

RESPONSE TO SECTION 70 COMMENTS

Project	Delmore Residential Development, FTAA-2512-1164
Subject	Westlake Trustee Limited section 70 comments, section 4.7: third party servicing and reserved capacity (wastewater and water supply)
Prepared by	James Kitchen CMEngNZ, CPEng, Project Director, McKenzie & Co. (third party servicing, wastewater); water supply conclusions by Romeo Dela Cruz CMEngNZ, CPEng, McKenzie & Co. (water reticulation)
Reviewed by	James Kitchen CMEngNZ, CPEng, Project Director (water supply section); Clayton McKenzie, Managing Director (governance review); planning and legal conclusions to be settled by the applicant's planning and legal advisers
Date	4 August 2026

1. THIRD PARTY WASTEWATER SERVICING AND RESERVED CAPACITY

The comments seek a condition requiring physical connection points and reserved processing and hydraulic capacity in the WWTP, the WTP and associated infrastructure and networks for 35, 11 and 3 Russell Road, with legal connection mechanisms (Gardiner memorandum, 27 July 2026, section 4.7). Section 1 of this paper addresses the wastewater component; section 2 addresses the water supply component.

The public servicing material identifies a future southern public wastewater pathway for the wider future urban area that does not rely upon the Delmore private wastewater system. Accordingly, the absence of reserved capacity or physical connection points within Delmore's wastewater system does not, of itself, preclude future servicing of 35, 11 and 3 Russell Road.

This is the professional conclusion of James Kitchen, drawing partly on third party public record material; the planning and legal conclusions are to be settled by the applicant's planning and legal advisers.

The Delmore private wastewater treatment and reticulation systems have been designed for the Delmore development and its assessed design flows, not as catchment infrastructure for the surrounding future urban zone land. Requiring Delmore to reserve treatment and hydraulic capacity for undefined future third party development would extend the private system beyond the design population and effects of this application.

The Ara Hills plan change engineering report (PC119 Appendix K, Crang Civil, Section 6.3, Option 2) identifies a future public network pathway in which the area's wastewater flows would drain south to the Wainui Wastewater Tunnel, and records that this option provides servicing to future urban areas. It is an identified future pathway in the public record, not a presently available or committed connection. Capacity allocation, timing, funding and connection approval for that pathway remain matters for Watercare, the Council and future structure planning and consenting processes.

Figure 6-3 below is reproduced from PC119 Appendix K at the highest resolution available from the source document, retaining its original title and annotations. It distinguishes existing from future infrastructure and demonstrates an identified servicing pathway; it is not a presently guaranteed Watercare connection or capacity entitlement.

Condition consequence: from an engineering perspective, we do not recommend conditions requiring Delmore's private wastewater system to reserve treatment or hydraulic capacity, or provide physical connection points, for third party land. No engineering need for those requirements has been identified in relation to the Delmore servicing scheme. Future catchment servicing and the allocation of public network capacity and costs should be addressed through the relevant Watercare and Council processes.

Nothing raised in the comments changes our overall conclusions.

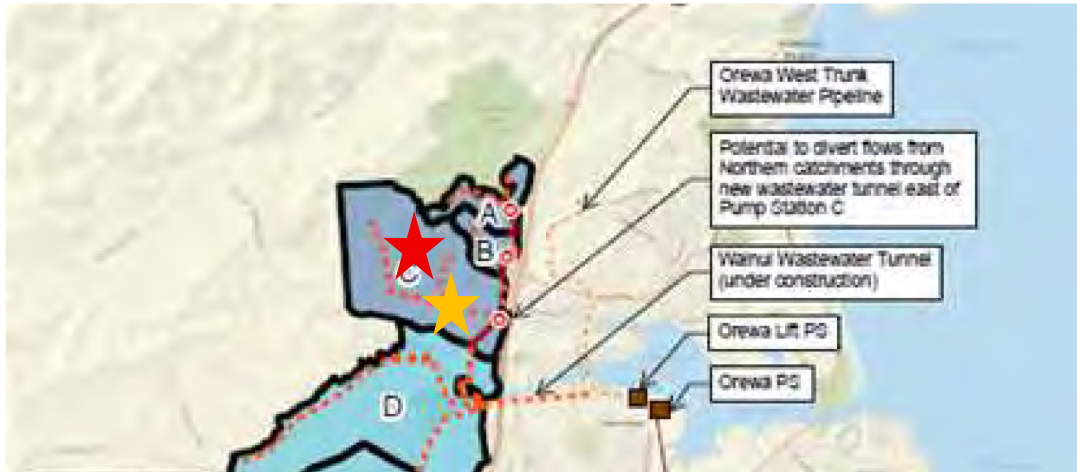


Figure 6-3: Orewa West Wastewater Servicing. Source: PC119 Appendix K, Engineering Report (Crang Civil), Section 6.3. Red star indicates Delmore, orange star indicates 35 Russell Rd, placed over image by McKenzie & Co.

2. RESERVED WATER SUPPLY CAPACITY AND CONNECTION POINTS

The comments do not identify an engineering need for the Delmore private water supply system to reserve capacity or provide connection points for third party land, and the public servicing material identifies a possible future public water supply pathway for the wider future urban area that does not rely upon the Delmore private system.

The Delmore private water supply scheme has been designed and assessed on the basis of Delmore's demand. Reserving capacity for undefined third party development would alter the demand basis on which the authorised take, treatment, storage, pumping and reticulation arrangements have been assessed and would require separate technical and regulatory assessment.

The lodged servicing report identifies a possible future public water supply pathway for the wider area (Water, Wastewater and Utilities Report, Section 7.2 and Appendix D): the existing Orewa 1 and 2 supply with assessed headroom, the reservoir to be established within the adjacent Ara Hills development, and Watercare's North Harbour 2 and Orewa 3 projects. It is an identified possible future pathway in the public record, not a presently available or committed connection, and capacity allocation, timing, funding and connection approval remain matters for Watercare, the Council and future structure planning and consenting processes.

Condition consequence: from an engineering perspective, we do not recommend conditions requiring the Delmore private water supply system to reserve source, treatment, storage, pumping or network capacity, or provide physical connection points, for third party land. Reserving such capacity would alter the assessed demand basis and require separate technical and regulatory assessment. Future catchment servicing and the allocation of public network capacity and costs should be addressed through the relevant Watercare and Council processes.

Nothing raised in the comments changes our overall conclusions.

For completeness, if public water or wastewater infrastructure is later extended through or connected to Delmore, a future connection serving adjacent land through the Delmore corridor may also be technically possible. That would be subject to Watercare approval, confirmed network capacity, appropriate pipe sizing or augmentation, any necessary tenure arrangements and separate approvals. The present Delmore design neither establishes nor commits to that future outcome, nor does it preclude it, and the possibility does not provide an engineering basis for requiring reserved capacity or physical connection points within the current private systems.