



SECTION 53 COMMENTS INFRASTRUCTURE AND STORMWATER RESPONSE

Project	Waikanae North Development
Application reference	FTAA-2603-1194
Site	169-171 Peka Peka Road, Waikanae, Kapiti Coast
Document	Response to comments received under section 53, Fast-track Approvals Act 2024 Infrastructure and Stormwater
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Date	10 August 2026
Status	Final

1. Purpose and scope

This report responds to the comments received under section 53 of the Fast-track Approvals Act 2024 on the Waikanae North Development substantive application (FTAA-2603-1194) that fall within the infrastructure and stormwater discipline. It forms part of a set comprising a covering note addressing planning, legal and conditions matters, individual subject area reports, and a tabulated response covering every comment received.

For each topic this report sets out the comment as made, and provides a response that draws on the existing application where relevant, and - where the existing material does not fully answer the comment – provides a further response.

Comments are grouped by topic. Individual comment numbers and commenters are tagged against each topic so that complete coverage can be verified against the Section 53 Comments Register.

2. Author(s) and Code of Conduct

This response has been prepared by Joseph Harris of Landlink Ltd and Ray O'Callaghan of O'Callaghan Design Ltd. Although this document has not been written as a statement of expert evidence, we confirm that at all times we have complied with the Environment Court's Code of Conduct for Expert Witnesses contained in its Practice Note 2023.

3. Comments allocated to this discipline

Topic	Comment reference(s)	Commenter(s)
I1 Water supply capacity and reliance on the future KCDC reservoir	11.4, 16.4	11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley
I2 Wastewater capacity and share of the Waikanae treatment plant	11.4, 16.4	11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley
I3 Request for a self-servicing condition	11.4	11 Kevin & Karen Baker
I4 Stormwater management and off-site effects	5.3, 11.5, 16.5, 14.3, 2.2	5 Nicholas Brown; 11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley; 14 Jo Gilpin & John Urquhart; 2 Hon Simon Watts, Minister of Climate Change
I5 Reliance on Ngarara Stream maintenance downstream	5.4	5 Nicholas Brown
I6 Utility protection and connection opportunities for neighbours	14.6	14 Jo Gilpin & John Urquhart
I7 Telecommunications and fibre provision	7.1	7 Tuatahi First Fibre
I8 Water network capacity, hydraulic modelling and design	21.30	21 Kapiti Coast District Council
I9 Wastewater capacity, cumulative modelling and timing of upgrades	21.31, 21.32, 11.4, 16.4	21 Kapiti Coast District Council; 11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley
I10 Internal wastewater network, pump stations and constructability	21.33, 21.34	21 Kapiti Coast District Council
I11 Servicing of the seven lots at 107 Paetawa Road	21.35	21 Kapiti Coast District Council
I12 Ownership, maintenance and renewal of stormwater assets	21.7, 21.10	21 Kapiti Coast District Council
I13 Indicative stormwater network concept design	21.8	21 Kapiti Coast District Council
I14 Consistency of stormwater discharge with NRP Policy P83(e)	24.6	24 Greater Wellington Regional Council
I15 Vesting of stormwater infrastructure and KCDC in-principle acceptance	24.7	24 Greater Wellington Regional Council

Total: 15 topics covering 26 individual comment issues.

3. Topic responses

I1 Water supply capacity and reliance on the future KCDC reservoir

Comments: 11.4, 16.4 | Commenters: 11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley

Comment. Mr and Mrs Baker submit that the proposal relies on an uncertain future KCDC reservoir while Peka Peka neighbours are on trickle supply or self-service. Mr and Mrs Cowley submit that existing Waikanae and Kapiti fresh water infrastructure lacks capacity and that surrounding properties self-service.

Response. Kapiti Coast District Council has confirmed that there will be sufficient water supply available, and the main variable is which of two pipeline connection options progresses first. Both options are expected to ultimately be constructed to provide connectivity and resilience. Water supply for the first stages of development, comprising approximately 250 lots, is to be provided by a defined connection, with a second bulk water supply main required after approximately 250 lots (Appendix 33, Conditions 52-54).

