Memorandum

TE KAUNIHERA Ā-ROHE O Whanganui DISTRICT COUNCIL

Date:	18 March 2026
To:	Leayne Huirua, Senior Policy Planner Justin Walters, Principal Policy Planner
Copies:	Kritzo Venter, Manager 3Waters Sarah O'Hagan, Chief Strategy Officer
From	Lynley Toy, 3Waters Asset Engineer
Subject	21A Manuka Street - Serviceability

Purpose

The purpose of this memorandum is to give advice on whether 21A Manuka Street can be serviced for wastewater as General Residential Zone.

Background

The 3Waters team was asked to peer review a memorandum from Orogen (dated 13 August 2025) as part of informing the servicing potential for proposed residential development at 21A Manuka Street, Castlecliff, Whanganui. The wider context of this is the application to rezone land from a former bowling green in the *Open Space Zone* to *General Residential Zone* which would enable housing intensification with an average density of 400m^2 per site.

Peer Review

A modelling report was commissioned with GHD to:

- Review the Orogen wastewater servicing assessment for 21A Manuka Street.
- Incorporate the proposed development into the existing wastewater model to assess the impact of the development on the network performance.
- Evaluate the capacity within the existing network (including growth, no network upgrades) with the additional demand from the development.
- Prepare a brief technical report summarising the finding of the modelling assessment.

The development's impact was assessed by adding development flows at WWM00152 into Whanganui District Councils calibrated Infoworks ICM wastewater model. Both the dry weather and wet weather network performance were assessed. The model did not predict any changes in pipe surcharge for the dry weather system performance and no notable change in manhole spilling was predicted in the wet weather system performance. A slight increase in overflow at the Tregenna Street pumpstation and Beach Road pumpstation was predicted, although this represents only a small percentage increase (<0.5%).

Although the isolated contribution of the development is <1%, the cumulative impact of city-wide growth is impacting network performance. This is seen, for example, in the activation of the Tregenna Street pumpstation overflow during dry weather flows in the base scenario which includes infill development. The model also indicates portions of the network downstream of the development that are already surcharging.

While there are known wastewater network limitations the peer review indicated that the impact of this plan change and the proposed development would result in a marginal increase in expected constructed overflow volumes at the Tregenna Street overflow and the Wet Weather flows at Beach Road.

Conclusion

This plan change and potential development is not expected to significantly impact on the performance of the wastewater system in this area in the near future. While there are constraints on the network, the specific impact of this development will be insignificant. Planned upgrades can incorporate servicing of this site in the longer term. This plan change and the proposed development will have insignificant impact on the planned upgrades.

In conclusion 21A Manuka Street can be serviced for wastewater as General Residential Zone with an average density of 400m^2 per site.