



## **Application No: Private Plan Change 21a Manuka Street**

Property No: 33241

20 March 2026

Policy Planner  
Whanganui District Council  
PO Box 637  
Whanganui 4540

Dear Leayne,

### **Private Plan Change: 21a Manuka Street Whanganui – Assessment of Servicing Potential for Proposed Residential Development at 21a Manuka Street, Whanganui Memorandum**

**UPDATED 20 March 2026**

The Council has received a memorandum from Orogen dated 13 August 2025 titled Servicing Potential for Proposed Residential Development at 21A Manuka Street, Whanganui.

This memorandum has been reviewed by the Council Three Waters Team with assessment details provided below.

The legal description of the lots is Lot 1 DP 73540, Lot 1-4 DP 3943, Lot 3 DP22260, and Part Lot 2 Big Application Plan 166.

The nature of the proposed District Plan rezoning application from open space to general residential. covering the following points:

- Assessment of landform and identification of overland flow paths
- Statement on the ability to service the site for stormwater, wastewater and water supply.
- Commentary on earthworks and ground conditions.

#### **1. Access**

The provisions of the District Plan are able to manage the effects of re-zoning.

#### **2. Utility Services**

Full as-built drawings for ALL utility services MUST be provided in the format required by the Whanganui District Council Land development and Subdivision engineering document 2016 prior to the occupation of the new dwelling or prior to the issuing of s224 certification.

The disconnection/termination of all redundant utility service including but not limited to Wastewater, Stormwater and Water MUST occur prior to the commencement of any demolition works on site.



## **2.1 Stormwater**

The Council 3 waters Manager has assessed the information against the Council Stormwater model and concluded that the Council does not have sufficient capacity for the proposed re-zoned land to connect to the Council stormwater network without management of the additional discharge volumes.

The proposed plan change would see the land zoned as residential. Any future development would be subject to complying with the District Plan provisions for stormwater i.e. Hydrological neutrality would be required due to there being network capacity constraints.

As the re-zoned land would require hydrological neutrality such that post development flow did not exceed pre-development flows the effects of the proposed re-zoning can be managed under the provisions of the District Plan.

## **2.2 Wastewater**

The Council 3 waters Manager has provided advice to the Policy Team regarding wastewater servicing of the proposed re-zoned land.

## **2.3 Water**

The Council 3 waters Manager has assessed the information against the Council Water model and concluded that the Council has sufficient capacity for the proposed re-zoned land to connect to the Council water network.

## **3. Earthworks and Building Platforms**

The development of the site will require contamination remediation and substantial Earthworks that will directly affect the ponding area on the site and overland flow paths.

The earthworks and building platform requirements can be managed through the provisions of the District Plan to mitigate any effects of the change of zoning.

Yours sincerely

Damien Wood (NZCE Civil)  
Development Engineer