



Devonport Mixed Use Development

Infrastructure Assessment

Prepared for

Devonport Property Management Ltd

Prepared by

Tonkin & Taylor Ltd

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Executive summary

Devonport Property Management Ltd engaged Tonkin & Taylor Ltd to undertake an infrastructure assessment for Devonport Mixed Use Development. As part of this work, Tonkin & Taylor completed an assessment for the subject properties using information from public records, geographic information systems (GIS), and architectural drawings provided by the client. The assessment focused on existing infrastructure assets, including wastewater, stormwater, potable water, dry services, and earthworks.

Overall, the existing infrastructure is considered capable of servicing the proposed development, pending confirmation and feedback from Auckland Council and Watercare. This is summarised in the table below.

Table E.1: Summary of assessment

Service	Capacity / condition
Water Supply	The water supply network appears to have capacity to supply water for both potable water and firefighting supply and is supported by confirmation from Watercare Services Ltd (WSL). There may be some limitations regarding the age of the network, more investigation is required to understand these constraints. Watercare has identified that a network upgrade is required to service Building 4. An upsizing of approximately 120 m of the existing 50 mm watermain on Wynyard Street is required. This must be incorporated into the servicing design.
Wastewater	The local wastewater network connections are considered to possess sufficient capacity to support the proposed development and this has been confirmed by WSL in their acceptance letter dated 14 April 2026. There may be some limitations regarding the age and capacity of the network and engagement with Watercare is ongoing to understand these potential constraints.
Stormwater	There is no expected change in impervious surfaces, therefore the effects of this development on the stormwater conveyance are negligible. However, independent of this proposed development, Healthy Waters have noted the network does have some capacity constraints at present and are investigating upgrade options for Victoria Street. Engagement with Healthy Waters is ongoing to understand if any mitigation strategies can be implemented through further design phases that may support the networks performance.
Dry Services	An upgrade to the local electricity supply to 2.5 MVA is required to service the development. Consultation with Vector has been undertaken by Mesh consulting to outline the requirements, potential for development, and scope the required upgrade. The communications and gas networks are expected to have sufficient capacity to service the proposed development. Engagement with service providers will be undertaken at subsequent design stages.

As the project progresses through subsequent design stages, this infrastructure assessment should be reviewed and updated to reflect the latest design and available data.

1 Introduction

Devonport Property Management Ltd are preparing a referral application to access the Fast-Track consenting process under the Fast Track Approvals Act (2024) for a proposed development, Devonport Mixed Use Development (the “Project”) in central Devonport, Auckland.

Devonport Property Management Ltd has engaged Tonkin & Taylor Ltd (T+T) to carry out a series of desktop studies in support of the proposed development and intensification of several properties in central Devonport, Auckland, in accordance with our Letter of Engagement dated 9 July 2025.

Tonkin + Taylor has been engaged to assess infrastructure in this report. Tonkin + Taylor has also been engaged to report on coastal inundation, local flooding, stormwater management and geotechnical ground conditions, covered in separate reports. This report presents the findings of our infrastructure assessment and highlights any significant constraints or opportunities relevant to the project at this stage of development. This includes background information on the existing infrastructure servicing the site, an assessment of capacity and potential impacts on local networks, conceptual infrastructure connections, concept earthworks plans and associated erosion and sediment control, engagement and liaison with stakeholders, and a review of architectural drawings, Auckland Council GeoMaps, and Vector open data GIS information.

T+T was previously engaged to provide a feasibility infrastructure assessment to assess potential development constraints¹. This has been used to inform this subsequent assessment.

2 Site description

The proposed development sites are located within the main commercial hub of Devonport, as shown in Figure 2.1.

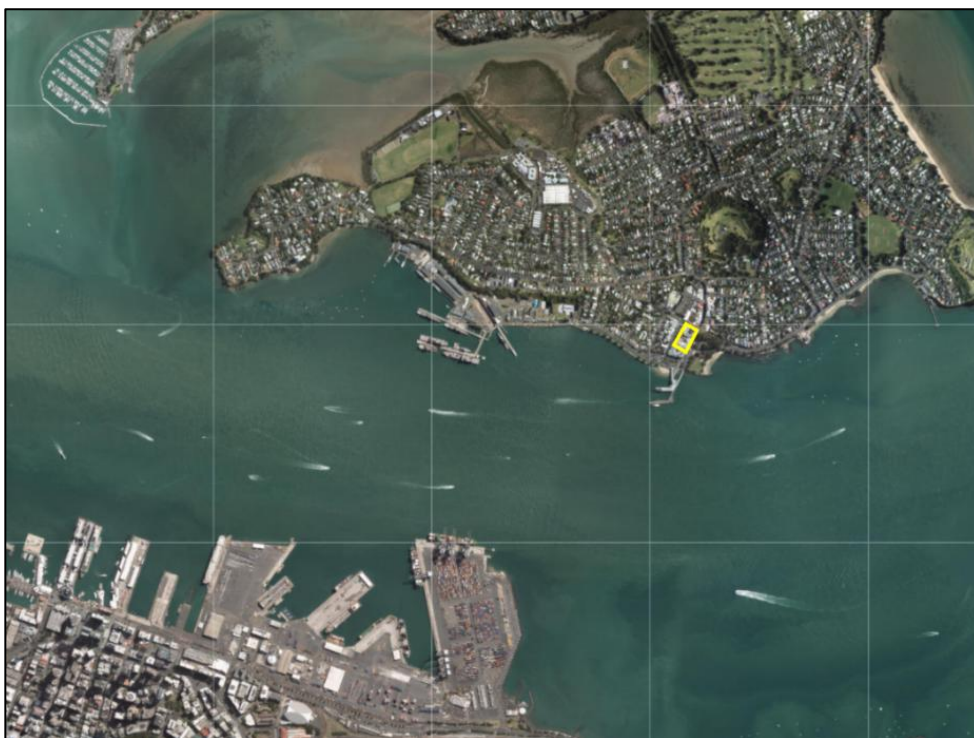


Figure 2.1: Site location (outlined in yellow).

¹ Tonkin + Taylor, *Devonport Mixed use Development Infrastructure Assessment*. Prepared for Devonport Property Management Ltd, March 2024, 1093341.0000 v1

The development site is shown in Figure 2.2 and is situated directly north of the Devonport Ferry Terminal, extending beyond Devonport Beach. Windsor Reserve is located to the east of the site, while similar low-rise structures occupy the sites to the north and west.

The sites currently comprise a mix of low-rise residential, commercial, and light industrial buildings. Land Information New Zealand (LINZ) contours indicate that the site is generally flat and low-lying, gently sloping towards the coast to the south. Ground levels rise steeply further north, beyond the site, up to Takarunga / Mt Victoria, which is located approximately 400 m to the north-east.

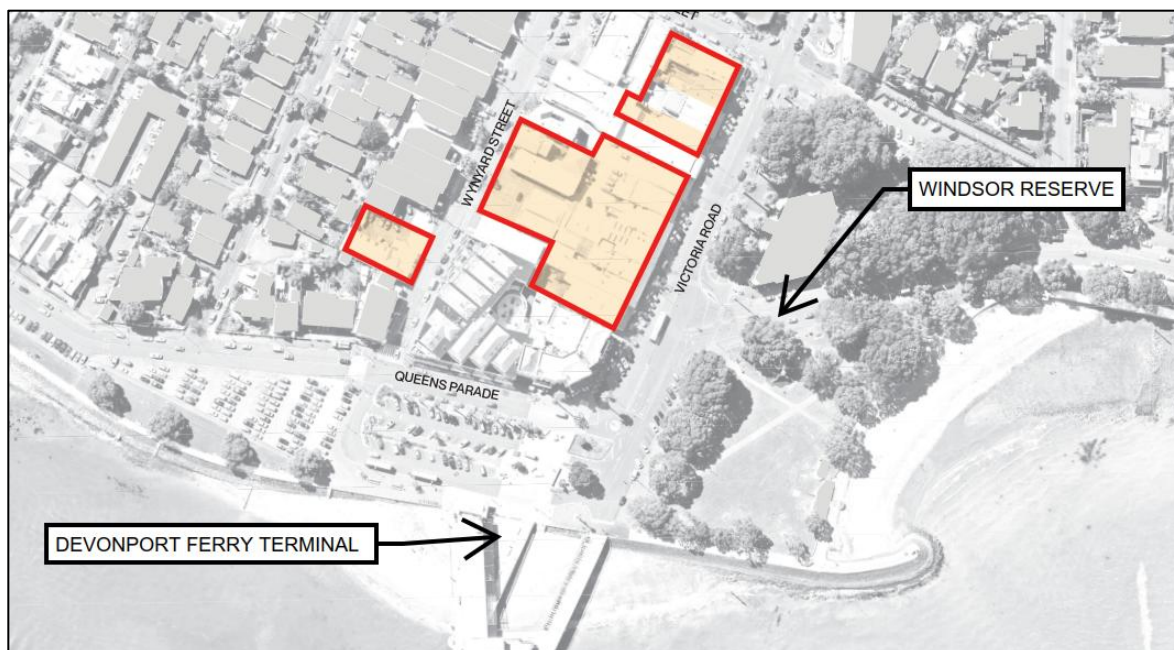


Figure 2.2 Site location. Landholdings shown in orange, project extent shown in red. Sourced from Peninsula Architectural plans (refer Appendix A).



Figure 2.3 Site Location. Site boundary shown in red. Sourced from Peninsula.

2.1 Proposed development

The proposal is for a comprehensive mixed-use urban town centre development located in Devonport, Auckland, within the block bounded by Victoria Road, Clarence Street, and Wynyard Street. The site comprises 14 existing titles and approximately 6,126 m² of brownfield land and includes five Auckland Unitary Plan Category B listed heritage buildings and one Category A listed heritage building.

The development comprises five buildings arranged across three site areas, with building heights ranging from four to eight storeys, and includes up to two basement levels. Buildings 1–3 are located between Victoria Road and Wynyard Street and include a hotel and mixed-use buildings with a two-level basement accessed from Wynyard Street. Building 4 is a mixed-use building located at the corner of Victoria Road and Clarence Street and includes one basement level. Building 5 is a mixed-use building located to the south-west of the site on Wynyard Street with on-grade carparking access.

The proposal includes a commercially activated ground plane comprising a network of laneways and a central courtyard, providing pedestrian connections between Victoria Road and Wynyard Street and supporting active ground-floor uses.

The development includes the adaptive reuse of the Victoria Road heritage buildings, which are integrated into the commercial ground plane.

The development delivers approximately 21,125 m² of total gross floor area and 1,770 m² of commercial ground plane. This encompasses 12,516 m² of residential floor area, 2,382 m² of commercial space, and 3,004 m² of ground floor retail including commercial outdoor ground plane area. The proposal incorporates 2,319 m² of adaptively reused heritage and a new 2,095 m² hotel, with the balance comprising building circulation.

Associated works include carparking and loading facilities potentially ranging between 80 and 200 carparks and loading spaces; earthworks and excavation potentially ranging between 2,000 m² and 6,735 m² and 9,380 m³ and 25,000 m³; and all required associated infrastructure including water supply, stormwater (including any required flood mitigation measures), and wastewater services.

The site is located immediately north of the Devonport Ferry Terminal and associated public transport services.

The proposed development is shown in Figure 2.3 and summarised in Table 2.1. Refer to Appendix A for the architectural plans.

Table 2.1: Proposed development

Building	Proposal
1	A hotel of 7 floors including roof, hosting approximately 46-50 guest rooms.
2	An apartment building of 8 floors including roof, hosting approximately 30 apartment units.
3	An apartment building of 7 floors including roof, hosting approximately 31 apartment units
4	An apartment building of 7 floors including roof, hosting approximately 20 apartment units.
5	Proposed residential apartments and commercial spaces over 4 floors including roof.

Current development plans also include a one to two level basement under portions of building one, two, and three.

3 Water supply

3.1 Existing infrastructure

Auckland Council GeoMaps shows several existing public potable water supply lines within the immediate vicinity of the site, as shown in Figure 3.1. Within this local network, three primary areas of interest are located within the road corridors of Victoria Road, Wynyard Street, and Clarence Street. The potable water is sourced from Ardmore Filter Station (Cossey's Dam) and Waikato and delivered to the reservoir at Mt Victoria from the Killarney Street pump station.