The new reservoir proposed on the eastern side of the Kapiti Expressway is Council-planned infrastructure provided for in the LTP which KCDC aims to commission by 2033, with the reservoir site identified and expected to be secured by KCDC, and design and construction to be progressed to match the pace of development demand. The development is therefore not dependent on the reservoir for its initial stages. However, the reservoir will provide the storage required for the latter stages of the project, in conjunction with the growth of other developments connected to the infrastructure. The progressive expansion of the network is expected to generally fit the development needs of the new growth and development, including the latter stages of the Waikanae North project which will be programmed to fit with KCDC's progressive expansion of the water supply network.

12 Wastewater capacity and share of the Waikanae treatment plant

Comments: 11.4, 16.4 | Commenters: 11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley

Comment. Mr and Mrs Baker submit that the development adds approximately 5% to the KCDC sewerage system with a higher share at the Waikanae wastewater treatment plant, and cites the Formative peer review that the development is not contemplated in KCDC plans and is therefore additive to Waikanae River demand. Mr and Mrs Cowley make a similar point about unanticipated cost.

Response. Downstream network capacity was assessed by Hydraulic Analysis Limited for KCDC in 2022, considering medium density (500 lots) and high density (1,000 lots) scenarios for the Waikanae North development. The proposal, now refined to up to 1,200 residential lots, falls to be considered against the high-density projections. That assessment concluded that the development, together with other planned development in the catchment through to 2051, will require upgrading of the pumping system at the Waikanae pump station and a storage pond facility, including increasing pumping capacity to the Rauparaha pump station from 90 l/s to greater than 130 l/s, in association with commissioning of the second rising main, and lining of the Waikanae pond for wet weather overflow storage. KCDC has a planned upgrade programme in place which incorporates capacity for the proposed development. The HAL assessment is to be updated to include revised design flows and associated upgrade requirements from this project, by WNDL as a condition of consent. KCDC's Three Waters team has reviewed the servicing approach and provided technical input and this is covered at Section I9.

13 Request for a self-servicing condition

Comments: 11.4 | Commenters: 11 Kevin & Karen Baker

Comment. Mr and Mrs Baker seeks a condition requiring the development to self-service water and wastewater in the same way as its neighbours.

Response. Reticulated servicing of the proposal is the outcome sought by Kāpiti Coast District Council, and is consistent with the National Policy Statement on Urban Development and with the efficient provision of infrastructure at this scale. Self-servicing approximately 1,200 lots by on-site water and wastewater would be

inconsistent with the density and form of development proposed, would introduce a materially greater environmental risk in an area with high groundwater and identified wetlands, and would not be an efficient use of infrastructure. It would also likely be contrary to the environmental outcomes sought by both Ātiawa ki Whakarongotai Charitable Trust and Nga Hapu o Ōtaki in respect of water. Lots 1-7 are proposed to be self-serviced by roof water collection and on-site wastewater treatment and disposal, reflecting their larger lot size and rural lifestyle character (Appendix 33, Conditions 39 and 49), so the servicing approach is already differentiated where it is considered appropriate to do so.

14 Stormwater management and off-site effects

Comments: 5.3, 11.5, 16.5, 14.3, 2.2 | Commenters: 5 Nicholas Brown; 11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley; 14 Jo Gilpin & John Urquhart; 2 Hon Simon Watts, Minister of Climate Change

Comment. Commenters raise the increase in hard surfacing, discharge to Te Harakeke Swamp, risk to lower-lying neighbours, and road runoff from the new public road. The Minister of Climate Change encourages the Panel to ensure stormwater, flood risk, wetland, stream and dune restoration measures are secured through conditions and long-term management.

Response. The stormwater management approach is based on low impact design as the primary form of mitigation, with a lot classification framework (direct-discharge, private-soakage, and attenuated or treated lots), bio-retention basins, wetland treatment and attenuation, and soakage where appropriate. House sites within the Te Harakeke Swamp catchment will have attenuation and discharge to soakage systems on each lot. Discharge to Te Harakeke Swamp from the road areas within this catchment is via diffuse discharge to overland flow paths leading to Te Harakeke Swamp. The treatment basins will provide primary treatment of the stormwater runoff from the roads in this sub-catchment but are not currently designed to include soakage or attenuation because they are designed to support the restoration of the Te Harakeke Swamp and with no adverse off-site effect. The framework is secured by an extensive condition set as lodged: detailed design certification (Conditions 72-76), construction controls (Conditions 77-81), as-built reporting (Condition 83), an Operations and Maintenance Plan (Conditions 84-85), lot classification controls and amendment procedure (Conditions 86-87), and vesting arrangements (Conditions 82 and 88), with a review condition reserved to Greater Wellington (Condition 89).

