

Drury Metropolitan Centre Fast-track

Auckland Council Specialist Memo

Annexure 6:

Watercare Services Limited

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11 August 2025

Watercare Services Limited Memo

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Date: 11 August 2025

1. This memorandum addresses the water supply and wastewater aspects of the Drury Metropolitan Centre fast-track application.

Background Proposal

2. Documents reviewed:
 - Infrastructure Report Drury Centre-Stage 2 for Kiwi Property Holdings No.2 Limited dated 25.03.2025 by Wood & Partners Consultants Ltd (WOODS).
 - Drury Town Center Stage 2 Drawings for Fast-track Consent by WOODS.
3. Watercare has assessed the Drury Centre-Stage 1 and 2 (133 Fitzgerald Road, Drury) application by Kiwi Property Holdings No.2 Limited. The development is split into Stage 1 and Stage 2 with approximately 501 and 185 residential dwelling unit equivalents (**DUEs**) respectively plus significant commercial areas.
4. This area falls within the area serviced by Veolia Water Services (ANZ) Pty Ltd (**Veolia**). In this area, Watercare is responsible for the operation and planning of the water supply and wastewater transmission networks. Veolia is responsible for operating and maintaining the local water and wastewater network (i.e. the 'retail' infrastructure) in their area of service under a franchise agreement with Watercare.

Assessment and Recommendation

Wastewater

Table 1: Wastewater Flow: Stage 1 and Stage 2

<i>Demand Type</i>	<i>Peak Wastewater Flow(L/s)</i>	<i>Average daily wastewater Flow m³/day</i>	<i>Equivalent DUEs</i>
<i>Commercial</i>	<i>11.3</i>	<i>1.69</i>	<i>271</i>
<i>Wet Retail</i>	<i>10.6</i>	<i>1.58</i>	<i>253</i>
<i>Residential-Stage 2</i>	<i>3.5</i>	<i>0.52</i>	<i>83</i>
<i>Sub Total in stage 2</i>	<i>33.3</i>	<i>4.97</i>	<i>795</i>

<i>Residential-stage 1</i>	<i>14.4</i>	<i>2.14</i>	<i>292</i>
Total for this assessment	47.7	8.91	1087

5. There is available wastewater capacity to proceed with the first stage of the development up to a total of 950 DUEs.
6. The applicant's proposal totals 1,087 DUEs (Table 1), which exceeds the available capacity by 137 DUEs. The Assessment of Environmental Effects acknowledges insufficient interim bulk wastewater infrastructure capacity, noting that (at section 10.9, page 100):

“... the project exceeds the interim capacity of the Drury South Pump Station and the long-term upgrade and capacity planned for the pump station will be required to service the project”.

7. Watercare can service the initial stages of the development, however, available capacity at the Drury South, Bremner Road and Hingaia Pump Stations will depend on the rate of development for the entire catchment. Watercare can service 950 DUEs, provided that staging and sequencing aligns with our planned upgrades. Watercare will work with the applicant on conditions to this effect.
8. The upgrades required comprise the following, with approximate timings in brackets (NB: these timeframes are indicative only and not to be relied on):
 - Upgrade to the Drury South Pump Station (2032-2033);
 - Hingaia Pump Station Interim Upgrade (2029-2030);
 - Bremner Road Pump Station Upgrade (TBC but 2033+).
9. The construction of the local wastewater network to service the development must be designed, fully funded, and constructed by the developer in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice).

Water Supply

Table 2: Water Demand for stage 1 and 2

<i>Demand Type</i>	<i>Peak Hour Demand (L/s)</i>	<i>Average day Demand m³/day</i>	<i>Equivalent DUEs</i>
<i>Residential-Stage 1</i>	<i>14.4</i>	<i>330.7</i>	<i>501</i>
<i>Residential -Stage 2</i>	<i>5.3</i>	<i>122.1</i>	<i>185</i>
Sub Total	19.7	452.8	686
	<i>80% Net Area considered for demand assessment</i>		<i>Gross area/m²</i>
<i>Commercial-Stage 1</i>	<i>12.1</i>	<i>279.0</i>	<i>86,320</i>

<i>Commercial Stage 2</i>	<i>14.8</i>	<i>340.7</i>	<i>141,980</i>
<i>Sub Total</i>	<i>26.9</i>	<i>619.7</i>	<i>228,300</i>
<i>Total</i>	<i>46.5</i>	<i>1072.4</i>	

10. There is sufficient bulk water supply capacity at the Drury South Bulk Supply Point (BSP) to service the proposed development. The proposed development can be serviced from this BSP.
11. The 450mm polyethylene water supply pipe on Flanagan and Fitzgerald Rd is a local network. If there is insufficient capacity, it will be the responsibility of the Applicant to upgrade and fund the infrastructure to accommodate their requirements.
12. The construction of the local reticulated water supply network to service the development area must be progressively developed into a fully networked distribution system with ring mains and multiple interconnections to ensure resilience, and is to be fully designed, funded and constructed by the developer in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice).

Firefighting Requirements

13. The Fire Water Category 4 from SNZ PAS 4509:2008 (New Zealand Fire Service Firefighting Water Supplies Code of Practice) firefighting water supply requirement can be achieved, as the proposed development is a Town Centre.

Conclusion and Proposed Conditions

14. There is sufficient bulk water supply capacity to service the proposed development.
15. There is available wastewater capacity to proceed with the first stage of the development up to a total of 950 DUEs. Any further development beyond 950 DUEs will need to be postponed until the wastewater infrastructure is upgraded to its ultimate capacity.
16. Accordingly, if the application is approved, conditions are required (together with advice notes, as appropriate) to secure the following matters:
 - a. Staging of development such that total DUEs do not exceed 950 until written confirmation is received from Watercare that upgraded wastewater infrastructure has sufficient capacity to service additional development.
 - b. As noted above:
 - (i) The construction of the local reticulated water supply network to service the development area shall be progressively developed into a fully networked distribution system with ring mains and multiple interconnections to ensure resilience, and is to be fully designed, funded and constructed by the developer

in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice).

- (ii) The construction of the local wastewater network to service the development must be designed, fully funded, and constructed by the developer in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice).
- c. To assist Watercare with planning and timing of infrastructure upgrades, an advice note recording that the applicant is encouraged to provide information regarding the potential future staging of the development up to full build out when submitting any future resource consent applications. This information will help Watercare co-ordinate infrastructure upgrade timing with development sequencing.