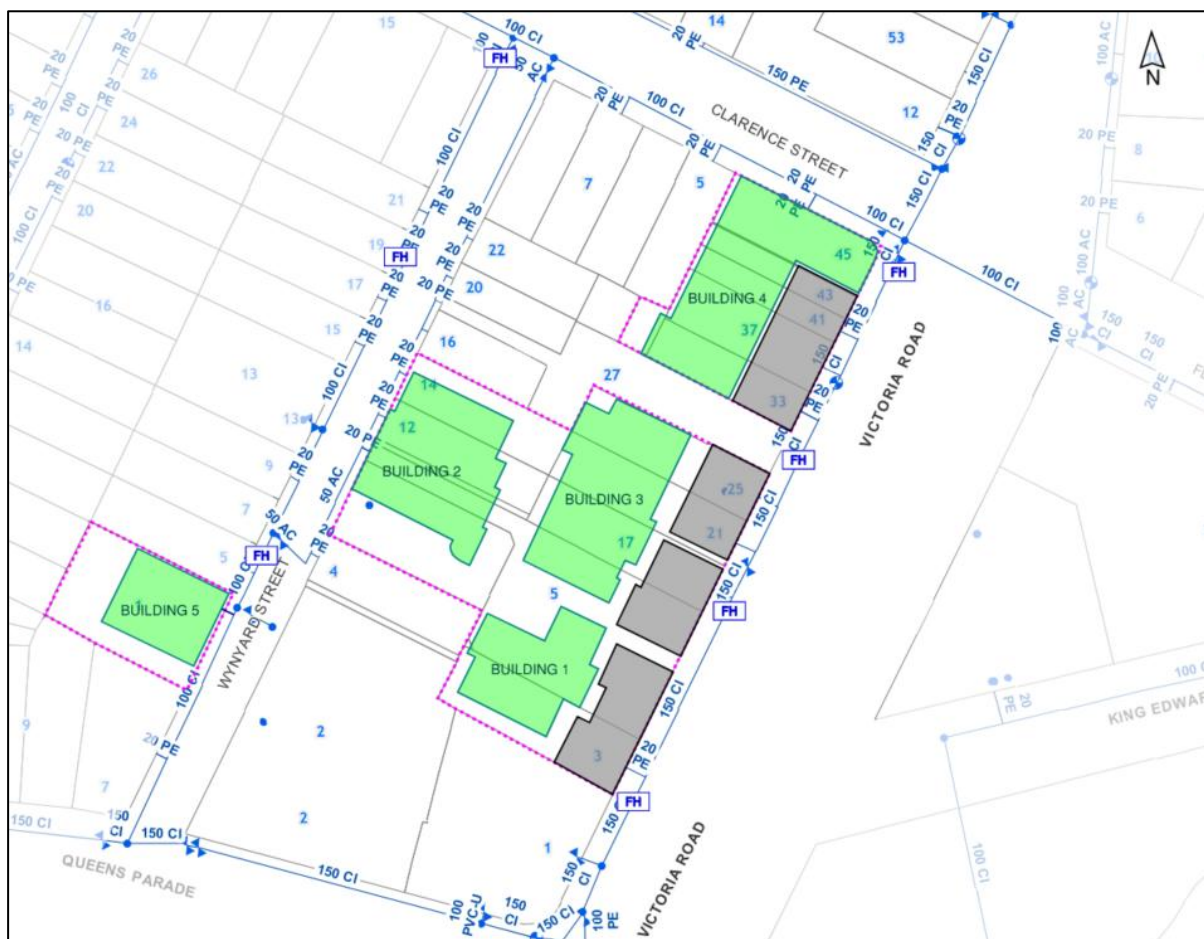


Figure 3.1: Existing water supply services sourced from Auckland Council GeoMaps.

Along Victoria Road, a 150 mm cast iron (CI) main runs along the western side of the corridor, with several 20 mm polyethylene (PE) connection points branching off to service existing buildings. Within Wynyard Street, a 100 mm CI main runs along the western side of the road corridor, directly servicing Building 5. A parallel 50 mm asbestos cement (AC) main branches off, crossing under the road towards 4 Wynyard Street before extending north along the eastern side of the corridor. Several 20 mm PE connections branch off to service existing structures. Along Clarence Street, a 100 mm CI main runs along the southern side of the corridor, with similar 20 mm PE connections servicing the existing buildings. The existing potable water network is old, with GeoMaps indicating that Anne Street and Clarence Street pipelines installed in 1915, Anne Street in 1925, and Victoria Road in 1915.

Within the site boundary and beneath existing structures, the extent of operational and potentially abandoned service lines is currently unclear. Service location is required at the next design stages to identify existing services within the proposed development.

There are several fire hydrants located around the site, including three along the length of Wynyard Street and four along Victoria Street. The existing fire supply demand and sprinkler layout is unknown.

3.2 Potable water demand

The existing and proposed potable water demand has been estimated in accordance with the design approach the Watercare Water Code of Practice for Land Development and Subdivision². Water supply demand estimates are based on the approximate number of residential dwellings or accommodation rooms and the floor areas indicated in the architectural drawings prepared by PB&A (refer to Appendix A for full drawings). A comparison of the pre and post development scenario for potable water demand can be seen in Table 3.1 and Table 3.2 below. The calculations are provided in Appendix E.

Table 3.1 Pre-development potable water demand

Pre-Development	Average Daily Demand (ADD) L/s	Average Peak Daily Demand (PDD) L/s	Average Peak Hourly Demand (PHD) L/s
Building One	0.16	0.38	0.95
Building Two	0.07	0.14	0.36
Building Three	0.05	0.11	0.28
Building Four	0.11	0.25	0.62
Building Five	0.02	0.04	0.09
Total	0.41	0.92	2.38

Table 3.2 Post-development potable water demand estimate

Post-Development	Average Daily Demand (ADD) L/s	Average Peak Daily Demand (PDD) L/s	Average Peak Hourly Demand (PHD) L/s
Building One	0.22	0.45	1.14
Building Two	0.25	0.51	1.28
Building Three	0.20	0.41	1.02
Building Four	0.19	0.39	0.97
Building Five	0.06	0.13	0.32
Total	0.92	1.89	4.73

Table 3.3: Increase in potable water demand

Increase in demand	Average Daily Demand (ADD) L/s	Average Peak Daily Demand (PDD) L/s	Average Peak Hourly Demand (PHD) L/s
Building One	0.06	0.07	0.19
Building Two	0.19	0.37	0.93

² [Water and Wastewater Code of Practice for Land Development and Subdivision Chapter 6: Water](#)

Increase in demand	Average Daily Demand (ADD) L/s	Average Peak Daily Demand (PDD) L/s	Average Peak Hourly Demand (PHD) L/s
Building Three	0.15	0.30	0.74
Building Four	0.08	0.14	0.35
Building Five	0.04	0.01	0.23
Total	0.52	0.89	2.44

The total increase in water supply peak hourly demand is 2.44 L/s.

3.3 Proposed fire supply

The proposed development is sprinklered, with an associated water supply classification of FW2 (in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, Table 1).

The FW2 demand standard requires hydrant firefighting flows of 12.5 L/s within 135 m and an additional 12.5 L/s within 270 m, with a minimum residual pressure of 100 kPa available to the development.

Firefighting flows will be confirmed by the project fire engineer at future design stages.

3.4 Capacity

Hydrant testing was undertaken on 25 November 2025 by Nova Flowtec Services Limited. Testing was conducted at three hydrants on Wynyard Street and four on Victoria Street. Results indicated that 27.8 L/s at 550 kPa was available on Wynyard Street, and 27.1 L/s at 630 kPa was available on Victoria Street. Full test results are provided in Appendix B.

Based on the numerous water mains in the vicinity of the site and the results of the hydrant testing, it is assumed that the existing wider area supply adequately services the potable and fire flow demands of the proposed development. Further advice from Watercare Services Ltd has been sought and confirmation from the fire protection and hydraulics engineers is required at subsequent design stages.

Engagement with Watercare Services Limited was initiated via email to the development engineering team on 27 November 2025. Watercare has identified in their acceptance letter dated 14 April 2026, that a network upgrade is required to service Building 4. An upsizing of approximately 120 m of the existing 50 mm watermain on Wynyard Street is required if this approach is opted for noting that alternative supply from Victoria Road is also feasible. This must be incorporated into the servicing design. For emails exchanged refer to Appendix D. For Watercare's acceptance letter refer to Appendix H.

The hydrant testing undertaken indicated sufficient firefighting water supply capacity for FW2.

3.5 Proposed connections

Connection to the existing water network should aim to distribute demand as evenly as possible across the municipal system whilst maintaining existing connection layout where practicable. At this Concept Design stage it is proposed that building connections be configured as outlined in Figure 3.2 and Table 3.4 below. It is likely that new connections would be combined with fire supply and existing connections that are not used would be decommissioned as required. Continued development of the proposed connections will be undertaken in accordance with advice provided from Watercare Services Limited. A sketch presenting the concept for water supply connections is included in Appendix C.

Table 3.4 Proposed water supply connection arrangement

Building	Proposal
1	Building one will be serviced from a new connection to the 150 mm CI pipe in Victoria Road. A new commercial meter will be installed at the property boundary.
2	There are three options for servicing Building Two, which will be confirmed through engagement with Watercare at the next design stage: (a) replace and upsize the existing connection to the 50 mm AC pipe on the eastern side of Wynyard Street. The existing main is a rider main and may not be suitable for connection to this building. (b) install a new connection to the 100 mm CI pipe on the western side of Wynard Street (requiring a connection across the street) (c) install a new connection to the 150 mm CI pipe in Victoria Street, with a section of the pipe within the adjacent private property of Buildings One or Three
3	Building three will be serviced from a new connection to the 150 mm CI pipe in Victoria Road. A new residential meter will be installed at the property boundary
4	Building four will be serviced from a new connection branching from Clarence Street. The existing connection to be abandoned or removed.
5	Building five will be serviced from a new connection to the 100 mm CI pipe in Wynyard Street. The existing connection to be abandoned or removed.

*Figure 3.2 Concept water supply connections.*

3.6 Assessment

The sites are nestled within a well-serviced, albeit older, well-developed commercial area. The increases in demand and modifications to supply points are consistent with the scale and density of the existing development and, pending Watercare approval, the increases in potable water demand are likely to be met.

The fire supply from the network will meet the FW2 demands. Pending hydraulic engineer design of the fire sprinkler system, is also likely to meet sprinkler demands.

4 Wastewater

4.1 Existing infrastructure

Auckland Council Geomaps show several existing public wastewater lines within the immediate vicinity of the site, as shown in Figure 4.1. Within this local network, there are three main areas and four connections of interest. There are wastewater lines within the road corridors of Victoria Road, Wynyard Street, and Clarence Street which convey flows southwards.



Figure 4.1: Existing wastewater services (sourced from Auckland Geomaps).

Along Victoria Road, a 225 mm vitreous clay (VC) main flowing north to south reduces to a 150 mm VC section before returning to 225 mm VC and joining the main line at Queens Parade. A pair of 100 mm polyethylene (PE) connection lines service 1 and 3 Victoria Road (proposed Building 1).

Within Wynyard Street, a 225 mm VC main runs along the centre of the road corridor, flowing southwards toward Queens Parade.

Within Clarence Street a 150 mm–225 mm VC line runs east to west joining into Wynyard Street

Five connection branches service existing structures within the site boundary; these branches are described below:

The first connection is three 100 mm PVC-U branches servicing existing structures at 5 Victoria Street combine into a single 100 mm VC line flowing west under 4 Wynyard Street to join the 225 mm main line in Wynyard Street.

The second connection are two wastewater manholes within the carpark area are linked by a 150 mm VC line continuing west under 5 Wynyard Street. A single 100 mm PVC-U line branches off to service 12 Wynyard Street.

The third connection is a complex branch beginning as a 100 mm VC pipe flowing north and servicing 17–25 Victoria Street before transitioning into a larger 150 mm VC line. It then turns west under 27 Victoria Street and connects to the 225 mm main under Wynyard Street. Four 100 mm PVC-U lines branch off to serve 16, 20, and 22 Wynyard Street and 27 Victoria Street.

The fourth connection are two wastewater manholes connect via a 150 mm VC line, collecting from four 100 mm PVC-U connections servicing existing structures and depositing into the 150 mm–225 mm VC along Clarence Street. It is important to note that this pipeline provides a wastewater connection to 27–29 Victoria Road. As such, liaison with Watercare is underway to ensure the protection of this pipe and its access for the proposed development.

The fifth connections is a single 100 mm PE pipe into a 100 mm PVC-U line from east to west through the centre of the property into the Wynard street 225 mm main line.

It is noted that the network servicing the proposed development site is old. The Wynyard Street, Clarence Street and Anne Street pipeline are noted to have been installed in 1990, but the Victoria Road pipeline dates between 1940 to the 1960's.

There is an overflow pipe located on the eastern corner of the intersection of Queens Parade and Victoria Road, discharging southward through Queens Parade Reserve and appears to drain eastwards along the coastline to be pumped from King Edward Pump Station, then joining the main trunk servicing Devonport. This line is pumped through pumping stations at Seabreeze Road and Northboro Road, before joining the Takapuna lines at Fred Thomas Drive.

Fred Thomas Drive pump station is noted to have been upgraded in 2018 to have a capacity of 3.5 million litres and has commissioned storage to cater for growth in Devonport and Takapuna. The growth allowance of this pump station is unknown. The wastewater serviced by this network ultimately ends up at a treatment plant in Rosedale.

The upstream catchment and wastewater network capacity is unclear from available GIS information. We have contacted Watercare to comment on the ultimate capacity of the network to service this development.

4.2 Wastewater demand

The existing and proposed wastewater demand has been estimated in accordance with the design approach outlined in the Watercare Code of Practice for Land Development and Subdivision³.

Demand estimates are based on the approximate number of residential dwellings or accommodation rooms and the floor areas indicated in the architectural drawings prepared by PB&A. Due to the complexity of the proposed development and potential connection locations, pre- and post-development demand calculations have been broken down by building (representing their respective lots) and labelled One through Five. A comparison of the pre and post development scenario for wastewater demand can be seen in Table 4.1 and Table 4.2 below. Building five has not

³ [Water and Wastewater Code of Practice for Land Development and Subdivision Chapter 5: Wastewater](#)

been assessed as the proposed changes are considered to have an immaterial effect on potable water demand the calculations are provided in Appendix E.

Table 4.1 Pre-development wastewater demand estimate

Pre-Development	Average Dry Weather Flow (ADWF) L/s	Peak Dry Weather Flow (PDWF) L/s	Peak Wet Weather Flow (PWWF) L/s
Building One	0.16	0.33	1.01
Building Two	0.07	0.16	0.43
Building Three	0.05	0.11	0.29
Building Four	0.10	0.25	0.67
Building Five	0.02	0.04	0.09
Total	0.40	0.89	2.49

Table 4.2 Post-development wastewater demand estimate

Post-Development	Average Dry Weather Flow (ADWF) L/s	Peak Dry Weather Flow (PDWF) L/s	Peak Wet Weather Flow (PWWF) L/s
Building One	0.20	0.53	1.30
Building Two	0.24	0.68	1.26
Building Three	0.17	0.50	0.83
Building Four	0.16	0.45	0.85
Building Five	0.06	0.15	0.29
Total	0.83	2.31	4.53

Table 4.3: Increase in estimated wastewater demand

Increase in demand	Average Dry Weather Flow (ADWF) L/s	Peak Dry Weather Flow (PDWF) L/s	Peak Wet Weather Flow (PWWF) L/s
Building One	0.04	0.20	0.29
Building Two	0.17	0.51	0.83
Building Three	0.12	0.39	0.54
Building Four	0.06	0.21	0.18
Building Five	0.04	0.11	0.2
Total	0.43	1.42	2.0

The total increase in wastewater peak wet weather flow is 2.0 L/s.

