



23 November 2018

Andrew Nock
Far North Holdings Ltd
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Email: Andyn@fnhl.co.nz

Dear Mr Nock

RE: Hundertwasser Park Centre - existing wastewater and stormwater assets

Far North District Council (FNDC), Far North Holdings Ltd (FNHL) and The Kawakawa Hundertwasser Park Charitable Trust (KHPCT) have been working together to resolve issues associated with the proximity of the proposed new Hundertwasser Park Centre building to existing public wastewater and stormwater assets.

This letter provides a summary of the issues, high-level options and proposed wastewater cost share arrangement.

1. Issues

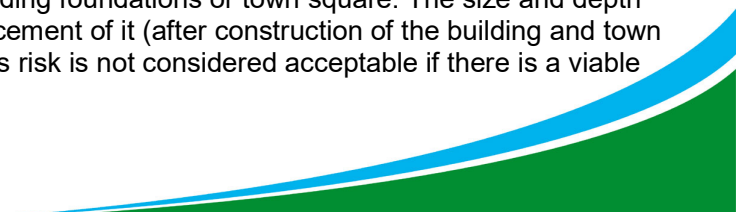
Wastewater

An existing wastewater pipe is located within the footprint of the proposed building and CCTV survey shows the pipe to be in poor condition with a large dip. There are existing maintenance issues with this wastewater line and regular cleaning is required to remove blockages.

Building over the wastewater line could result in future damage to the pipeline or the building through ground settlement or pipe exfiltration/infiltration. There is also a risk that the useful life of the pipeline and service levels could be reduced due to a lack of access for maintenance. This risk is not considered acceptable if there are viable alternatives.

Stormwater

An existing stormwater culvert is located close to the southern boundary of the proposed building. Video footage shows the culvert to be in poor condition with large holes in the walls, scour of the invert and evidence of infiltration. The condition of the culvert does not pose an immediate risk with the current site use, but construction activities adjacent to, or over this culvert, could accelerate its deterioration and loss of fines from surrounding ground in to the culvert could compromise the new building foundations or town square. The size and depth of the culvert would make future replacement of it (after construction of the building and town square) very disruptive and costly. This risk is not considered acceptable if there is a viable alternative.



During a meeting attended by representatives from FNDC, FNHL and the KHPCT held on 26 September 2018 it was agreed that the wastewater line should be diverted around the proposed building and not built over. It was a requirement of the Resource Consent (Number 2180285-RMALUC) that “no built structure encroaches on the buried sewer line”.

It was also agreed at the meeting that the building would be moved approximately 5m further north to increase the clearance between the existing stormwater culvert and future wastewater diversion and the foundations of the proposed building.

2. Options

Three main options were identified. All options include diversion of the wastewater line, but each considers a different approach to the stormwater issue:

- Option 1: Divert wastewater line around proposed building and renew stormwater culvert from MacKereth Lane to existing outfall (like-for-like renewal)
- Option 2: Divert wastewater line around proposed building only (do nothing to SW culvert)
- Option 3: Divert wastewater line around proposed building and divert the stormwater culvert northwards to a new outfall to Waiomio Stream

Indicative construction cost estimates have been obtained for each option to support the decision-making process.

A simple multi-criteria analysis of the options is being undertaken, which considers social, environmental, technical and financial criteria, amongst others.

3. Cost share arrangement

Wastewater

FNHL has verbally confirmed that the construction cost estimate they have received for diversion of the wastewater is approximately \$50,000. FNDC has received a construction cost estimate of approximately \$200,000 for this work.

While the diversion is being triggered by (and is a requirement of) the construction of the new building, it is recognised that the existing wastewater line at this location is in poor condition and there would have been a need for capital expenditure by FNDC in the short to medium term.

It is proposed that the final total cost of the wastewater works (i.e. construction plus any other costs directly associated) is split equally between FNHL and FNDC.

If Option 3 is identified as the preferred solution for the stormwater, there is potential to run part of the wastewater diversion through the abandoned stormwater culvert. If this is technically feasible, it is likely to reduce the cost of the wastewater diversion (as less excavation will be required) and also reduce disturbance of the ground in the vicinity of the proposed building.

Stormwater

The cost share arrangement for the stormwater works will be agreed when the preferred option is identified and it is understood how this will fit with the future plans for development of the Park.

4. Project timing and delivery

FNHL have indicated that they are aiming to commence construction of the building in December 2018. To avoid delaying delivery of the project, it is agreed that construction of the building can begin ahead of the wastewater diversion subject to any conditions included in the building consent plus the following:

- FNHL provide details of the proposed sanitary sewer connection from the proposed building to the wastewater main (specifically to manhole ref SP3039 located at the rear of the dairy) for review
- Access to wastewater manholes is maintained at all times for FNDC maintenance activities or inspection
- Access is maintained for Emergency Services at all times (this will include emergency vehicles servicing infrastructure)
- If access restrictions caused by FNHL site works result in the need for remedial works within the vicinity of the site or wider catchment, FNHL will incur these costs
- FNHL will accept any future easements required for FNDC assets

It is proposed that the wastewater diversion plus any stormwater works be delivered by FNDC as a capital works project, subject to Council approval. Timing of this work is yet to be confirmed, but the plan is to complete the work prior to commencement of the new car park construction in November 2019.

If you require any further information or want to discuss this further, please do not hesitate to contact Council on 09 401 5200 or free-phone 0800 920 029.

Yours sincerely



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