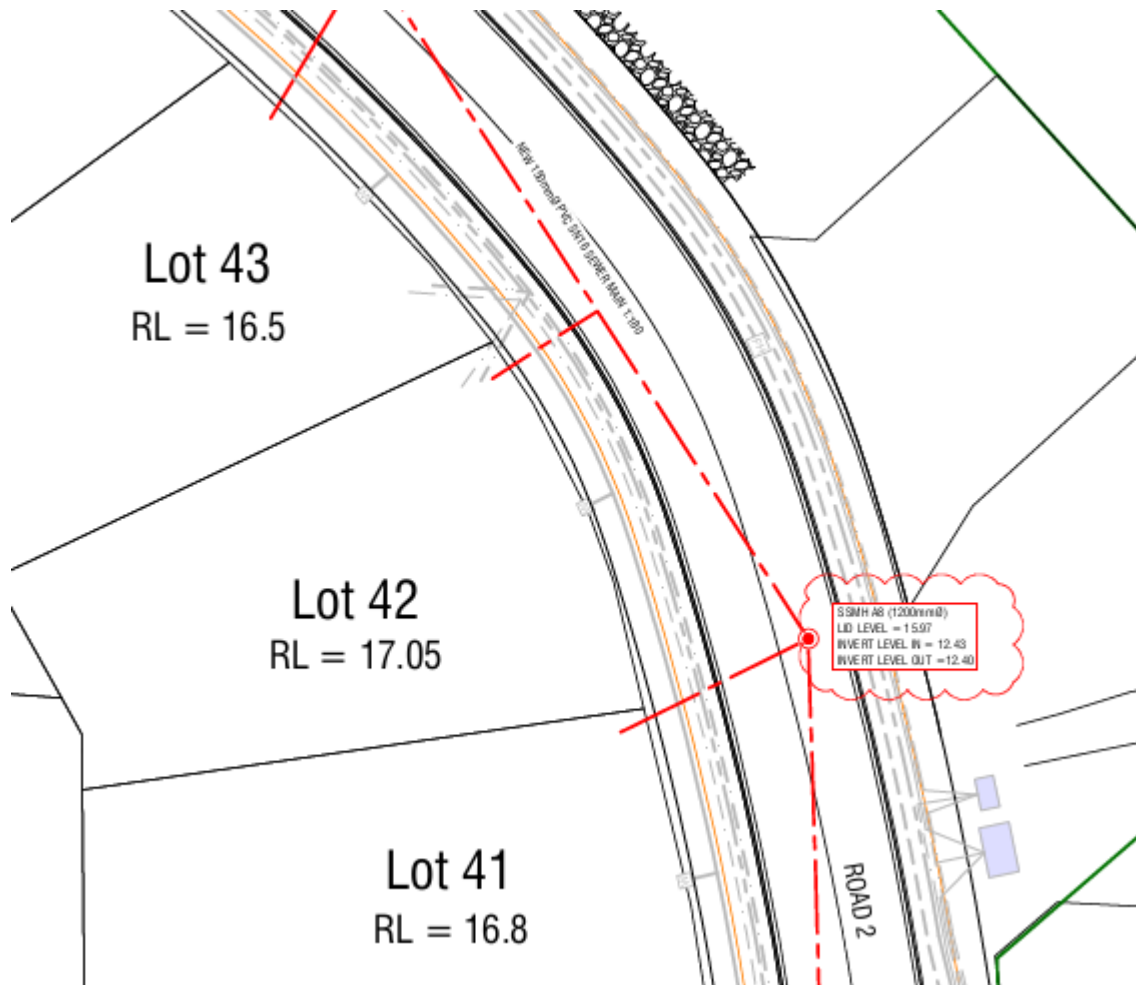
Please find attached a water report for the development of Manu Park. This reporting suggests that Stage 6 (additional 95 properties) of development at Manu Park and the proposed school will require a review of the options for network upgrades. The report presents two options for potential future upgrades.

Manu Park's engineering approval from Council has required them to install a 200mm diameter pipe in anticipation of future a Council watermain upgrade (diagram of approved engineering plan below).



Wastewater

Wastewater is available from the Manu Park development. Below is a diagram of the approved engineering plan showing a 150mm wastewater main. To service the subject site you will need either a pump station or a low pressure pump system both of which would connect to the wastewater main in Manu Park. We expect there will be sufficient capacity in the Council system for additional development. If there is insufficient capacity the low pressure pump system is a good option as it allows off peak discharge to the mains, which means it assists with any capacity issues by delaying discharge to the main.



We are currently seeking updated modelling information from Council and will be in touch once that is provided along with supplying a detailed infrastructure report.

Yours sincerely

Nicola Todd
Director
CUTTRISS CONSULTANTS LTD