15 Reliance on Ngarara Stream maintenance downstream

Comments: 5.4 | Commenters: 5 Nicholas Brown

Comment. Mr Brown submits that the stormwater approach depends on a future free-flowing Ngarara Stream on private land downstream, and recommends a binding maintenance agreement and a KCDC 'global' resource consent involving the developer, KCDC, Greater Wellington and landowners to prevent future blockages, which he identifies as the cause of the 2021/22 flooding event.

Response. Maintenance and operation of the stormwater network downstream of Te Harakeke Swamp is the responsibility of KCDC. WNDL has no control over or involvement in that process. It is understood that KCDC is currently seeking a global consent for operation and maintenance of that downstream system from GWRC and that is a matter for those parties. The project has been designed to provide stable and flood-free building platforms in a wide range of flood scenarios, including the proposed 7 lots serviced from Paetawa Road. Whilst some existing Paetawa Road properties may have been subject to flooding in the past, that is not an issue for the proposed development. The proposed development has been designed to avoid exacerbating flooding for other properties.

16 Utility protection and connection opportunities for neighbours

Comments: 14.6 | Commenters: 14 Jo Gilpin & John Urquhart

Comment. Ms Gilpin and Mr Urquhart note that their electricity connection sits within the proposed road corridor and seek protection during construction, relocation at no cost, advance outage notice, preserved maintenance access, and accurate identification and protection of underground services. They also ask whether adjoining properties can connect to the new reticulated water, wastewater, fibre and electricity upgrades.

Response. The proposed Construction and Environmental Management Plan framework requires identification and protection of existing services, and conditions require notification to Council prior to works within existing road reserve (Appendix 33, Condition 25 (KCDC)) and compliance with the NZ Electrical Code of Practice for Electrical Safe Distances (Condition 24). Utility coordination has been undertaken with Electra, Chorus, Tuatahi First Fibre, First Gas and Transpower.

The existing electricity connection to [REDACTED] is not currently covered by an easement, and it is unlikely to require relocation. If it does require relocation, that relocation will be at the consent holder's cost.

The Construction and Environmental Management Plan will manage the interaction with existing services. Water supply services are unlikely to be available to neighbours adjacent to the inlet road because it is not expected that a new water main constructed for the development would be constructed in the new inlet road between Peka Peka Road and the site. If, in the future, KCDC extends the water network from the development to Peka Peka Road, it is reasonable to assume that the neighbours on the inlet road would have access to that new KCDC main as it would be a public water main under KCDC control.

Similarly, it is unlikely to be feasible for the neighbours on the new inlet road to connect to the wastewater network within the development because the wastewater network is not planned to extend to their boundary and the land near the boundary is higher than the surrounding new road - hence a gravity connection would not be possible. However, the wastewater infrastructure associated with the development will be transferred to KCDC ownership at time of 224(c) certification for each progressive stage. KCDC will have control of the wastewater infrastructure once it transfers to them and any future neighbour connections would be a matter between those parties.

17 Telecommunications and fibre provision

Comments: 7.1 | Commenters: 7 Tuatahi First Fibre

Comment. Tuatahi First Fibre supports the application and specifically the telecommunications provisions, noting the positives of an open-access fibre network embedded in the masterplan giving every lot high-capacity broadband, and that the applicant has proactively engaged so that fibre design integrates with the scheme plan for coordinated utility installation.

Response. The support is acknowledged. The application has been designed to facilitate modern utility provision, coordinated with the wider utility trenching programme. No change to the application is sought or required in response to this comment.

18 Water network capacity, hydraulic modelling and design

Comments: 21.30 | Commenters: 21 Kapiti Coast District Council

Comment. Kapiti Coast District Council seeks hydraulic modelling of the internal and external network impacts, including pressure, fire flow, water age, pipe sizing, reservoir assumptions and staging effects. KCDC states it is not yet able to confirm that the development can be fully serviced by public water and wastewater

infrastructure, although it notes that the applicant has provided several infrastructure servicing options. KCDC also seeks written agreement from the applicant to Council procuring the required water and wastewater hydraulic modelling at the developer's cost.