4.3 Capacity

The assessment of wastewater connection and local network capacity has been undertaken using available invert level and asset information from Auckland Council GeoMaps. Where network data was unavailable, pipe grades have been assumed to be at the minimum values outlined in the Auckland Council Wastewater Code of Practice for Land Development and Subdivision⁴.

⁴ [Water and Wastewater Code of Practice for Land Development and Subdivision Chapter 5: Wastewater](#)

A summary of capacity at the local connection points is provided in Table 4.4 below. Engagement with Watercare Services Limited has been initiated via email to the development engineering team on 27 November 2025. Watercare has confirmed in their assessment letter dated 14 April 2026 (enclosed in Appendix H), that the local wastewater network has sufficient capacity to accommodate the proposed development at 3.449 L/s PWWF. Since engagement with Watercare, minor architectural changes have resulted in an increase in PWWF demand of less than 10%. Further engagement with Watercare is required for confirmation of this change, however at this stage the increase is considered immaterial. For emails exchanged refer to Appendix D. The capacity assessment has not been traced to the downstream 300 mm pipe as ongoing engagement with Water Care services limited aims to develop our understanding of the local and wider network capacity and constraints.

Table 4.4 Capacity of wastewater connections

Connection Description	Pipe Size (mm)	Pipe Grade (%)	Capacity (L/s)	Developed Demand (L/s)	Developed contribution (%)
Building One Connection	100	3.8	10.83	1.138	10.5
Building Two Connection	150	0.8	14.65	1.283	8.8
Building Three Connection	150	2.8	27.41	1.019	3.7
Building Four Connection	150	2.8	27.41	0.972	3.5
Building Five Connection	100	1.7	8.76	0.322	3.7

4.4 Proposed connections

At this Concept Design stage we estimate that the existing connections have adequate capacity for the proposed developments, as shown in Table 3.4. At this stage, they are intended to be retained, as shown in Figure 4.2. It is noted that replacement connections may be required if excavation activities impact the pipes. A sketch of the concept connections is provided in Appendix C.



Figure 4.2 Proposed wastewater connections.

4.5 Assessment

As noted in section 3.6, the increases in wastewater demand and modifications to connection points are consistent with the scale and density of the existing development and, pending Watercare approval, the public network is likely to be able to service the proposed increase wastewater demand.

Existing wastewater pipes within the developed area will be protected or replaced as required.

5 Stormwater

5.1 Existing services

Auckland Council GeoMaps shows several existing public stormwater pipelines within the immediate vicinity of the site, as shown in Figure 5.1.

GeoMaps shows the presence of a public stormwater network located within the road corridor on the northern (Clarence Street), eastern (Victoria Road) and western extents (Anne Street) of the site, alongside that going through the middle (Wynyard Street) of the site.

The network drains to the southern boundary of the site. The branch located within the Clarence Street Road Reserve drains toward the east and into Anne Street, Wynyard Street, and Victoria Road.

The first section has been identified as a 225 mm diameter ceramic/earthenware pipe which transitions to a 300 mm diameter ceramic/earthenware pipe and then to a 300 mm diameter concrete pipe. This pipeline is understood to connect into the identified 600 mm diameter concrete pipe located within Wynyard Street to drain south. One public catchpit was identified along this section.

The second section has been identified as a 300 mm diameter concrete pipe. This pipe is understood to connect to a 300 mm diameter ceramic/earthenware pipe within the road reserve of Victoria Road to drain south.

Several stormwater manholes are shown adjacent to each proposed property boundary, alongside multiple additional catchpits to those previously mentioned.

Each of the above-described sections continue to drain to the south and ultimately discharges to outlets in the sea wall along Queens Parade Reserve. Each outlet roughly aligns with the southbound road corridors.

It is understood that the pipeline with Wynyard Street has been more recently updated in 2001, with the pipelines within Anne Street, Clarence Street and Victoria Road noted as installed in 1990, the 1970's and 1980 respectively. Through the pre-application process Healthy Waters indicated that there are SW network upgrades proposed on Victoria Street due to existing network capacity constraints in that area. Healthy Waters stated in a post pre application meeting note, PRR00043253- "Devonport Fast Track Pre-App Minutes-251112" that "There are long-term plans (timings TBC) for the Old 500 mm pipes along Victoria Road which Healthy Waters confirmed is at capacity".



Figure 5.1 Existing stormwater services (sourced from Auckland Geomaps).

5.2 Potential connections

Proposed development connections to the stormwater network could be made to the public manholes or existing stormwater connections.

The proposed development will have no increase in demand on the stormwater service i.e. the post-development flow is equal to the pre-development flow as there is nil imperviousness change. Therefore, we are not expected to have any change in effect on the existing receiving infrastructure.

Further, design development is required to assess if there are any changes to the proportion of water being delivered to the drainage network system at Wynard and Victoria Street. The design team will liaise with Healthy Waters to help determine the best distribution of stormwater to the existing network and will design the connections accordingly.

Further engagement is required with Healthy Waters at subsequent design stages to determine the appropriate connection points and/or any mitigation strategies to maintain service levels.

5.3 Stormwater management

T+T has been engaged to undertake a stormwater management assessment and a flooding assessment. Refer to Devonport mixed use development stormwater assessment⁵ and Devonport mixed use development flood assessment⁶ respectively.

5.4 Assessment

Unlike wastewater and water supply, the proposed development will show no increase in demand on the stormwater service i.e. the post-development flow is equal to the pre-development flow as there is nil imperviousness change. Therefore, we are not expected to have any change in effect on the existing infrastructure. We understand and acknowledge that there are some limitations in that infrastructure, especially in Victoria Street, and we will design a stormwater plan that considers the relative capacity of those two branches in conjunction with Healthy Waters.

⁵ [Devonport mixed use development stormwater assessment, Tonkin Taylor, 24/02/2026](#)

⁶ [Devonport mixed use development flood management, Tonkin Taylor, 19/02/2026](#)

6 Dry services

6.1 Electricity

Electrical network capacity has been assessed using data available from Vector's Open Data GIS⁷ and BeforeUDig records. The proposed development is located within the Ngataranga Bay substation zone, as shown in Figure 6.1.

The Ngataranga Bay substation is a 33/11 kV facility serving much of western Devonport and Stanley Bay. Recent upgrades (2024/25) to the Belmont substation indicate a potential future phase-out of the Ngataranga Bay substation due to its low-lying position and associated vulnerabilities. This assumption is supported by the Planned Improvements layer, which shows a proposed crossing of Ngataranga Bay for installation of a third Belmont transformer (anticipated 2027) and reinforcement of underground services along Victoria Street to support electric-ferry infrastructure commencing in 2027.

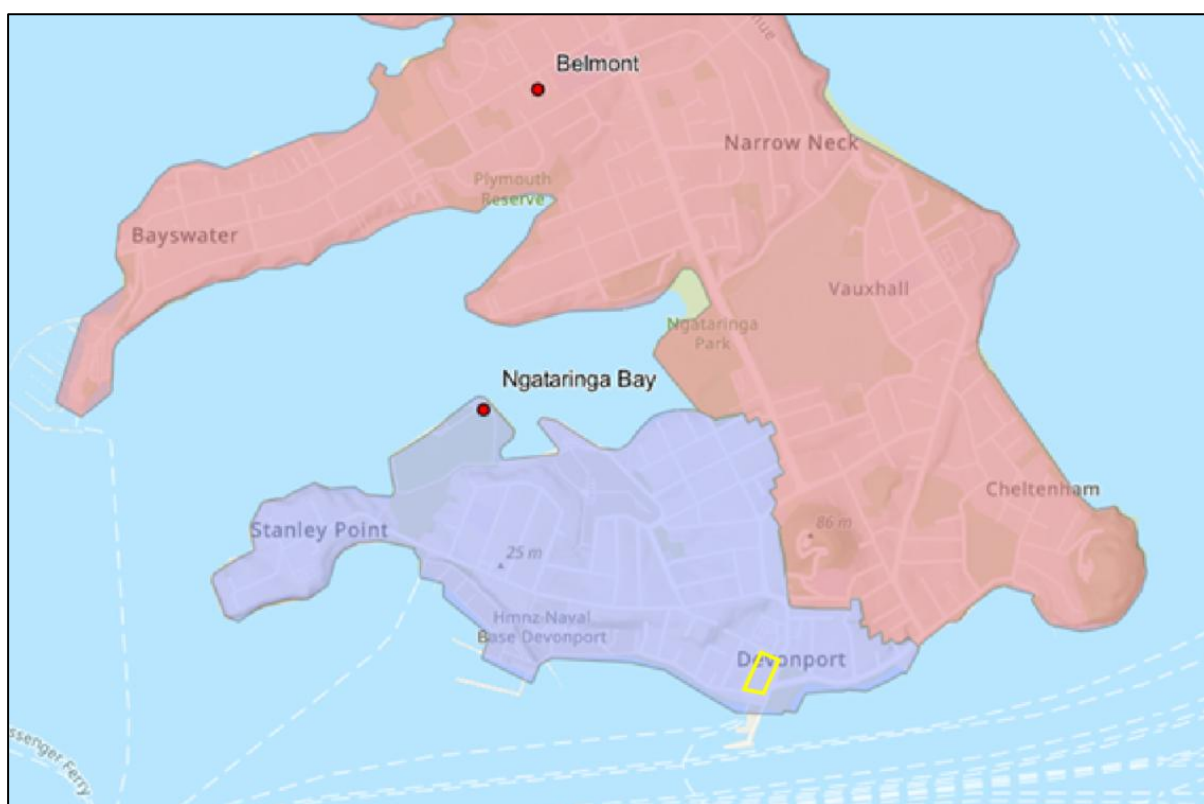


Figure 6.1 Substation Network within Devonport (sourced from Vector Open Data GIS). Purple indicates Ngataranga Bay Zone, red indicates Belmont Zone, yellow indicates approximate site location.

Within the local network Vector Open data GIS show the site to be well serviced by several 11 kV active lines within all surrounding road corridors as seen in Figure 6.2 below. There is existing 400-volt, street lighting, and pilot/fibre optic cables within the road reserve of Clarence Street, Anne Street, Wynyard Street (two sets of lines, one east, one west), and Victoria Road.

There are two 11,000-6,600-volt cables identified along the eastern boundary of Wynyard Street road reserve. A second 11,000-6,600-volt cable is present within the road reserve adjacent to 37-41 Victoria Road, alongside two 400-volt cables, street lighting, pilot/fibre cables and is trenched.

⁷ [distribution feeder network and zone substations | Open Data Vector Limited](#)

Several pillars are present across the site, alongside two distribution stations within close proximity to the development. The first located within the property boundary of 2 Wynyard Street (TB22), and the second within 19 Victoria Road (TB2619).

Several streetlights are adjacent to the site that may require protection during construction.

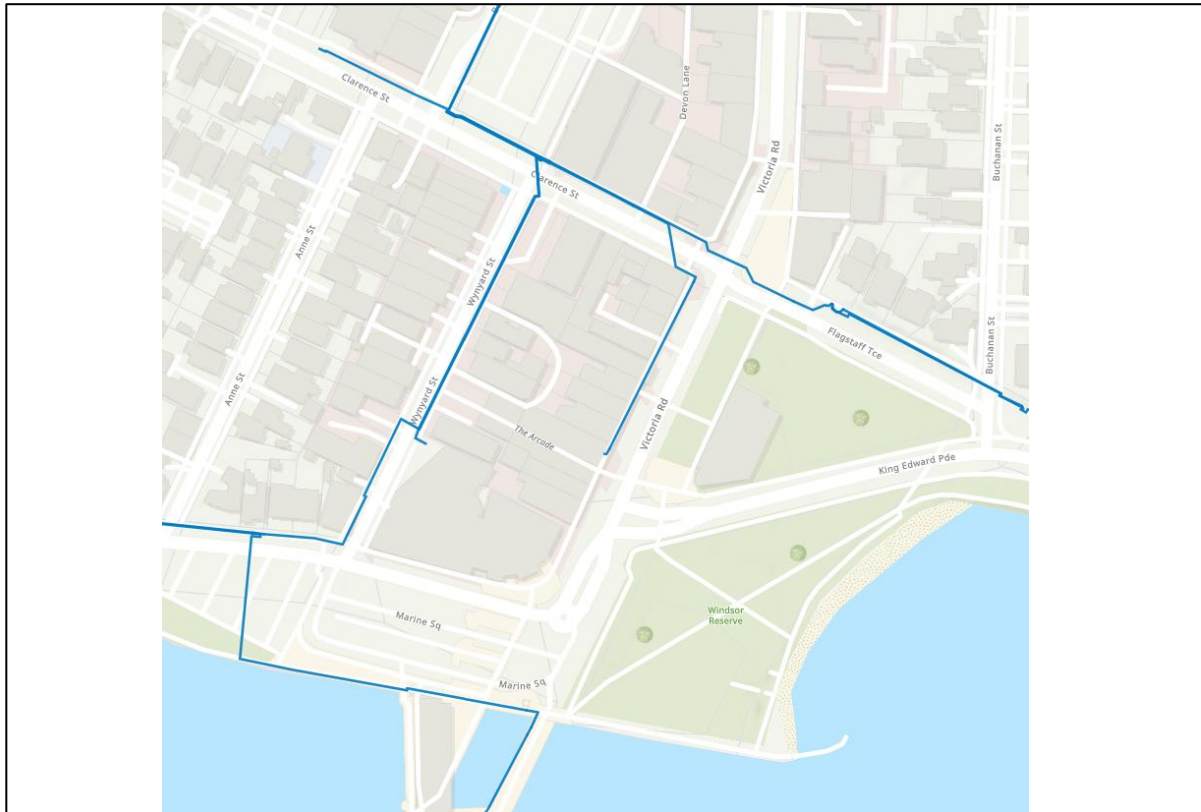


Figure 6.2 Electricity distribution map, with 11kV services shown in blue (sourced from Vector Open Data GIS).

