

BEFORE THE HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a request by Te Kapiti Trust to change the Manawatū District Plan under Clause 21 of Schedule 1 of the Resource Management Act 1991 (Private Plan Change 1)

**SECTION 42A TECHNICAL REPORT OF WENDY THOMPSON
ON BEHALF OF MANAWATŪ DISTRICT COUNCIL**

THREE WATERS INFRASTRUCTURE

28 APRIL 2023

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A. EXECUTIVE SUMMARY

1. The key conclusions of my technical section 42A report are:
 - (a) There will be sufficient capacity within the Rongotea wastewater network to account for the Proposed Plan Change area.
 - (b) There is sufficient capacity within the Rongotea water supply network to account for the Proposed Plan Change area.
 - (c) A feasible and practical stormwater management solution is available to service the Proposed Plan Change area.

B. INTRODUCTION

2. My name is Wendy Thompson. I am the Strategic Infrastructure Planner for Manawatu District Council.
3. I have 25 years' experience in the area of planning and infrastructure in local government.
4. I have undertaken an assessment on behalf of Manawatū District Council (**the Council**) in relation to the request by Te Kapiti Trust to rezone 21.88 ha of land from Rural 2 Zone to Village Zone, with an area set aside for public open space, and an adjacent 10.48 ha to remain as Rural 2 zone (the "**Plan Change Proposal**"). The Plan Change Proposal involves the introduction of the Rongotea South Structure Plan (the "**Structure Plan**").
5. My role has included providing advice on the existing capacity of the wastewater and water supply networks within Rongotea. I have also provided advice on the forward program for infrastructure for MDC as it relates to Rongotea and this proposal.

C. CODE OF CONDUCT

6. I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I confirm that I have stated the reasons for my opinions I express in this report, considered all the material facts that I am aware of that might alter or detract from those opinions, and that the report and the issues I have addressed are within my area of expertise.

7. Statements expressed in this report are made within the scope of my expertise, except where I rely on the technical advice I have referred to in this report.
8. I have all the information necessary to assess the application within the scope of my expertise and am not aware of any gaps in the information or my knowledge.

D. SCOPE

9. My evidence has addressed the network capacity of the Rongotea context and how that relates to the Proposed Plan Change area.
10. In preparing this report, I have reviewed the following information:
 - (a) The private plan change application, including, in particular, the Three Waters assessment completed by GHD Ltd.
11. In addition to my own observations, I rely on the evidence of Jonathon Bell, Senior Principal River Engineer and Danial Batley, Planning Consultant, who have provided evidence on behalf of MDC.

E. BACKGROUND

12. For the purposes of this report, I adopt the site description and plan change proposal summary contained within Council's Reporting Officer (Mr Daniel Batley) section 42A report. For brevity I do not intend to repeat this here.

F. EVALUATION OF PLAN CHANGE PROPOSAL

13. In reviewing the application, I consider the key question related to infrastructure is whether there is existing capacity within the reticulated network of Rongotea to account for the proposed development area.
14. I note that the Three Waters report completed by GHD, provides an assessment of the current infrastructure within Rongotea and then assesses the available capacity for the proposal. In particular, I refer to Section 3 - Potable Water and Section 4 – Wastewater, of the GHD report, supplied as Appendix c to the plan change application.
15. In regard to stormwater, I acknowledge that this matter is addressed in Section 2 – Stormwater of the GHD report and that the review of this information has been led by

Council's Stormwater Expert, Mr Bell. I can confirm that I have read Mr Bell's evidence and concur with his assessment. I do not intend to address the stormwater matter any further in this report but rather adopt the assessments of Mr Bell and Mr Batley in their section 42A reporting.

16. I confirm that GHD has accurately described the existing water supply and wastewater supply networks in Rongotea within their report. I also confirm that I concur with the assessments and summaries contained within this report. In particular, the water supply capacity evaluation within section 3.4 and the wastewater capacity evaluation within section 4.4 of the Report.
17. I consider there to be no limits to the growth within the Rongotea Village from an infrastructure provision perspective.
18. In regard to water supply, there is capacity within the existing network to account for housing growth in Rongotea. This is largely due to the existing level of development in the area not having connected into the network. Work is currently taking place in Council (MDC) to ensure that future renewals and upgrades to the water supply network are provided for in any future Long Term Plan.
19. It is acknowledged that the development of this area will be subject to a subdivision process whereby a more detailed design of the water network for the application area will be required. It is noted that existing water supply facilities in Rongotea will likely require upgrading as a result of this development. These matters can be adequately addressed through the consenting process where Council will work with any developer on the provision of infrastructure for a development site. It is common practice for a developer to establish the network, within the site, and connections to the existing water supply network as part of the subdivision process. The Council, through its development contributions policy and Asset Management plans can then maintain and upgrade the network from here.
20. In regard to the wastewater network, Council is currently in the process of completing a wastewater centralisation project for Rongotea. The aim of this project is to retire the existing wastewater facility, located to the south-west of the plan change area, and replace this with a new connection from the Village to the Manawatu Wastewater Treatment Plant.

21. The majority of the new pipeline is now in place, with the remaining part of the project to disconnect the existing facility from the network and divert the wastewater through to the new pipeline. This includes the upgrading and installation of pumping stations. The timing for completion of this project is expected to be in the 2023/24 financial year at this stage.
22. It is noted that Rongotea is of high priority for MDC to upgrade the existing pump stations and complete this project due to the history of uncontrolled discharges from the pump station. The Wastewater Centralisation Project is detailed within the Three Waters Asset Management Plan (2021 to 2041), Infrastructure Strategy (2021) and Long Term Plan (2021 to 2031).
23. It is noted that this project should be completed before any new connections are made from the development area.

G. CONCLUSIONS

24. Based on the assessment completed by GHD and the assessment above, I do not consider there to be any reason to decline the application from an infrastructure perspective.
25. I am satisfied, based on the expert assessment completed by Mr Bell and the planning assessment by Mr Batley, there is a feasible and practical stormwater management solution for the development area of the Plan Change Proposal.

Wendy Thompson

28 April 2023