

From: Brett Houston <Brett.Houston@tcdc.govt.nz>
Sent: Sunday, 25 May 2025 12:00 pm
To: 'dave@plannersplus.co.nz'
Cc: David Hooker; Mohamed Imtiaz; Katy Dimmendaal; Tamil Dyer; Sarah Fowlie
Subject: Potential Hooper Developments Ltd - Wharekaho Development

David

Following on from your discussions with Dave Hooker 3 weeks ago I can respond to your email – 8th May-25. Please note that these comments are based around the LTP 2024-34 Capital Projects – Wharekaho Water and Wastewater projects proceeding. We cannot confirm this will occur till we have undertaken our planned engagement process with the community over the next 2 to 6 months and reviewed the responses.

I can confirm that subject to improvements to infrastructure as per above:

1. Water
 - a. Water supply can be made available for your proposed development in Wharekaho
 - b. Our concept plans would involve running our water supply network through easements on your development to SH25 and then supplying Wharekaho Beach area
 - c. We are currently progressing a Whitianga Water Strategy project that is looking at our current water usage, water reduction strategies and long-term water supply options
 - d. There will need to be allowances for water booster pumps and an additional reservoir(s) in your development to ensure water supply to the higher elevation sections
2. Wastewater
 - a. The wastewater system can accommodate additional residential allotments
 - b. We are currently investigation options to upgrade the processing capacity of the existing Wastewater Treatment Plant without having to add a third SBR reactor
 - c. Our concept plans would involve running the wastewater network through easements on your development to SH25 and then connecting to Wharekaho Beach area
 - d. This plan would incorporate gravity and low pressure systems to connect from your development
3. Stormwater
 - a. As you have stated disposal is a site-specific matter to be addressed as part of your development

Thanks

Brett Houston
Water Services Manager

Thames-Coromandel District Council
Private Bag, 515 Mackay Street, Thames
e: brett.houston@tcdc.govt.nz
w: www.tcdc.govt.nz



A blue banner with white and yellow text. On the left, it says 'YOUR VOICE MATTERS, MAKE IT HEARD.' in large, bold, yellow and white capital letters. In the center, there are three stylized hands in blue, green, and orange, with lines radiating from them as if they are cheering or voting. To the right of the hands, it says 'Enrol or find out if you're eligible to vote via' in white, followed by 'vote.nz' in large, bold, yellow letters. On the far right, there are two logos: 'VOTE 2025 LOCAL ELECTIONS' and 'PŌTI 2025' (with 'Kōwhiri Kōwhiri' written below it). Above these logos is the Thames-Coromandel District Council logo.

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From: dave@plannersplus.co.nz <dave@plannersplus.co.nz>
Sent: Thursday, 8 May 2025 10:32 am
To: 'David Hooker' <David.Hooker@tcdc.govt.nz>
Cc: 'Brett Houston' <Brett.Houston@tcdc.govt.nz>
Subject: RE: Re: Whitianga Meeting

Hello Dave

Thank you for meeting with HDL to discuss various matters and in particular the Private Plan Change (Structure Plan). It is acknowledged that the District Plan Private Plan Change is a high-level assessment of the future zoning provisions of the District Plan and provides an opportunity for future growth of Whitianga.

It would be very useful from HDL's perspective that a letter from the TCDC Infrastructure Team can be prepared that provides reasonable assurance of the following:

1. Subject to improvements to infrastructure, water supply can be made available.
2. TCDC public wastewater system can accommodate additional residential allotments.
3. Obviously, stormwater disposal is a site-specific matter to be addressed by HDL.

A letter confirming from a high-level perspective that essential services are either available or can be accommodated via improvements to the public network would be beneficial.

The details of pump station improvements and additional water tanks can be made at time of subdivision when detailed engineering reports and calculation are available.

Anything further, please let me know.