Consultation with Vector has been undertaken by Mesh Consulting to investigate any network limitations that may affect the proposed development. A letter has been provided confirming the serviceability of the development and outlining a high-level assessment and scope of works required for the development and associated demand of 2.5 MVA (letter enclosed in Appendix D).

Refer to Appendix G for BeforeUDig results.

6.2 Communications

Assessment of the communications network has been undertaken using information available on Commerce commissions GIS⁸ and BeforeUDig. The site is shown to be fully served by fibre as seen in Figure 6.3 below and has sufficient connection potential. Telecommunication service plans show infrastructure in the area owned and operated by Chorus New Zealand Limited.

There is an existing underground telephone cable system adjacent to each boundary of the site.

Underground telephone cable system drawings issued by Chorus additionally identify a Vodafone Cellsite and a Telecom ADV5 Cellsite within the north-western property boundary of 1 Victoria Road.

⁸ <https://comcom.emtel.co.nz/publicWebsite/>

There are two buried communications manholes located adjacent to the northern property boundary of 5 Clarence Street.

The BeforeUDig assessment also indicated that there is High Capacity and Fibre Network within the area provided on the plans. A core network is also identified which may require the developer to liaise with Chorus to ensure the protection of this network and its access for the proposed development.



Figure 6.3 Fibre connectivity map, sourced from Commerce Commission. Red indicates actively connected properties.

Engagement with Chorus will be conducted to confirm servicing capacity and connection locations.

Refer to Appendix G for BeforeUDig results.

6.3 Gas

Assessment of the gas network has been undertaken using information available from Vector's Open Data GIS and B4Udig. The local network appears to have sufficient capacity and potential for connection, should the proposed development require a gas supply at a later stage.

It is expected to be unlikely that these survey markers would be impacted by the development. However, if works are conducted near these markers, they will need to be protected during construction.

Several existing private gas connections currently extend into the site boundary and may require removal or abandoning during excavation works.

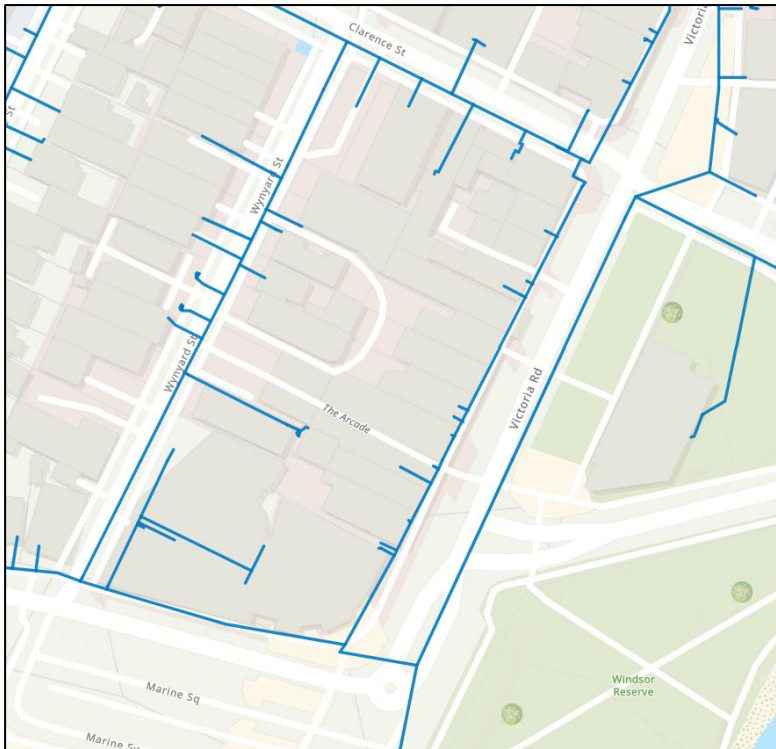


Figure 6.4 Existing gas supply lines shown in blue, (sourced from Vector Open Data GIS).

Engagement with Vector Gas will be conducted at the next stage to confirm servicing capacity and connection locations.

Refer to Appendix G for BeforeUDig results.

6.4 Assessment

There are existing networks within the adjacent streets for electricity, communications and gas, which are likely to adequately service the proposed development.

7 Earthworks

7.1 Extent of earthworks

Earthworks are expected to form the proposed common basement levels for Buildings one, two, and three. Based on architectural drawings provided by PB&A, the basement area is approximately 3,780 m², with excavation depths of up to approximately 7.8 m currently proposed. A preliminary cut plan, excluding bulking factors, is summarised in Table 7.1 below.

An isopach sketch has also been prepared, comparing existing ground levels with proposed finished basement levels and corresponding areas. No allowance has been made for overcutting. Illustrated in Figure 7.1, and found as SK01 in Appendix E.

Minor earthworks are expected for site clearance and foundations of the remaining buildings (four and five). They are considered immaterial at this stage and will be investigated further at the following stages.



Figure 7.1 Excavation plan. Area of basement shown in red.

Table 7.1 Approximate earthworks cut volume

Basement Level	Depth of Basement (m)	Area of Basement (m ²)	Volume of earthworks (m ³)
B03	6.62	1165	8,000
B04	7.72	1800	14,000
Option "A"	3.45	830	2,900
Total	-	3,780	24,900

7.2 Indicative methodology

The final earthworks methodology will be determined by the contractor undertaking the works. The outline below provides an indicative methodology, prepared with specialist input from the project design team.

For earthworks methodology proposal purposes, basement retaining options will be employed and are described in the Geotechnical Assessment. Retention and groundwater control measures will be designed to manage geotechnical and groundwater effects during construction and long-term operation of the building basements.

All excavated material will be removed from site and disposed of at a consented facility, or by other approved arrangements, as managed by the contractor and in accordance with the Geotechnical and Contamination engineers recommendations.

7.3 Erosion and sediment control

The erosion and sediment control (ESC) measures to be implemented throughout the project are based on the principles outlined in *Auckland Council Guideline Document 05 (GD05)*. Specific measures are described below. Refer to Drawing SK02 in Appendix E for plans illustrating the proposed site erosion and sediment control measures.

Existing stormwater catchpits, adjacent to the site that will receive runoff from the site will be protected to GD05 Standards.

The existing kerb and channels along Wynyard and Victoria Street will serve as a clean water cut off, diverting stormwater and road runoff around the site location. A bund will be installed at sections along the portions of the perimeter not confined by kerb and channel. The bund will be constructed from hotmix or sandbags (subject to location). The purpose of this bund is to both isolate the site from clean runoff and to ensure runoff from within the site is retained within the site boundaries.

A sump or low point within the excavation will be maintained approximately 1 m below the working level to collect groundwater inflows and rainfall runoff. Collected water will be pumped to the surface for treatment in a Silt Buster or other approved sediment removal device before being discharged to the reticulated stormwater system.

Stabilised entrance ways will be established at all entry and exit points of the site.

Provision for wheel wash areas using water blasters may be considered to mitigate the effects of dirt being tracked onto the public roads. Alternatively, the Contractor may provide a more detailed site operations methodology which keeps truck movement areas within the site clean and therefore the provision for wheel wash areas may not be required.

It is expected that sediment generation will be minimal during the enabling and demolition stages. As such, the wheel wash areas will be used only if deemed necessary with sediment laden runoff

directed through filter socks or GD05 inlet protection on the ground surface, before discharging into the stormwater system.

The excavated material will be promptly carted away from site. However, where material needs to remain on site for short periods, provision will be made for a surge pile where trucks will be loaded from. The surge pile will be isolated with a perimeter bund where surface runoff from this area will be directed under gravity to the basement excavation. Existing stormwater catchpits adjacent to the site with the potential to receive runoff from the site will be protected and maintained to GD05 Standards.

8 Summary

On the basis of the above desktop assessment, we infer that the high-level proposed development can primarily be expected to be serviced by existing infrastructure subject to the following:

- All capacity assessments at this phase of the project are high level and will require re-assessment against any developed design and as more information becomes available.

Water supply

- There is an extensive network of moderately large diameter water supply pipes around the site however these range in age with some being old cast iron or asbestos cement pipes.
- There are many small diameter existing connection points, and the proposed development would seek to consolidate these into three to four larger diameter supplies including fire sprinkler supply and domestic/commercial supplies.
- Water demands as peak hourly demand have increased from 2.38 L/s in predevelopment to 4.73 L/s in post development.
- Hydrant testing has confirmed that FW2 water supply is adequate. Residual pressure decay tests will be used to develop a sprinkler supply by the hydraulic engineer.
- Engagement with Watercare has commenced and we anticipate comment or capacity checks in due course.

Stormwater

- There is an extensive network of moderately large diameter stormwater pipes around the site however these range in age with some being old.
- As the site is presently near 100% impervious, it is expected that the existing stormwater will have adequate capacity to convey the peak flows resulting from the development.
- Healthy Waters are planning to upgrade the existing pipe on Victoria Street; however, it is unclear whether this will improve discharge capacity for the development.

Wastewater

- Wastewater demands as peak wet weather flow have increased from 2.49 L/s in predevelopment to 4.52 L/s in post development.
- Desktop assessment of available information has shown the local connections have sufficient capacity to service the demands of the proposed development. The arrangement and connection points will need to be confirmed in due course. The condition of these pipes will need to be confirmed.
- We have engaged with Watercare to seek a capacity assessment. Based on our assessment of wastewater demand, we anticipate that the existing network will have capacity to service the development. This is subject to confirmation by Watercare.

Dry services

- An upgrade to the local electricity supply to 2.5 MVA is required to service the development. Consultation with Vector has been undertaken by Mesh consulting to outline the requirements, potential for development, and scope the required upgrade.
- The road reserve of Victoria Road has been marked as future planned for electricity network projects, the details of which need to be confirmed.
- Telecommunication services plan suggest that the fibre network in the Devonport area shall have sufficient capacity for the proposed site.

- The BeforeUdig enquiry indicates that there is gas supply infrastructure adjacent to each site boundary.

Earthworks

- An indicative earthworks isopach has been prepared with an expected excavation area of 3,780 m², and excavation volume of 24,900 m³.
- Erosion and sediment control methodology will largely be an excavate to waste exercise and control will focus on entry and exit points via wheel and discharge of rain and groundwater via Silt Buster or other approved.

9 Applicability

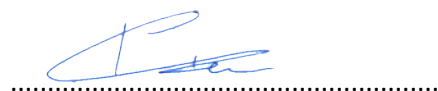
This report has been prepared for the exclusive use of our client Devonport Property Management Ltd, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that our client will submit this report as part an application for referral under the Fast Track Approvals Act (2024). This report is intended for referral; and an updated, more substantial infrastructure assessment report will be provided for the substantial consent application.

Tonkin & Taylor Ltd
Environmental and Engineering Consultants

Report prepared by:

Authorised for Tonkin & Taylor Ltd by:



