

## Sarah Blanchett

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**From:** Ivan Walynetz <ivan.walynetz@babbage.co.nz>  
**Sent:** Wednesday, 11 July 2018 13:48  
**To:** Jonathon Brooke  
**Cc:** Michael Martin; Mary Wong  
**Subject:** RE: PaknSave Hamilton

Good Afternoon Jonathon,

With regard to the ICMP we would generally agree with the strategy proposed, thus if the ICMP were to be accepted, I believe our views on Stormwater Quantity Management would align with that proposed in the ICMP.

With regard to climate change I would make the case that, as the existing site is considered to be approximately 100% impervious, and due to our development proposing even less impervious area (landscaped areas within carparks, grass swales etc.), that the effects of development would be a positive one. That is to say that if the site were to be left as is (undeveloped), it would actually provide a worse situation (more runoff volume) for future scenarios, than compared to our proposal (even with no detention provided).

Climate change will be addressed within our report and rainfall values (for water quality treatment volumes) will be adjusted for climate change.

I will also include in our report (as appendices) calculations and details/dimensions for the swale and also an operations and maintenance plan, as I assume HCC will not want to take ownership of these swales; and they will be maintained privately.

Kind Regards,

Ivan Walynetz BE (HONS)  
Civil Engineer



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**From:** Jonathon Brooke [mailto:Jonathon.Brooke@hcc.govt.nz]  
**Sent:** Wednesday, 11 July 2018 10:44 AM  
**To:** Ivan Walynetz <ivan.walynetz@babbage.co.nz>

**Cc:** Michael Martin <mjm@babbage.co.nz>; Mary Wong <Maryw@barker.co.nz>  
**Subject:** RE: PaknSave Hamilton

Hi Ivan,

Thank you for your email. I look forward to working with you on this proposal.

**Quantity Management:**

I understand the argument you are making around not required detention or retention. The previous job I dealt with Babbage (Tainui hotel), detention was not provided due to the small scale of the redevelopment from a stormwater perspective, I agreed with this argument and potential adverse effects of not addressing climate change.

I am unsure where the ICMP for the subdivision has landed but I would be questions the effects of climate change on the post-development runoff for a development and subdivision of this scale. The water impact assessment asks for an assessment of any potential effects, climate change is considered an effect under the RMA and therefore should be addressed.

**Quality Management:**

Grass swales are acceptable concepts for treatment. The plan doesn't provide much detail on the grass swale and that is what we will need to see to understand that the required treatment will occur.

Hope that helps.

Cheers,

**Jonathon Brooke**  
Senior Development Engineer | City Development

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**From:** Ivan Walynetz [<mailto:ivan.walynetz@babbage.co.nz>]  
**Sent:** Tuesday, 10 July 2018 5:01 PM  
**To:** Jonathon Brooke <[Jonathon.Brooke@hcc.govt.nz](mailto:Jonathon.Brooke@hcc.govt.nz)>  
**Cc:** Michael Martin <[mjm@babbage.co.nz](mailto:mjm@babbage.co.nz)>; Mary Wong <[Maryw@barker.co.nz](mailto:Maryw@barker.co.nz)>  
**Subject:** FW: PaknSave Hamilton

Hi Jonathon,

Hope all is well. Firstly I would like to introduce myself and advise that I will be assisting with the civil design, on aspects related to stormwater, for the Te Rapa Road Pak'nSave development. I understand you have been involved in some previous correspondence with our planner, Mary Wong, and had provided feedback on some aspects related to the stormwater design approach (email trail below).

We have since progressed with our design/approach and I thought it best discuss our proposal with you, prior to lodgement of the resource consent, in the hope of saving time during the review process. For the sake of this discussion I have attached the relevant sections from our draft infrastructure report detailing our stormwater management approach. In Particular:-

In relation to Stormwater Quantity Management:

At this stage we are proposing not to provide onsite Retention and Detention. The reason being, and as reflected in the ICMP generated (and submitted) as part of Porter Hires subdivision application, is due to the existing site being considered as 100% impervious in its pre-development state. Our proposal will thus not contribute to additional downstream flooding or further impact on stream channel erosion; and hence we believe retention/detention is not required on this basis. Ground investigations also indicate that underlain soils are slow draining and are unlikely to provide adequate soakage rates.

