

Civix Limited
Level 8, 99 Albert St
Auckland Central, Auckland, 1010

27 October 2021

43A -45 Waimarie Street & 819 Riddell Road, St Heliers Fast Track Application – Civil Engineering

Aaron Ghee- Sanctum Projects

This letter has been written to provide comment on Civil Infrastructure matters, relevant to the Fast-Track Application for 43A-45 Waimarie Street and 819 Riddell Road, St Heliers. Discussed in this letter are Earthworks, Flooding and 3-Waters servicing for this proposed development.

We have undertaken preliminary bulk earthwork modelling for the site, based on a 58-unit development proposal. Our initial assessment is that compliant cross-sections and road grades can be achieved within the site and that the development layout proposed can be achieved with reasonable earthworks and retaining.

The site currently has an overland flow path running through. We have completed flood modelling for the site and are comfortable that we are able to convey the flows through the site, whilst maintaining sufficient freeboard to the proposed dwellings.

Our initial assessment of the site leads to the following 3-Waters servicing strategy:

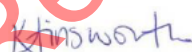
- Water supply servicing is available via an extension of the existing public network, adjacent to the site. A capacity assessment is to be undertaken to confirm the capacity of the surrounding network.
- Stormwater servicing is available within the site and initial assessment indicates some local assets require upgrading and re-routing within the site, to accommodate for the proposed development layout and removing the requirements for build-overs. Private stormwater tanks would be proposed to mitigate the development on downstream stormwater flows.
- Wastewater servicing is available within the site and initial assessment indicates some local assets require upgrading and re-routing within the site, to accommodate for the proposed development layout and removing the requirements for build-overs.

In our opinion, the site can be serviced without any major upgrades to the downstream network.

Should you have any questions in relation to any of the above, please feel free to contact the undersigned on 0274374965 or via email kirsty@civix.co.nz.

Kind Regards,

Written By:



Kirsty Ainsworth
Civil Designer

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Reviewed By:



Adrian Percival
Environmental Team Leader

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