Terry Krause
Civil Engineer

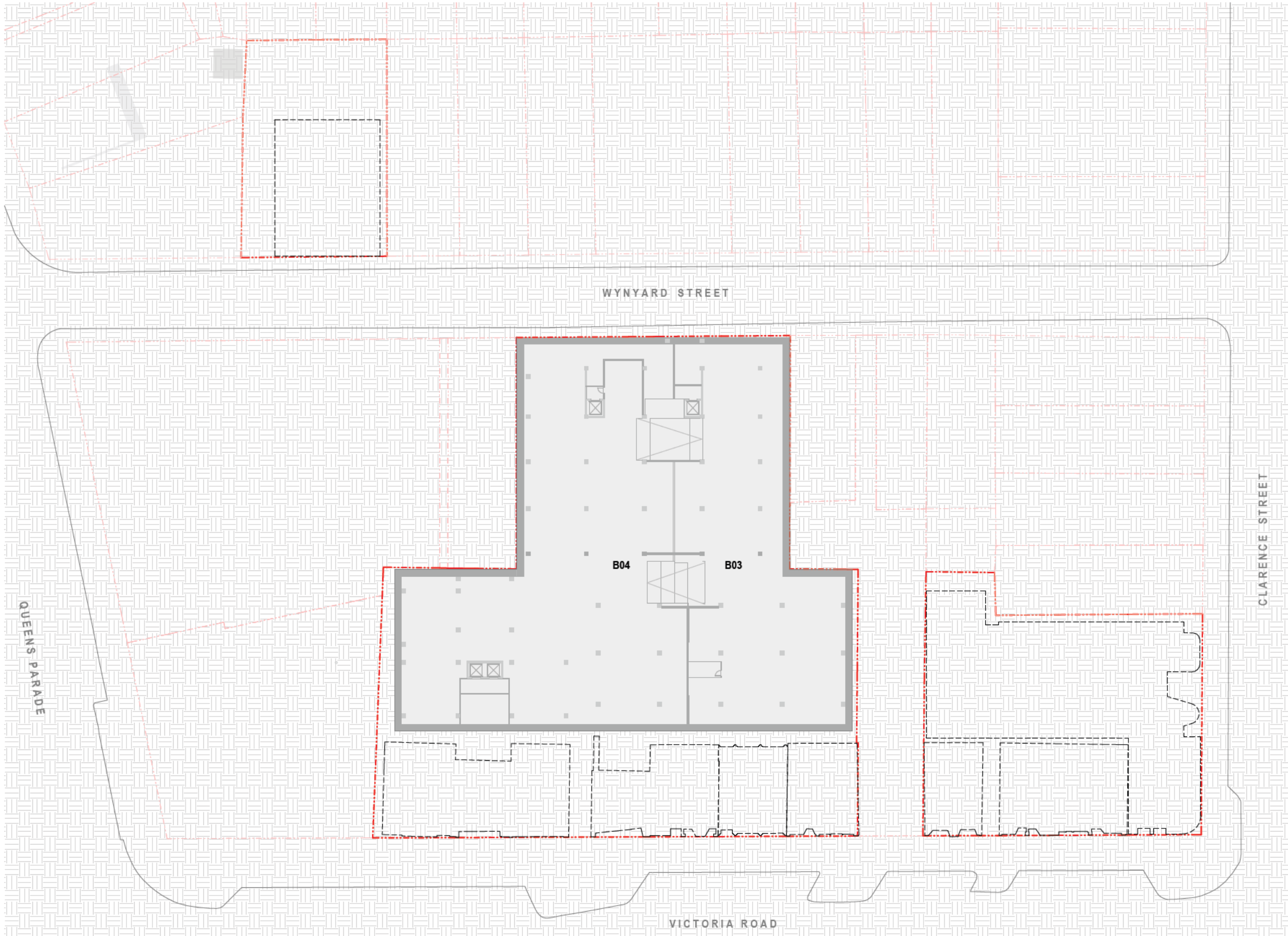


Mark Thomas
Project Director

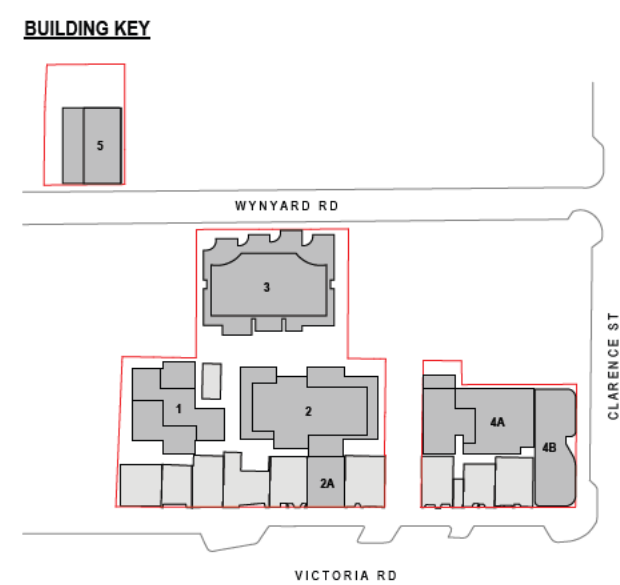
TEKR

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Appendix A Architectural Plans



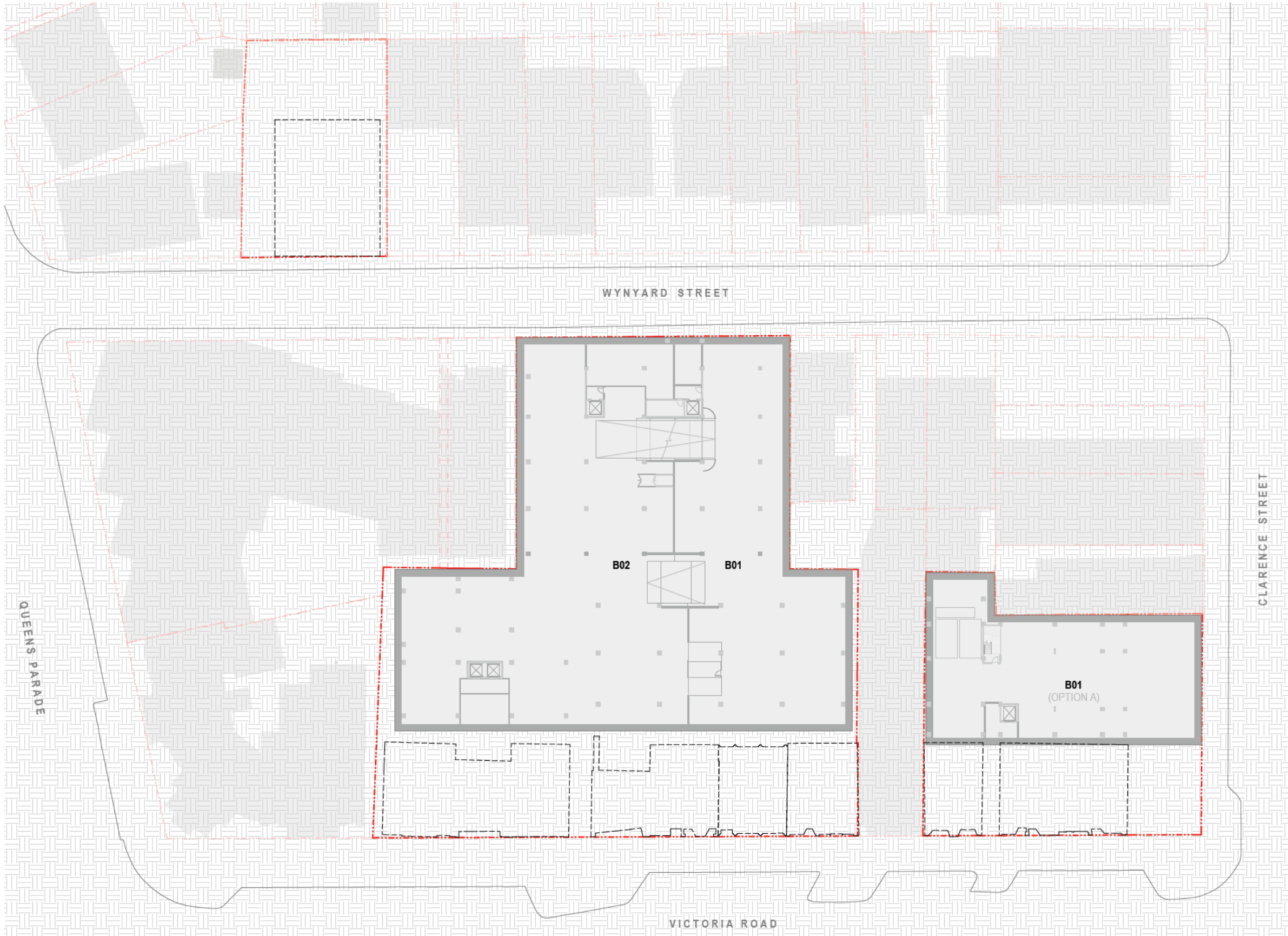
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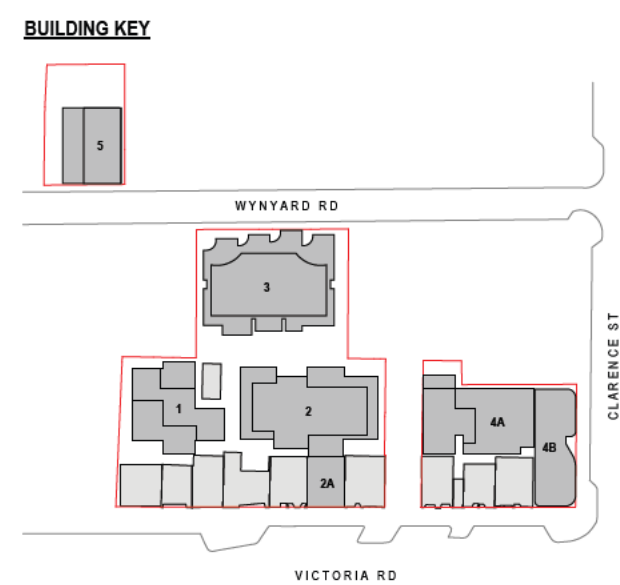
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1 OVERALL B01 & B02 BASEMENT PLAN
Scale @ A1 1 : 300





BUILDING KEY



1 OVERALL L00
Scale @ A1 1 : 300

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CLARENCE STREET

QUEENS PARADE

WYNYARD STREET

VICTORIA ROAD

BUILDING KEY



1 | OVERALL L01
Scale @ A1 1 : 300





BUILDING KEY



1 | OVERALL L02
Scale @ A1 1 : 300





BUILDING KEY



1 | OVERALL L03
Scale @ A1 1 : 300





BUILDING KEY



1 | OVERALL L04
Scale @ A1 1 : 300





BUILDING KEY



1 | OVERALL L05
Scale @ A1 1 : 300





CLARENCE STREET

QUEENS PARADE

WYNYARD STREET

VICTORIA ROAD

BUILDING KEY



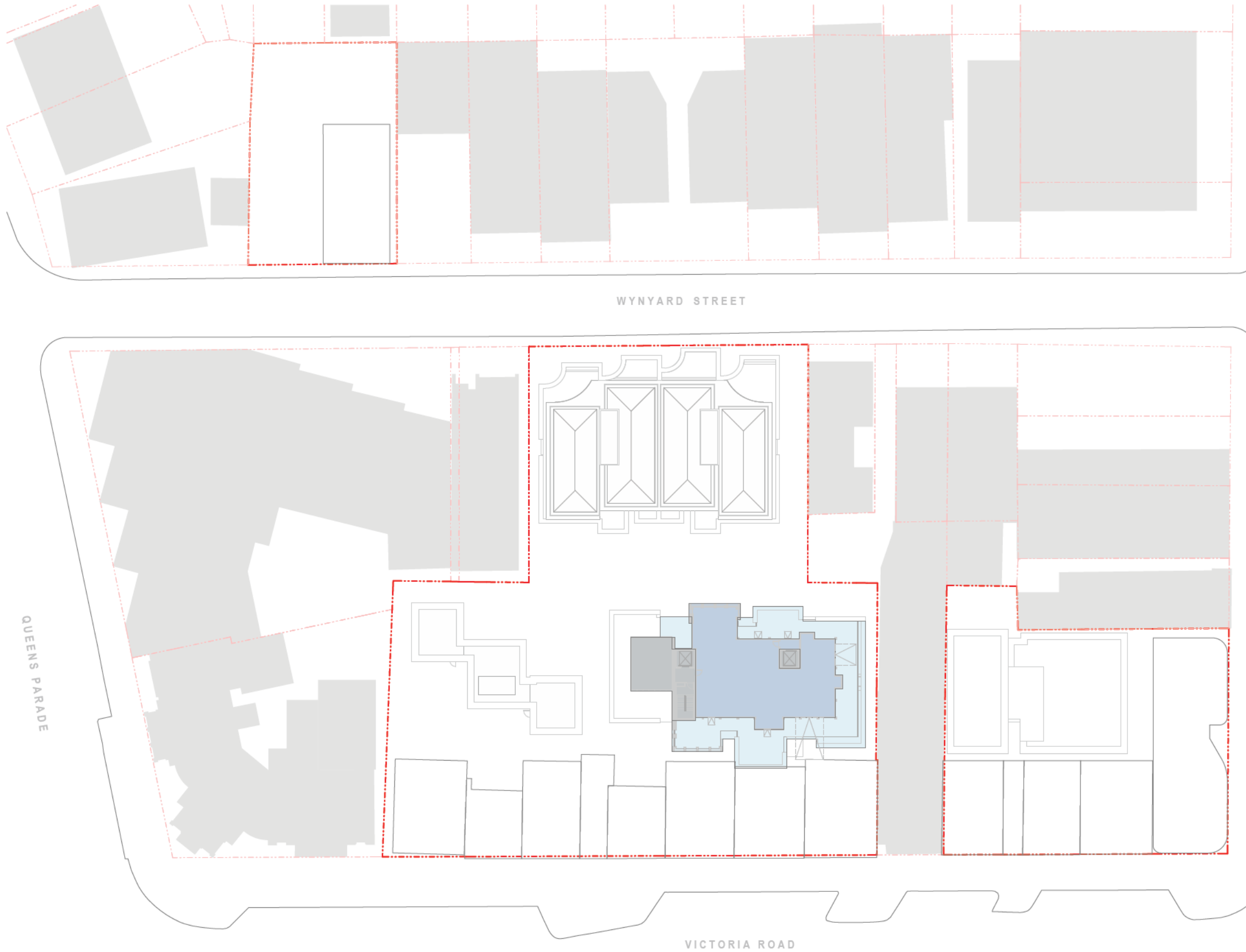
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CLARENCE ST