Thanks Dave

David Lamason
Director



PLANNERS PLUS LIMITED *20+*

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From: Brett Houston <Brett.Houston@tcdc.govt.nz>
Sent: Thursday, 1 May 2025 9:39 am
To: 'dave@plannersplus.co.nz' <dave@plannersplus.co.nz>
Cc: Len Whittaker <len.whittaker@tcdc.govt.nz>; Wendy Johnson <wendy.johnson@tcdc.govt.nz>
Subject: RE: Re: Whitianga Meeting

Dave

I will not be able to attend this meeting. Dave Hooker has been briefed on the key issues for 3Waters and will be able to attend in my place. He indicated that he was available on Monday 5th May as he was already doing several site visits with the Development Engineering Team (Waterways).

Can you coordinate with Len and Dave to confirm a time for the meeting.

Thanks

Brett Houston
Water Services Manager

Thames-Coromandel District Council
Private Bag, 515 Mackay Street, Thames
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From: dave@plannersplus.co.nz <dave@plannersplus.co.nz>
Sent: Wednesday, 30 April 2025 2:53 PM
To: Brett Houston <Brett.Houston@tcdc.govt.nz>
Subject: FW: Re: Whitianga Meeting

Hi Brett

Email below.

Thanks Dave

David Lamason
Director



PLANNERS PLUS LIMITED **20⁺**

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From: dave@plannersplus.co.nz <dave@plannersplus.co.nz>

Sent: Wednesday, 30 April 2025 12:53 pm

To: 'mohamed.imtiaz@tcdc.govt.nz' <mohamed.imtiaz@tcdc.govt.nz>

Cc: 'Gray Hopper' <Gray@hoppers.co.nz>

Subject: Re: Whitianga Meeting

Hi Mo

I trust all is going well.

Hopper Developments Limited would like to meet with you and your Infrastructure Team (three waters and Roading Manager) to discuss a Private Plan Change Structure Plan proposal at 25 and 39 Wharekaho Rd, SH25 Wharekaho.

I have attached a structure plan diagram for the Private Plan Change. Overall the Structure Plan would accommodate approximately 248 residential allotments (a mix of residential and low density residential). A very early draft subdivision scheme plan has been prepared and provides a useful indication of the subdivision design.

The applicant's engineers make the following comments on Wastewater and Water Supply.

WASTEWATER

An existing gravity sewer network is located to the southwest of the development within the recent

Wharekaho residential development. A pump station has also been installed within the recent

Wharekaho residential development near the common boundary to this proposed development. A

100mmØ rising main pumps from the new pump station southwest towards an existing gravity

manhole in Harbour Lights Terrace. Flows then gravitate to the Brophy's pump station in Tom Trully

Park.

The existing pump station in the recent Wharekaho development is earmarked as potential connection point for proposed development.

All work will be carried out to TCDC subdivision standards under Engineering approval. Capacity check calculations for the existing and proposed wastewater lines are to be undertaken.

WATER SUPPLY

An existing water supply network is located within the new Wharekaho residential development fed from reservoirs west of the proposed development. The reservoirs in Centennial Drive are located at approximate ground level of RL70m. The reservoirs further north in Rimu Street are located at approximate ground level of RL140m.

It appears unlikely that the existing reticulation has sufficient capacity to meet peak demands from the subdivision. An additional reservoir may be required in the proposed development to provide adequate supply.

A supply network for the proposed development will be installed to feed all proposed lots as well as to provide firefighting supply.

All work will be carried out to TCDC subdivision standards under Engineering approval.

Conclusion

Hopper Developments Limited would like to meet with the Council's Infrastructure Team (three waters); Roading; and it would be useful for the Council's recently appointed Development Engineering Manager to meet with the applicant's representatives and engineers.

Can you please let me know a good day and time to meet. Would it be useful to meet at the Whitianga Waterways Offices in Whitianga and then visit the site?

I know that the applicant's engineers will be in **Whitianga on Wednesday, 7 May** for a 1.30pm meeting. Would the TCDC engineers be available in the morning (**10am to midday**) to discuss infrastructure matters and visit the site.

Please let me know.

Thanks Dave

David Lamason
Director



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