Response. The applicant engaged extensively with KCDC on infrastructure matters during the design of the proposal and the preparation of the application. The Engineering and Infrastructure Report records that Kapiti Coast District Council has confirmed there is sufficient water supply available, with the main variable being which of two pipeline connection options progresses first, the timing for that work, and that both options are expected ultimately to be constructed to provide connectivity and resilience. Previous discussions with KCDC on water supply options included discussion about the need for current detailed water network modelling to confirm pipe sizes for flow and pressure, incorporating new infrastructure currently being planned and constructed. The previously agreed approach is to complete that modelling as part of the first phase detailed design process so that it is most current. The applicant confirms that it agrees to carry out that modelling at its expense, as part of the detailed design process. We note that conditions 52 – 54 dealing with bulk water supply do not currently include this requirement and the applicant will prepare a revised wording of these conditions to confirm this matter.

19 Wastewater capacity, cumulative modelling and timing of upgrades

Comments: 21.31, 21.32, 11.4, 16.4 | Commenters: 21 Kapiti Coast District Council; 11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley

Comment. Kapiti Coast District Council seeks updated cumulative wastewater modelling for the Waikanae North catchment and confirmation of the timing and scope of required upgrades before any connection is authorised. It also seeks confirmation of commissioning requirements for the duplicate rising main from Rauparaha Pump Station to Paraparaumu Wastewater Treatment Plant, the Waikanae Pond Pump Station upgrade, the Rauparaha Pump Station upgrade, and any rising main upgrade between Waikanae Pond and Rauparaha. KCDC also seeks confirmation that wastewater servicing for the development is dependent on commissioning of the duplicate Waikanae wastewater rising main and associated pump station and rising main upgrades and seeks draft conditions preventing premature connection to constrained wastewater infrastructure and requiring detailed design certification before construction. Where staged pump capacity is proposed, KCDC seeks a development agreement or equivalent mechanism securing the full cost of future pump upgrades properly attributable to the development, including an inflation allowance, before vesting or connection. Other commenters express concerns about wastewater capacity.

Response. The Engineering and Infrastructure Report records the 2022 Hydraulic Analysis Limited (HAL) assessment undertaken for KCDC, which concluded that the development together with other planned development in the catchment through to 2051 will require upgrading of the Waikanae pump station and a storage pond facility, including increasing pumping capacity to the Rauparaha pump station from 90 l/s to greater than 130 l/s in association with commissioning of the second rising main, and lining of the Waikanae pond for wet weather overflow storage. The report records that KCDC has a planned upgrade programme incorporating capacity for the development and that it intended to update the HAL assessment. KCDC's comments now confirm that the updated modelling has not been completed and it seeks to make it a precondition to authorising connection. This bears directly on the concerns raised by Mr and Mrs Baker (11.4) and Mr and Mrs Cowley (16.4) about wastewater capacity matters generally.

Previous discussions with KCDC on wastewater disposal included the status of the earlier HAL modelling, and the model report conclusions that there was capacity in the Waikanae pump station and storage system to service several stages of the development before those elements of the network required upgrading. It was accepted that the delays in implementing the second rising main could influence the timing of the connection of the development to the network. Those discussions agreed that the current HAL modelling would need to be updated at time of detailed design for the first stage of proposed connection. That modelling would confirm

pipe sizes for flow and pressure in the rising mains from the development to the connection point on KCDC's wastewater network, incorporating new wastewater infrastructure and connections that have progressed between the two model exercises, and the model output used to inform the expected timing of the need for upgrading the Waikanae pump station and rising main. The 2022 HAL model report predicted available capacity in the Waikanae pump station and storage ponds for 1,000 lots in the development at 2018 population levels.

We therefore do not agree that it should be a requirement to upgrade the Waikanae pump station and pond storage system before any lots are connected to the network. The whole purpose of the new modelling is to confirm when that upgrade work should proceed.