VICTORIA RD

WYNYARD RD



CLARENCE STREET

QUEENS PARADE

WYNYARD STREET

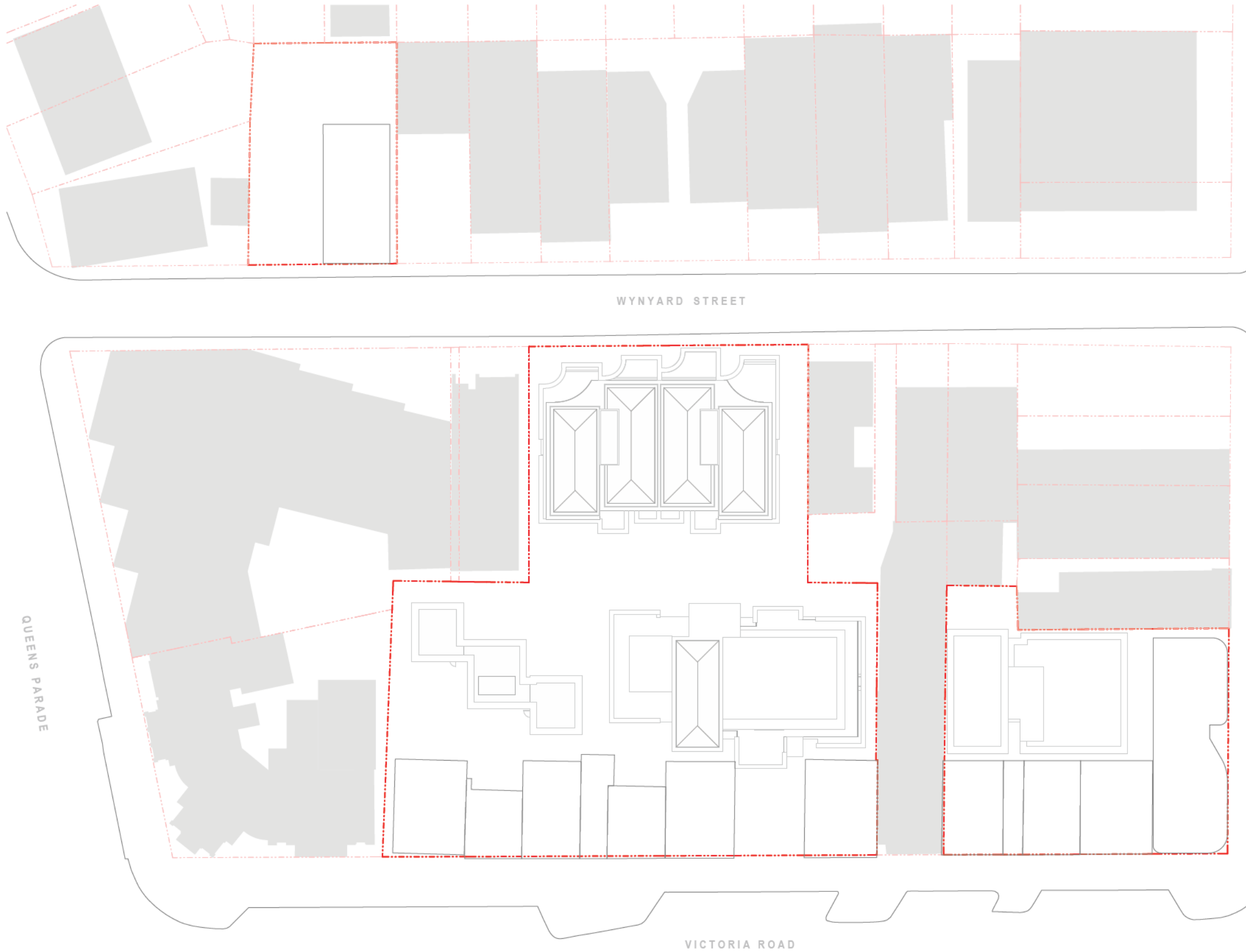
VICTORIA ROAD

BUILDING KEY



1 | OVERALL L07
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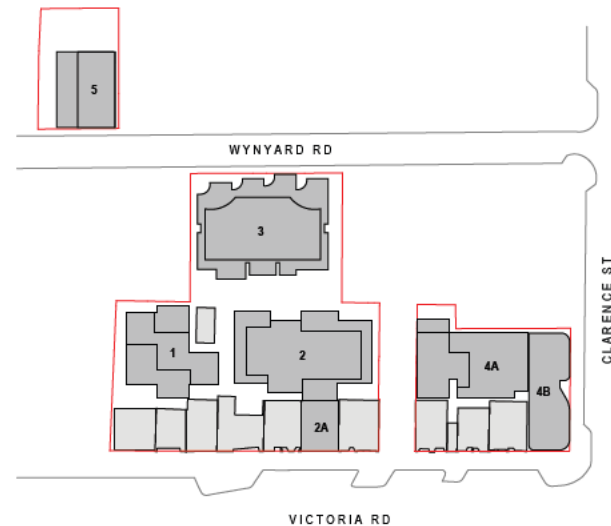
CLARENCE STREET

QUEENS PARADE

WYNYARD STREET

VICTORIA ROAD

BUILDING KEY



1 OVERALL R08
Scale @ A1 1:300



CLARENCE ST

VICTORIA RD

WYNYARD RD



1 | VICTORIA ROAD STREET ELEVATION (EAST)
Scale @ A1 1 : 200

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5/05/2026 3:55:36 pm

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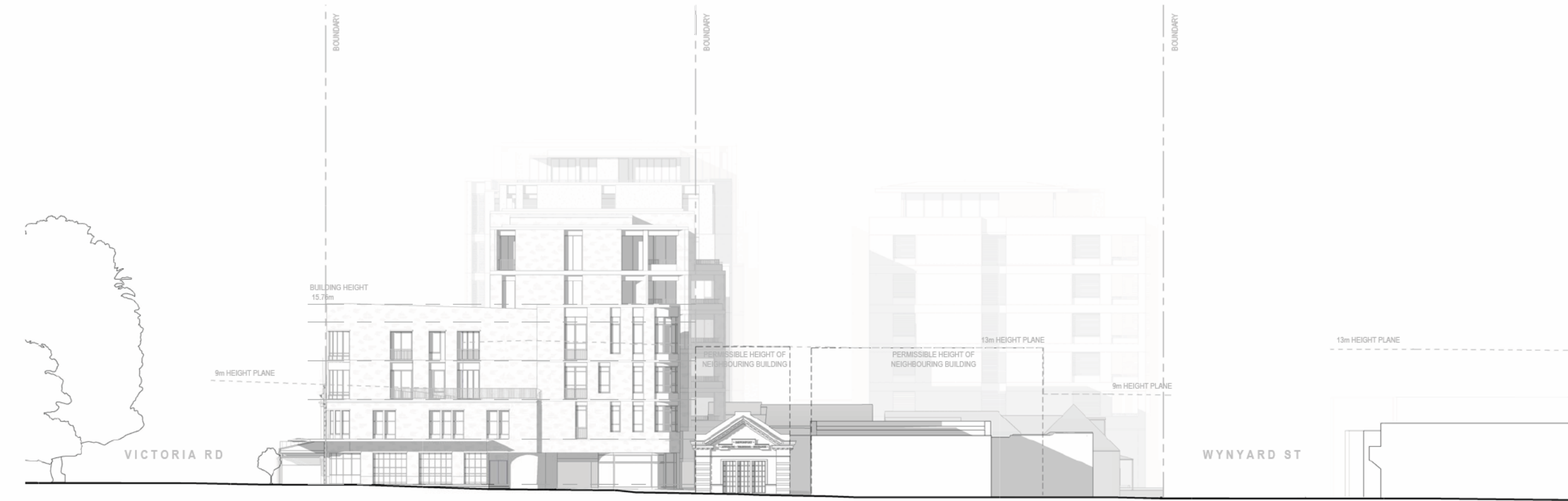
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1 | WEST STREET ELEVATION
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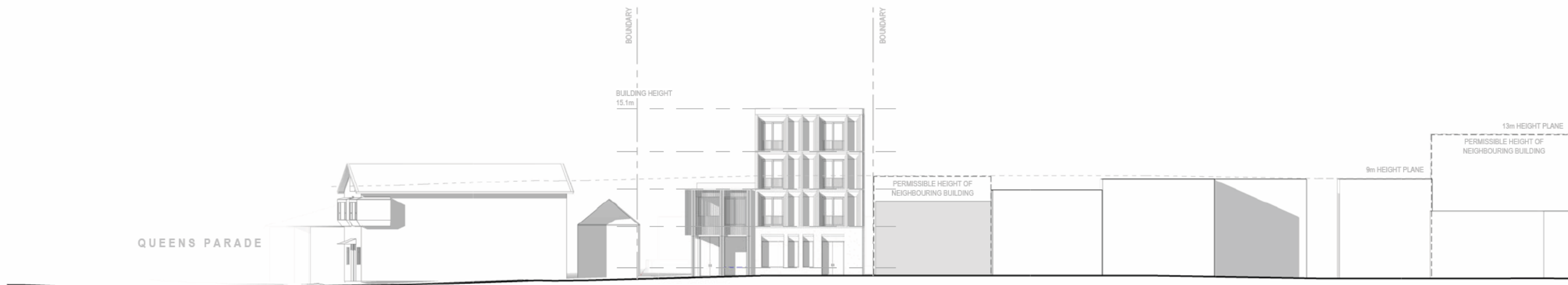
1 | CLARENCE STREET ELEVATION (NORTH)
Scale @ A1 1:200



1 | SOUTH STREET ELEVATION
Scale @ A1 1 : 200

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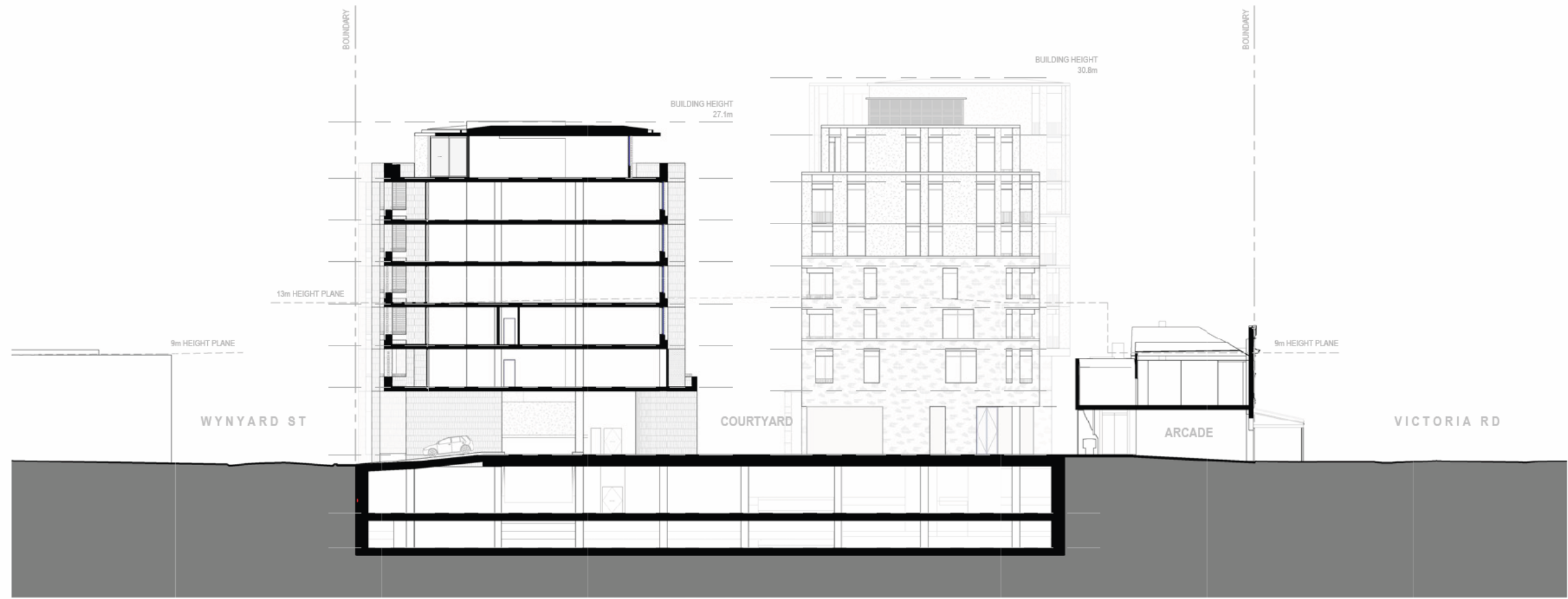
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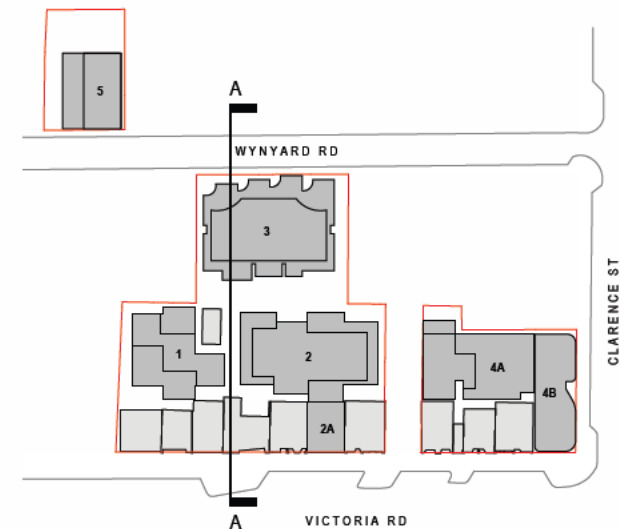
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5/05/2026 3:57:20 pm



1 | SECTION A - ARCADE
Scale @ A1 1 : 200



Appendix B Nova Tec Flow Testing Results

26th November 2025

Devonport Property Management Limited
Level 3, 6 Viaduct Harbour Ave
Auckland

RE: Firefighting Water Supply at 15 Victoria Road, Devonport

Attention: Nick Turley

Dear Nick,

Nova Flowtec Services were engaged to conduct a FW2 hydrant flow test for the proposed development at 15 Victoria Street, Devonport.

The testing was conducted on Tuesday 25th November at 8pm.

The object of the testing was to prove that there is sufficient water for firefighting purposes.

Requirements:

In order to meet the FW2 minimum requirements of PAS 4509: 2008, 12.5Lps is required within 135m and an additional 12.5Lps is required within 270m of the development.

This being a total of 25Lps at a minimum residual pressure of 100kPa.

Results:

During testing the minimum requirement was met with 27.1Lps at 630kPa being recorded.

Please find the results table and the hydrant map on the following page.

Additional testing was carried out to assist with any future sprinkler design, this can be found on page three and four.

Should you have any questions please do not hesitate to contact me.