In relation to Stormwater Quality Management:

We are proposing to install grassed treatment swales around the perimeter of the site in order to achieve desired stormwater quality treatment targets (to comply with HCC ITS requirements). I have attached a plan of our proposal for reference.

Hoping to get your feedback on our current approach and I am happy discuss any other queries you may have at this stage.

Kind Regards,

Ivan Walynetz BE (HONS)

Civil Engineer



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**From:** Mary Wong [<mailto:Maryw@barker.co.nz>]

**Sent:** Tuesday, 12 June 2018 5:33 PM

**To:** Michael Martin

**Cc:** Nick Hanson; Matt Norwell

**Subject:** FW: PaknSave Hamilton

Hi Michael

Please see responses to your queries from Council below following our pre-app meeting today.

The district plan requires that the resource consent application is accompanied by a “water impact assessment” because it involves the development of a new building for a non-residential activity with a GFA greater than 300m<sup>2</sup>.

I have attached relevant extracts from the district plan which sets out what the water impact assessment needs to include.

Please can you read through the attachments and ensure that your civil report addresses all the relevant matters? Jonathon advised us that stormwater mitigation will be really important for the development so a proposed design for this on-site will need to be included too.

In terms of details around the subdivision we will ask Council to provide us a copy of the application lodged and we'll circulate this to the team thereafter.

Please give me a call if have any queries on the above and Jonathan's contacts are as below if you had any other specific engineering queries.

Kind regards,

**Mary Wong**  
Senior Planner

**B&A**

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**From:** Jonathon Brooke [<mailto:Jonathon.Brooke@hcc.govt.nz>]  
**Sent:** Tuesday, 12 June 2018 4:09 PM  
**To:** Mary Wong  
**Cc:** Sam Le Heron  
**Subject:** FW: PaknSave Hamilton

Hi Mary,

Replies below in red. I am happy to have my details passed onto your engineering team.

BBO has received the new consents for the traffic model and will be awaiting John to contact them.

Cheers,

**Jonathon Brooke**  
Senior Development Engineer | City Development

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**From:** Sam Le Heron  
**Sent:** Tuesday, 12 June 2018 4:03 PM  
**To:** Jonathon Brooke <[Jonathon.Brooke@hcc.govt.nz](mailto:Jonathon.Brooke@hcc.govt.nz)>  
**Subject:** FW: PaknSave Hamilton

Hi JB

Following on from today's meeting can you please provide a response to Mary.

Thanks Sam

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**From:** Mary Wong [<mailto:Maryw@barker.co.nz>]  
**Sent:** Friday, 8 June 2018 12:07 PM  
**To:** Sam Le Heron <[Sam.LeHeron@hcc.govt.nz](mailto:Sam.LeHeron@hcc.govt.nz)>  
**Subject:** PaknSave Hamilton

Hi Sam

Please see concept drawings attached for discussion in our meeting next Tuesday.

Other than general discussions, the specific queries we want to get some direction from council is as follows:

Engineering

- Can the store can be built over the existing 2,300 mm public stormwater pipeline given that other buildings along Te Rapa Road have been constructed over the pipeline? **Yes. Council has specific requirements if building over to protect our infrastructure and they will need to be complied with.**
- Is Council okay with the public stormwater manhole being located within the loading area of the proposed store? **Yes**
- Whether on site detention will be required to attenuate the 5 or 10 year storm event? **5-year attenuation is required. Treatment will need to be required, as part of the subdivision consent to create the lot a sub-catchment ICMP was provided. A consent notice or similar will be placed on the created titles to ensure the treatment outcomes of that ICMP are adhered to.**

We are proposing an associated fuel facility on site. What supporting technical reports will be required as part of this?

Kind regards,

**Mary Wong**  
Senior Planner

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