

ref: Todd/22903

10 August 2022

Bulletin Trust  
C/- Thames Pacific Ltd

Attention: Stephen Sutorius

Dear Stephen

## **99 & 103 STATE HIGHWAY 1, WAIKANAЕ**

We have been asked to provide further information for the COVID-19 Recovery (Fast-track Consenting) referral application for Waikanae North. There are two matters raised which are outlined below.

### **2. Stormwater**

#### Request for Further Information

The application states that the project will discharge stormwater to a new piped network that will discharge to the existing reticulated network and that the project engineers have confirmed the site can be adequately serviced for stormwater disposal. However no commentary is provided on stormwater in the infrastructure report prepared by Cuttriss, and submitted with the application. Please provide additional supporting information relating to stormwater management and disposal, in particular:

- a) *confirmation from the project engineers of any required stormwater infrastructure upgrades (on and off the site), and their timing, to support the project*
- b) *comment on proposed funding for any required stormwater infrastructure upgrades to support the project, e.g. will funding be met in full by the applicant, provided by Kapiti Coast District Council or other third parties?*
- c) *whether alternative funding arrangements, if required, are likely to impact on the proposed construction timeline.*

#### Response

The development will be hydraulically neutral. Any additional stormwater generated from the development will be managed on site and will be either disposed of in suitably sized soakpits or attenuated in suitably sized stormwater ponds and/or tanks. Attenuated stormwater will be discharged into the existing network at a rate no greater than what is currently discharged off site and therefore we do not anticipate any upgrades will be required to existing stormwater infrastructure. Funding of all new infrastructure on site will be by the developer.

### **3. Water Supply**

#### **Request for Further Information**

*The application details that the project engineers have confirmed the site can be adequately serviced for water supply. However, the detail provided in the infrastructure report prepared by Cuttriss only refers to the requirements for the adjacent Manu Park development and does not address water supply capacity for the project. Please provide additional supporting information relating to water supply, in particular:*

- a) *confirmation from the project engineers of any required water supply infrastructure upgrades (on and off the site), and their timing, to support the project*
- b) *comment on proposed funding for any required water supply infrastructure upgrades to support the project, e.g. will funding be met in full by the applicant, provided by Kapiti Coast District Council or other third parties?*
- c) *whether alternative funding arrangements, if required, are likely to impact on the proposed construction timeline.*

#### **Response**

The Stantec report modelling completed for Manu Park modelled future peak scenarios to 2047 based on anticipated growth in Waikanae. We can confirm that water supply infrastructure upgrades will be required off site. These infrastructure upgrades may include one of the two options indicated in the Stantec report, attached. Further modelling will be necessary to confirm the exact upgrades required. Our full suite of resource consent application information will include further modelling and concept design of upgrades required.

The upgrade will need to be timed to be completed to service the development of the Waikanae North site and therefore will need to be implemented to provide water supply to the development.

The funding of this infrastructure upgrade will be either confirmed in a developer's agreement which shares the cost between the developer and Council, or it will be funded by the developer.

Funding of all new infrastructure onsite will be by the developer.

Yours sincerely



Nicola Todd  
Director  
**CUTTRISS CONSULTANTS LTD**