Kind Regards



Melanie Keane
Testing Manager

FW2 Water Classification Test

	Hydrant Three	Hydrant Four	Total Flow (Lps)	Hydrant One Pressure (kPa)
Static Pressure (kPa)			0	730
Flow (Lps)	13.2		13.2	705
Flow (Lps)	13.2	13.9	27.1	630
Date & Time:	Tuesday 25 th November 2025 at 8.00pm			
Site Address:	15 Victoria Road, Devonport			
Full Flow Result:	27.1Lps at 630kPa			

Hydrant Map



Flow and Pressure Curve One

Hydrant locations: 15 Victoria Road, Devonport

Date: 25th November 2025

Time: 8.08pm

Flow: Hydrant 2

Residual pressure: Hydrant 1

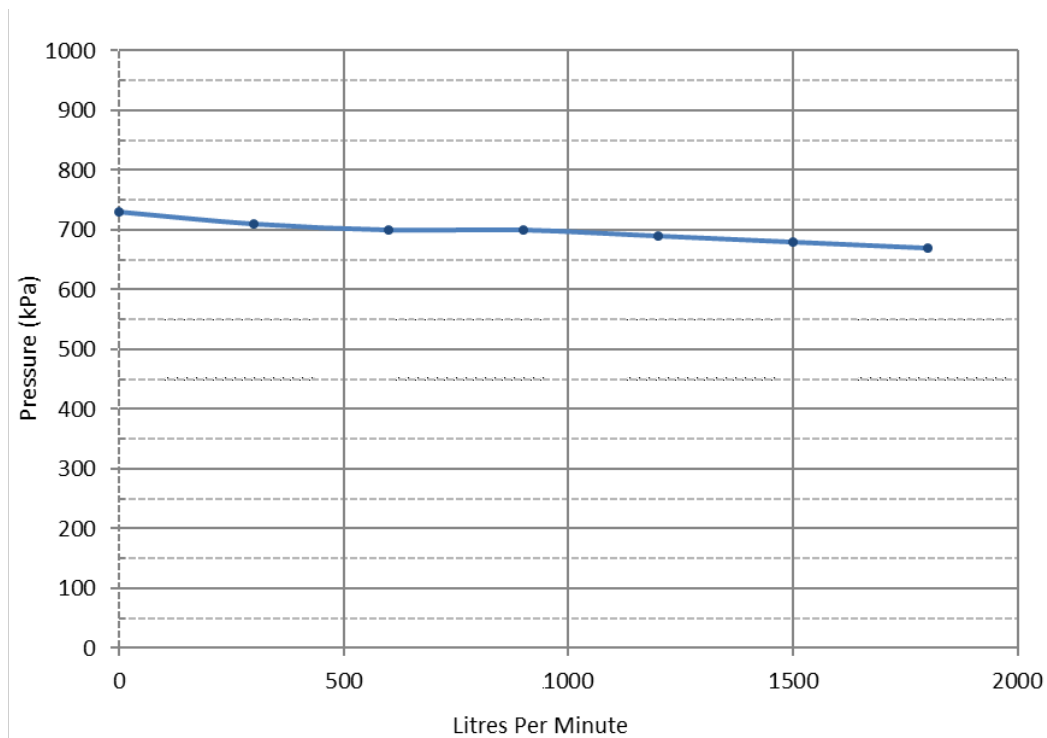
Maximum flow result: 1800Lpm at 670kPa

Test Supervisor: Edward Middleton

Data:

Flow (Lpm)	Pressure (kPa)
0	730
300	710
600	700
900	700
1200	690
1500	680
1800	670

Graph:



Notes: Nil

Disclaimer: These results indicate the water networks performance on this given date and time.
The networks performance is subject to fluctuations.

Hydrant Map: See page 2

Flow and Pressure Curve Two

Hydrant locations: 15 Victoria Road, Devonport

Date: 25th November 2025

Time: 8.15pm

Flow: Hydrant 2, 3 & 4

Residual pressure: Hydrant 1

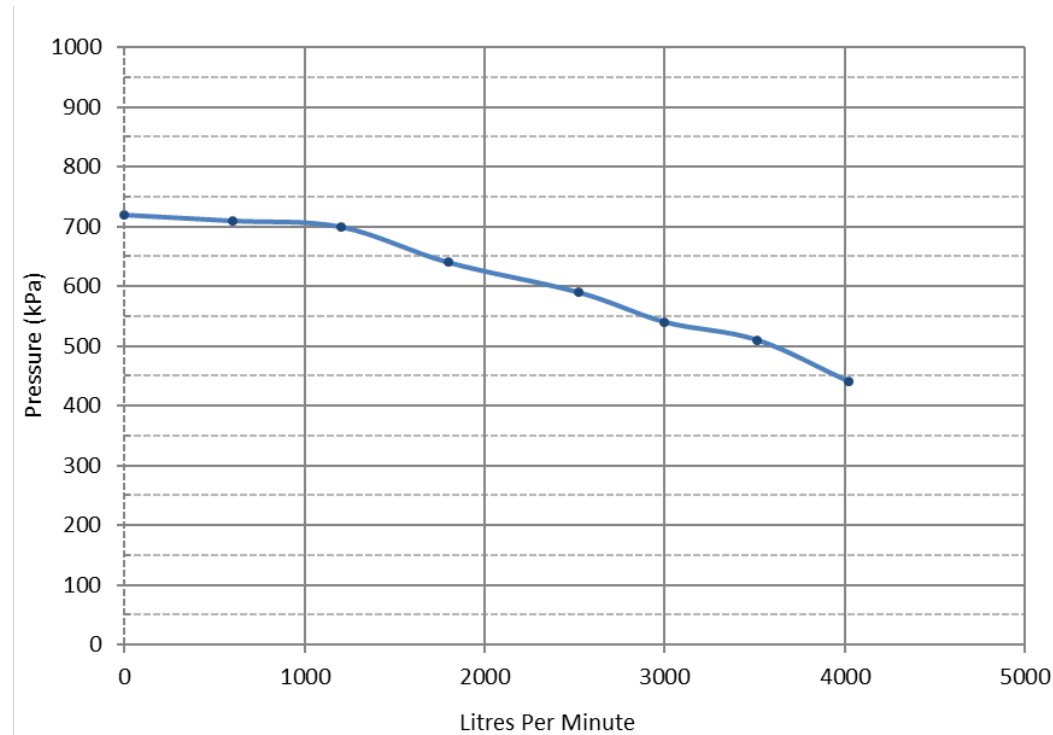
Maximum flow result: 4020Lpm at 440kPa

Test Supervisor: Edward Middleton

Data:

Flow (Lpm)	Pressure (kPa)
0	720
600	710
1200	700
1800	640
2520	590
3000	540
3510	510
4020	440

Graph:



Notes: Hydrant not flowed to maximum capacity as discharging water was threatening to lift the brick pavement.

Disclaimer: These results indicate the water networks performance on this given date and time. The networks performance is subject to fluctuations.

Hydrant Map: See page 2



26th November 2025

Devonport Property Management Limited
Level 3, 6 Viaduct Harbour Ave
Auckland

RE: Firefighting Water Supply at 15 Victoria Road, (Wynyard Street) Devonport

Attention: Nick Turley

Dear Nick,

Nova Flowtec Services were engaged to conduct a FW2 hydrant flow test for the proposed development at 15 Victoria Street, Devonport. Testing was conducted on Wynyard Street.

The testing was conducted on Tuesday 25th November at 7.22pm.

The object of the testing was to prove that there is sufficient water for firefighting purposes.

Requirements:

In order to meet the FW2 minimum requirements of PAS 4509: 2008, 12.5Lps is required within 135m and an additional 12.5Lps is required within 270m of the development.

This being a total of 25Lps at a minimum residual pressure of 100kPa.

Results:

During testing the minimum requirement was exceeded with 27.8Lps at 550kPa being recorded.

Please find the results table and the hydrant map on the following page.

Additional testing was carried out to assist with any future sprinkler design, this can be found on page three and four.

Should you have any questions please do not hesitate to contact me.

Kind Regards

Melanie Keane
Testing Manager

FW2 Water Classification Test

	Hydrant Two	Hydrant Three	Total Flow (Lps)	Hydrant One Pressure (kPa)
Static Pressure (kPa)			0	720
Flow (Lps)	14.7		14.7	665
Flow (Lps)	13.9	13.9	27.8	550
Date & Time:	Tuesday 25 th November 2025 at 7.22pm			
Site Address:	Wynyard Street, Devonport			
Full Flow Result:	27.8Lps at 550kPa			

Hydrant Map



Flow and Pressure Curve One

Hydrant locations: Wynard Street, Devonport

Date: 25th November 2025

Time: 7.25pm

Flow: Hydrant 2

Residual pressure: Hydrant 1

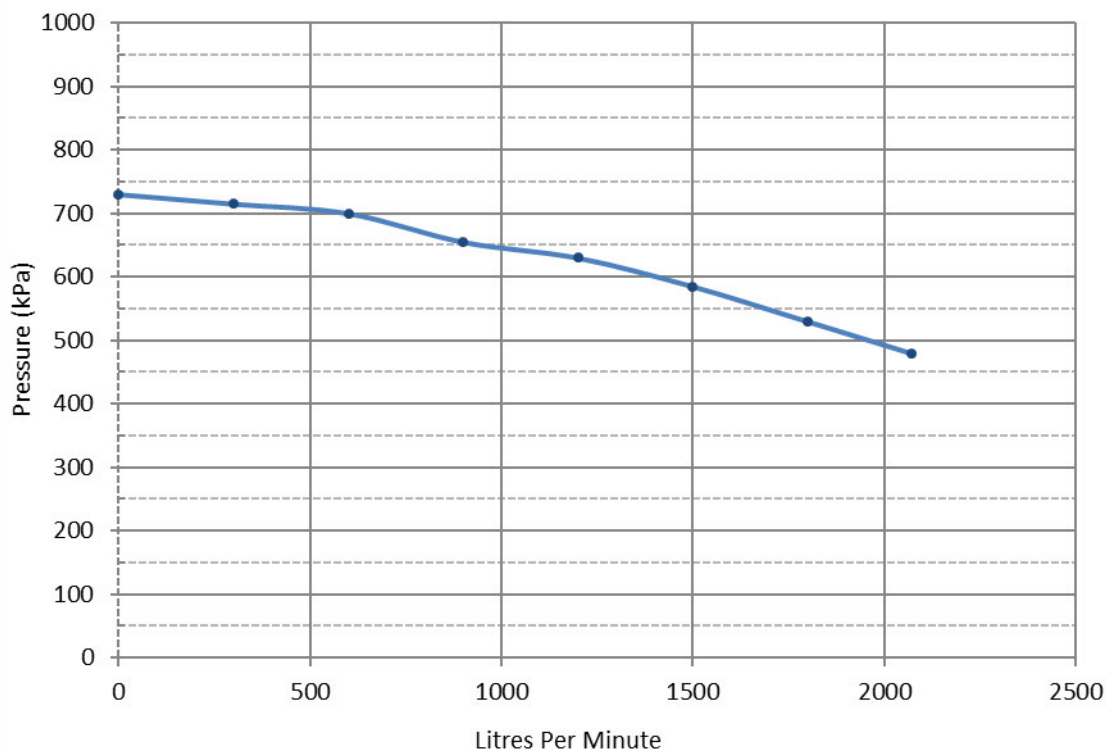
Maximum flow result: 2070Lpm at 480kPa

Test Supervisor: Edward Middleton

Data:

Flow (Lpm)	Pressure (kPa)
0	730
300	715
600	700
900	655
1200	630
1500	585
1800	530
2070	480

Graph:



Notes: The hydrant was flowed to maximum capacity.

Disclaimer: These results indicate the water networks performance on this given date and time.
The networks performance is subject to fluctuations.

Hydrant Map: See page 2

Flow and Pressure Curve Two

Hydrant locations: Wynard Street, Devonport

Date: 25th November 2025

Time: 7.33pm

Flow: Hydrant 2 & 3

Residual pressure: Hydrant 1

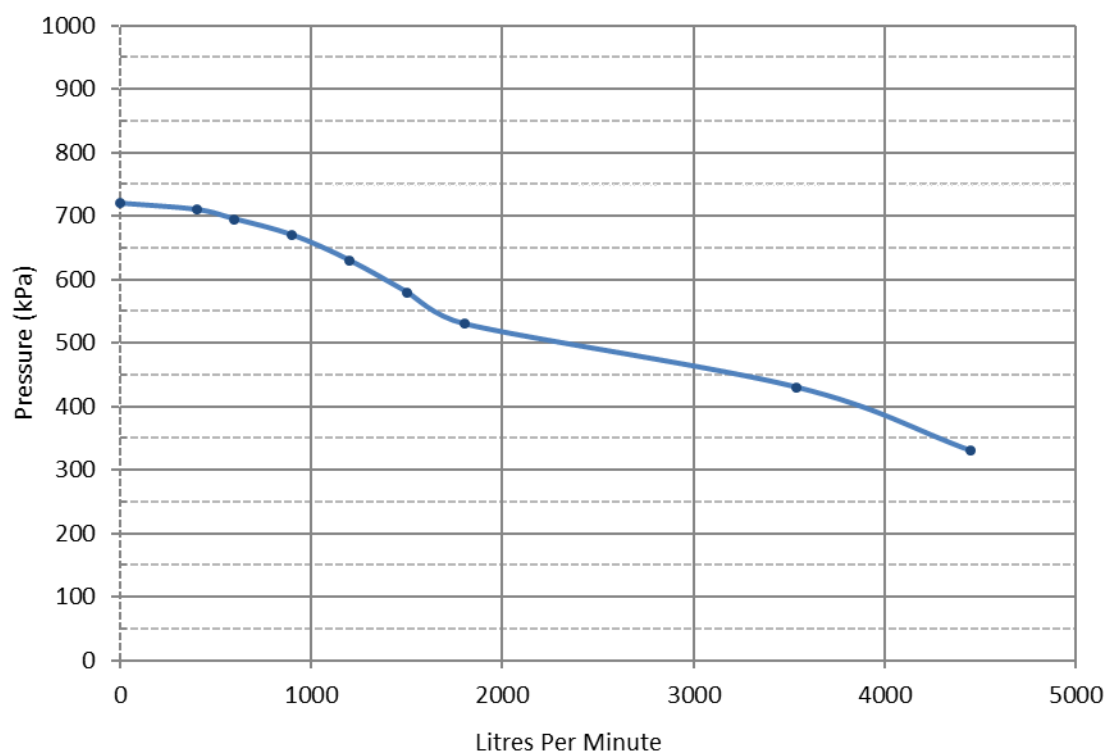
Maximum flow result: 4450Lpm at 330kPa

Test Supervisor: Edward Middleton

Data:

Flow (Lpm)	Pressure (kPa)
0	720
400	710
600	695
900	670
1200	630
1500	580
1800	530
3540	430
4450	330

Graph:



Notes: The hydrants were flowed to maximum capacity.