We therefore propose that conditions of consent require the consent holder to complete updated modelling of the Waikanae wastewater network as part of the detailed design process for the first stage of development that is to be connected to the wastewater network, so that the consent holder and KCDC understand the capacity in the network at that time and therefore the extent of the development that can be connected prior to the Waikanae pump station and storage ponds upgrading works. The consent condition could be drafted to require a further updated model analysis at a specific point in time, say 7 years after the first updated model report, if the first updated report concluded that upgrading would not be required before 700 lots were connected to the system. This would ensure the further modelling was carried out well before the 700 lots were connected and thus provide an updated view, incorporating the progress and influence of other developments in the network.

We confirm that the applicant agrees to carry out that modelling at its expense, as part of the detailed design process. We note that condition 38 dealing with wastewater design issues does not currently include this requirement and the applicant will prepare a revised wording of this condition to address this matter.

We note KCDC's comment that no lots in the development can be connected to the network before the second rising main between the Waikanae pump station and the Paraparaumu wastewater treatment plant has been commissioned. We accept this requirement and will submit a new condition securing this.

KCDC also seeks that the consent holder carry out a CCTV condition survey of the existing gravity main between the proposed connection point (manhole KWWN001460) to the Waikanae pump station to confirm it is in suitable condition to receive the additional flows from the development. This request is accepted and will be addressed by a new condition that deals with this matter.

I10 Internal wastewater network, pump stations and constructability

Comments: 21.33, 21.34 | Commenters: 21 Kapiti Coast District Council

Comment. Kapiti Coast District Council seeks preliminary design reports for both proposed wastewater pump stations, addressing rising mains, emergency storage, total head, pump duty, staged upgrades, odour control, corrosion protection, and access and ownership arrangements. It also seeks detailed design information for trenchless installation, crossing locations, service clearances, geotechnical hazards, high groundwater, liquefaction, flooding, ponding and quality assurance controls. KCDC seeks provision of revised infrastructure reports addressing the updated wastewater design flow, peak factor, pump station design basis, storage sizing, rising main design, network clearances and constructability information.

Response. The Engineering and Infrastructure Report addresses the rising main alignment, including installation by horizontal directional drilling along unformed sections generally aligning with the existing raw water bore infrastructure, and conventional trenching within the formed sections of Ngarara Road with reinstatement. The Engineering & Infrastructure report also confirms that all wastewater and water supply elements, including pipes and pump stations, would be designed to comply with KCDC design codes. A review

of the proposed conditions does not set this requirement out clearly. We agree with KCDC that the above matters need to be designed appropriately and that will be achieved by ensuring that they are designed in accordance with the respective KCDC LDMR (Land Development Minimum Requirements) document. We will submit revised conditions that require design reports as part of the Engineering approval process, specifying that the design reports must cover all relevant technical matters, and the design must be in accordance with the KCDC LDMR document.

I11 Servicing of the seven lots at 107 Paetawa Road

Comments: 21.35 | Commenters: 21 Kapiti Coast District Council

Comment. Kapiti Coast District Council seeks on-site wastewater disposal design information for the seven lots at 107 Paetawa Road, confirmation of Greater Wellington Regional Council consent status, and confirmation of firefighting compliance for that seven-lot subdivision component.

Response. Lots 1-7 are proposed to be serviced by on-site wastewater treatment and disposal designed in accordance with the applicable standard (Appendix 33, Condition 39) and by roof water collection for water supply (Condition 49), with a homeowner's manual required to inform future landowners of Lots 1-7 (Condition 29) and consent notice obligations applying to those lots (Condition 104). On-site wastewater disposal is a permitted activity under the Natural Resources Plan and the proposal can comply with the permitted activity standards.

The proposed resource consent conditions did not cover firefighting compliance for the 7 lots adjacent to Paetawa Road that are not connected to the main development water supply network. We will submit a new consent condition that requires the water supply solution for these lots to include an assessment at detailed design stage confirming that the proposed solution meets SNZ PAS 4509 – NZ Fire Service Firefighting Water Supply Code of Practice.

I12 Ownership, maintenance and renewal of stormwater assets

Comments: 21.7, 21.10 | Commenters: 21 Kapiti Coast District Council

Comment. Kapiti Coast District Council seeks an updated Stormwater Management Plan clearly articulating design objectives for assets to be designed as low-maintenance systems with appropriate maintenance access, and a review of the SMP and proposed consent conditions to ensure the long-term maintenance, operation and renewal obligations for stormwater assets vested in Council are clearly defined, practical and consistent with Council's maintenance approach. KCDC also seeks correction of inconsistencies flagged in the SMP and an outline of implementation procedures.

Response. Proposed condition 26 provides for detailed stormwater design and the Stormwater Management Plan to be updated and submitted to KCDC for approval prior to certification and construction. Condition 27 requires the consent holder to submit an operations and maintenance manual for the proposed stormwater attenuation system at time of 224(c) processing. One of KCDC's concerns relates to the potential stormwater design elements incorporated into the detailed design having potential adverse operation or maintenance aspects or that the detailed design might require amendment to the design solution to avoid adverse operational and/or maintenance aspects. We therefore propose an amendment to condition 27 that requires the submission of the draft Stormwater O & M manual at the time required by Condition 26 so that KCDC can understand O & M implications associated with the proposed final design. A final O & M manual will still be submitted at 224(c) stage under condition 27, which can incorporate final dimensions, construction as-built drawings etc. to assist with future maintenance and operation. We note that GWRC have also commented on conditions relating to stormwater matters, such that a further review of these conditions will need to consider this KCDC feedback alongside that of GWRC.

The other aspect raised by KCDC relates to inappropriate vegetation planting adversely affecting the operation and/or maintenance of the stormwater elements. We proposed to amend condition 26 to require the updated stormwater management plan to include details on proposed planning in or adjacent to stormwater elements so that KCDC has the required information at the design approval stage. GWRC has similarly raised a condition relating to the planting of stormwater infrastructure, allowing for integration of this point.

I13 Indicative stormwater network concept design

Comments: 21.8 | Commenters: 21 Kapiti Coast District Council

Comment. Kapiti Coast District Council seeks an indicative stormwater network layout demonstrating that a practicable design solution can be achieved across the site, particularly within the low-lying eastern portions of the development area, and a review of the applicant's indicative concept design to confirm feasibility.

Response. The Stormwater Management Plan sets out the lot classification framework and the treatment train approach, with bio-retention basins, wetland treatment and attenuation, and soakage where appropriate. Section 8.1 states that the conveyance infrastructure will adopt either piped or swale-based networks consistent with NZS4404 and KCDC LDMR (2022). Section 6.0 of the Engineering & Infrastructure Report confirms that road design will comply with KCDC LDMR (2022) requirements. These two LDMR requirements, in association with the requirement to ensure the developed surface is sufficiently above the expected peak flood water level (to achieve the required level of flood protection) have driven the preliminary design surface. The design surface is indicated by the finished surface levels shown on the phased earthworks drawings in Appendix 6C (Parts 1, 2 & 3). The levels indicated by these drawings provide sufficient gradient to convey surface water to the respective stormwater treatment and disposal devices. This has been confirmed by the extensive preliminary design process completed to date. We are therefore very confident that the detailed design stormwater pipes and swales can be designed in a manner that complies with the requirements of the KCDC LDMR (2022) code and do not consider it necessary to prepare an indicative stormwater network layout at this consenting phase. Condition 26 requires the detailed calculations and drawings to be submitted prior to construction and that condition is the appropriate mechanism to ensure the required standard of design information is provided for construction approval.

I14 Consistency of stormwater discharge with NRP Policy P83(e)

Comments: 24.6 | Commenters: 24 Greater Wellington Regional Council

Comment. Greater Wellington considers the proposed stormwater management approach is generally consistent with parts (a), (b) and (c) of Policy P83 of the Natural Resources Plan, but that without the hydrological information identified in its Issue 5 it is uncertain whether the proposal is consistent with part (e), which requires localised adverse effects to be managed appropriately to the receiving environment. Key areas of uncertainty are determining the balance between surface flow and subsurface flow required to maintain wetland soil moisture; understanding flow rates and durations needed to maintain wetland hydrology under post-development conditions; and understanding the response triggers that would apply if restored wetlands are not achieving the required hydrological state. Greater Wellington also states that to provide the required level of treatment, stormwater treatment devices need to be constructed at an appropriate height above a design seasonally high groundwater level, and that the hydrology assessments provided to date are insufficient to establish that level.

Response. The receiving environment for operational stormwater discharges is a wetland system, and the stormwater design is deliberately configured to increase hydrological supply to that system, with annual discharge to infiltration and groundwater recharge estimated to increase from approximately 312,000 to approximately 424,000 cubic metres per year in the low-lying area. Greater Wellington accepts the source

control and treatment train approach and water sensitive urban design elements; the issue is the interaction between the stormwater system, site hydrology and the ecological functionality of the offset and restored wetlands. Given the increase in hydrological supply, there is no conceptual basis to be concerned about the ecological functionality of offset drains and restored wetlands.

Condition 60 of the GWRC consent conditions requires the consent holder to prepare a Groundwater Level Monitoring report (GMR) prior to the commencement of wetland creation offset works. Condition 61 sets out the general scope of the GMR. Conditions 75 & 76 of the GWRC consent conditions also require monitoring of groundwater and Condition 76 (b) and (c) state the purpose is to inform the design of the stormwater management devices and to ensure there is appropriate separation between groundwater and the proposed infrastructure. We confirm that conditions can be drafted to appropriately address the concerns raised. In response to GWRC comments on conditions, and further to direct discussions with GWRC, a further review of the proposed draft conditions is underway to ensure GWRC concerns are appropriately addressed.

Monitoring of the existing groundwater bores is ongoing to maximise the length of the monitoring record up to the detailed design phase for each progressive stage of the development. That groundwater monitoring commenced in January 2025. The detailed design of stage 2 is the first phase of work where groundwater issues may have an influence on the design of stormwater elements because earlier stages have sufficient clearance from groundwater for it not to be an issue. Assuming consent is granted, Stage 2 is likely to occur, at the earliest time in 2029. This means there will be at least 4 winter periods of groundwater monitoring to inform the design process for the stormwater design elements, which we consider is sufficient for reliable design in accordance with the intent of conditions 75 & 76 (noting again the further review of conditions that is underway).

I15 Vesting of stormwater infrastructure and KCDC in-principle acceptance

Comments: 24.7 | Commenters: 24 Greater Wellington Regional Council

Comment. Greater Wellington notes that the applicant proposes to vest on-site stormwater with a third party and that it has been in discussions with KCDC, but that the application documents do not confirm whether KCDC has provided in-principle acceptance of the proposed stormwater treatment methodologies and devices.

Greater Wellington records that application documents state KCDC has a preference for passive non-proprietary devices while the proposal includes proprietary systems where locations are constrained by groundwater, and that stormwater management relies on discharges to kerb outlets where private soakage and attenuation tanks overflow, which has also not been accepted. Greater Wellington expects the stormwater discharge consent to transfer to KCDC when assets are vested, and considers in-principle acceptance should be confirmed before a decision is made, addressing access for maintenance (noting devices adjacent to restored and offset wetland areas will not be available for access, and larger devices may require access from at least two sides), confirmation that proprietary devices are acceptable with independent performance verification against bioretention standards, confirmation of the minimum depth to seasonally high groundwater level, and development of a complete Operation and Maintenance Plan prior to vesting.

Response. Greater Wellington's concern is that a stormwater management approach could be consented that the eventual asset owner is not in a position to operate and maintain in accordance with the consent conditions. Greater Wellington does not consider pre-application discussions to constitute formal acceptance. Condition 72 of the GWRC consent conditions requires the consent holder to obtain written confirmation from KCDC that the design is consistent with KCDC's LDMR code requirements and provide that written confirmation to GWRC as part of GWRC's approval process. Condition 82 of the GWRC consent conditions deals with the transfer of the consent to KCDC when the stormwater infrastructure vests with KCDC. Condition 26 of the KCDC consent conditions covers the KCDC approval process of the stormwater design prior to construction. These

conditions provide a mechanism whereby the detailed design and associated updated SMP and draft Operation and Maintenance Plan are completed and submitted to KCDC for approval, approval is granted and confirmed in writing, and the written confirmation along with the approved design and supporting information, including the updated groundwater monitoring report is submitted to GWRC (under conditions 75 & 76) to GWRC for their approval. Once approved, construction of the stormwater elements can proceed. It is implicit in this process that KCDC will take over the stormwater infrastructure at 224(c) stage (assuming it has been constructed to the approved design), where it vests in KCDC and the proposed process therefore satisfies GWRC's concern that future operation and maintenance obligations will rest with KCDC.

In response to GWRC comments on conditions, a further review of those conditions is underway and the Applicant will consider and respond to these comments and ensure there is integration with KCDC comments regarding stormwater infrastructure.