Disclaimer: These results indicate the water networks performance on this given date and time.
The networks performance is subject to fluctuations.

Hydrant Map: See page 2

Appendix C Proposed Connections Sketches

LEGEND

- SITE BOUNDARY
- EXISTING STRUCTURES TO REMAIN
- NEW PROPOSED STRUCTURES

NOTES

CONNECTION POINTS ARE INDICATIVE ONLY

SIZE AND LOCATION TO BE DETERMINED INCONJUNCTION WITH HYDRAULIC ENGINEER AND WATERCARE SERVICES LTD

UPGRADE EXISTING CONNECTION POINT
OR
NEW CONNECTION TO 100 MM CI ON
OPPOSITE SIDE OF ROAD
OR
NEW CONNECTION BACK TO VICTORIA
ROAD SUPPLY AS PER BUILDINGS 1 AND 3

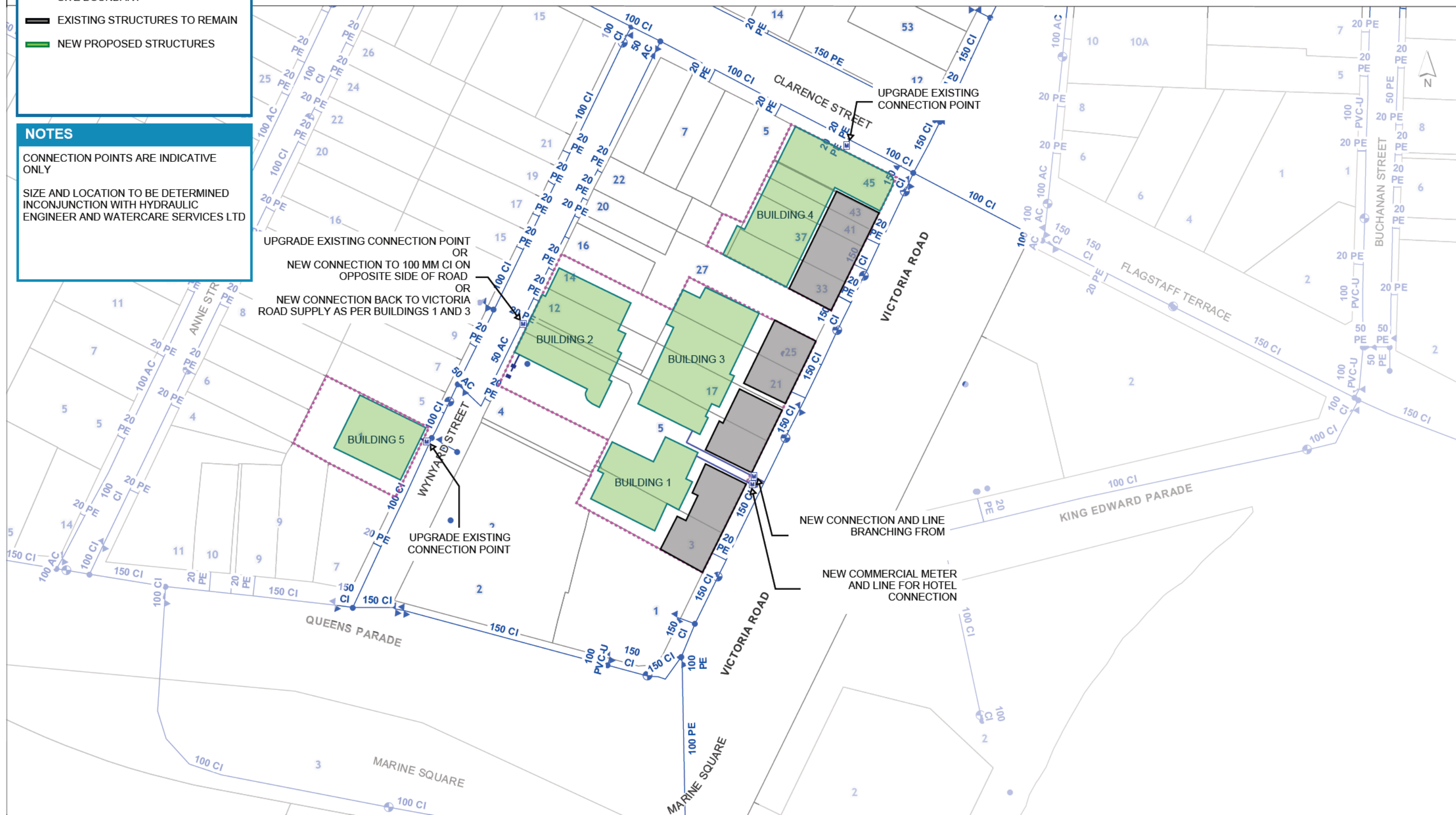
UPGRADE EXISTING
CONNECTION POINT

NEW CONNECTION AND LINE
BRANCHING FROM

NEW COMMERCIAL METER
AND LINE FOR HOTEL
CONNECTION

Utilities and Underground Services

Map



DISCLAIMER:
This map is illustrative only and all information should be independently verified on site before taking any action. Land parcel boundary information from LINZ (Crown Copyright Reserved). Height datum: Auckland 1946

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy of the plan, completeness of any information, or the suitability of the information for any error, omission or use of the information. Height datum: NZVD 2016.

www.tonkintaylor.com

1 - Water

DESIGNED
DRAWN
DESIGN CHECKED
SKETCH CHECKED

TEKR

27/11

SKETCH STATUS

DRAFT

PROJECT PHASE

FAST TRACK REFERRAL

A DRAFT

TEKR

--

27/11/2025

APPROVED

DATE

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

0 10 20 30
METERS

CLIENT PENINSULA CAPITAL LTD

PROJECT PROJECT RIOJA

Scale @ A3

TITLE WATER SUPPLY

Date Printed:

SCALE (A3) 1:1000 27/11/2025

SKT No. 1093341-SK0001



REV A

LEGEND

-  SITE BOUNDARY
 EXISTING STRUCTURES TO REMAIN
 NEW PROPOSED STRUCTURES

NOTES

CONNECTION POINTS ARE INDICATIVE ONLY

SIZE AND LOCATION TO BE DETERMINED
INCONJUNCTION WITH HYDRAULIC
ENGINEER AND WATERCARE SERVICES LTD

Utilities and Underground Services

Map



DISCLAIMER:

This map is illustrative only and all information should be independently verified on site before taking any action. Land parcel boundary information from LINZ (Crown Copyright Reserved). Height datum: Auckland 1946

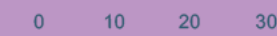
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy of the plan completely disavows any information contained in the plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016. www.tonkintaylor.com

www.tonkintaylor.com

3 - Wastewater

water	DESIGNED	TEKR	27/11	SKETCH STATUS
	DRAWN			DRAFT
	DESIGN CHECKED			PROJECT PHASE
	SKETCH CHECKED			FAST TRACK REFERRAL
THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES _____				
APPROVED		DATE		

THIS SKETCH IS NOT TO BE USED
FOR CONSTRUCTION PURPOSES



CLIENT **PENINSULA CAPITAL LTD**

PROJECT RIOJA

Scale @ AS

TITLE = 1:1,000 WASTEWATER

Date Printed:

SCALE (A3) 1:1000 27/11/2025

SKT No. 1093341-SK0002



Te Kaunihera o Tamaki Makaurau

REV A

Appendix D Stakeholder Consultations

Development consultation application

Apply for Watercare to assess the water and wastewater connections for a proposed development.

Please complete and return this form to
Post: Watercare, Private Bag 94010, Auckland 2241
Email: info@water.co.nz

Phone: (09) 442 2222 Website: www.watercare.co.nz

Important information

The fees for this application must be paid before the assessment can be released. Please make sure you attach all the documents required in your application.

1. Your details

First name		Last name	
Company (if applicable)			
Postal address:			
Street number	s 9(2)(a)	Street name or PO Box	s 9(2)(a)
Suburb	s 9(2)(a)	Postcode	s 9(2)(a)
Email	s 9(2)(a)		
Phone	()	Mobile	s 9(2)(a)
		Fax	()

2. Reason for assessment

I would like to apply for: (please tick one)

☐ A development consultation

Please give the reason for your request:

Please provide:

- The plans of the proposed works with this application

☐ An infrastructure assessment and technical queries

Please provide a brief description of the proposed work:

Please provide:

- The relevant drawings with the proposed location and size of the water and wastewater connections
- A completed General inquiry infrastructure form

3. Property details

Legal property/site address:

Lot number

Deposited plan (DP) number

Certificate of Title (CT) number

Ward

Note: These legal property description details can be found on property plans, building consents or legal documents

Auckland Council proposal number (if known):

--	--	--	--	--	--	--	--	--

4. Billing details – details of the person authorised to pay the fees associated with this application



Same as section 1

First name

Last name

Company (if applicable)

Postal address:

Street number

Street name or PO Box

Suburb

Postcode

Email

Phone

Mobile

Fax

5. Authorisation

I hereby declare that the information given on this application is true and correct.

Name

Signature

Date

DD / MM / YYYY

Privacy

We may use this information to process your application, update our records or help improve our services. We will not disclose it unless required by law. You have the right to access your information, and you can ask us to correct any errors.

For office use only

Application number:

--	--	--	--	--	--	--	--	--

Lodgement date:

DD / MM / YYYY

Development Application Form – Water Supply/Wastewater Planning Assessment		
Development Application Status	Fast Track Consent Referral and Application	Pre-Purchase Enquiry / Enquiry to Support Plan Change Application / Pre-Application Enquiry / Resource Consent Application / Engineering Approval
Date of Application	26/11/2025	
Address of Development	3-25, 33-45 Victoria Road. 1-3, 4-14 Wynyard Street Devonport	
Layout Plan of Proposed Development clearly showing:	Please see attached plans	
	• Aerial photograph • Road names • Boundary of development • Preferred point of connection to existing water supply and wastewater asset	
	Description	Comment
Current Land Use	Mixed use, Commercial & residential	Residential (Single family dwellings) / Residential (Multi-unit dwellings) / Residential (Multi-storey apartment blocks) / Commercial / Industrial / Other (Please Specify)
Proposed Land Use	Mixed use, Commercial & residential	
Total Development Area (Ha.)	0.39 Ha	
Unitary Plan Zoning	Town Centre Zone	
Number of Residential Households (Consent & Ultimate)	E.g. 12- storey residential apartment building with 4 units per storey is 48 residential households.	Type: Apartment Quantity: 82 1 bed 20 2 bed 38 3 bed 24
	4x apartment buildings up to 8 storeys, 1x hotel up to 6 storeys	Type: Hotel Quantity: 44

Water Supply Development Assessment		
Average and Peak Residential Demand (L/s)	Average Demand 0.700 L/s Peak Demand 3.501 L/s	Show calculations based on Watercare CoP
Average and Peak Non-Residential Demand (L/s)	Average Demand 0.152 L/s Peak Demand 0.856 L/s	Show calculations based on Watercare CoP
Non Residential Demand Typical Daily Consumption Profile / Trend	24 Hour operation & others TBC	E.g. 24 hr operation / 10 hr (9am – 5pm) / Filling on-site storage at certain frequency)
Fire- fighting Classification required by the proposed site	FW2, FW3	Refer to New Zealand Standard SNZ PAS 4509:2008
Hydrant Flow Test Results	☒ Yes ☐ No	Attach hydrant flow test layout plan and results showing test date & time; location of hydrants tested and pressure logged; static pressure; flow; residual pressure
Sprinkler System in building?	☒ Yes ☐ No	Sprinkler design should consider Watercare Level of Service: minimum pressure at 200kPa and minimum flow at 25 l/min. The building owner shall conduct periodic review of sprinkler design.
Further Water Supply Comments:		

Wastewater Development Assessment		
Peak DWF and WWF Residential Design Flows (L/s)	Consent PDWF = Consent PWWF= Ultimate PDWF = 1.823 L/s Ultimate PWWF = 3.282 L/s	Show calculations based on Watercare CoP. If relevant for ultimate development scenario include No. of Potential Units/ lots for calculations.
Peak DWF and WWF Non-Residential Design Flows (L/s)	Consent PDWF = 1.305 L/s Consent PWWF = 0.890 L/s	Show calculations based on Watercare CoP.
Non-Residential Discharge Profile / Trend (i.e. Operations)	24 Hour operation & others TBC	E.g. 24 hr operation / 10 hr (9am – 5pm) / Other
New Assets Required for Development	TBC	If applicable please provide supporting calculations and indicative design parameters (i.e. Pump Station and rising main or storage)
Sewer Capacity Check	Watercare to advise upper catchment flows	Provide capacity assessment at proposed connection point and impact on network to nearest pump station, or connecting 300 mm diameter sewer (i.e. hydraulic boundary) for developments over 20 dwellings. Developer to: - Count number of residential dwellings upstream and downstream to nearest hydraulic boundary as above to establish related existing catchment design flows for PDWF and PWWF as per CoP. - Calculate capacity of the connecting pipe, with size and grade to hydraulic boundary point. - Spreadsheet and supporting catchment assessment map to be provided. Watercare to provide technical information as required especially for pump station hydraulic boundaries.
Further Wastewater Comments:		

For internal Watercare use only

Date Application Received	
Application Ref No.	
Assigned Connection Engineer	
Prior Developer Correspondence with Watercare	
Neighbouring Developments to Consider in Capacity Assessment	

25 November 2025

Job No: 1093341.0000-RPT-CIV-25112025

Commercial in Confidence

Watercare Services Ltd
c/-
73 Remuera Road
Auckland 1050

Attention:

Dear

Project Rioja
Water Supply and Wastewater assessment

INTRODUCTION AND PURPOSE

Tonkin and Taylor has been engaged by Peninsula Capital to provide civil engineering advice to inform Fast Track Consent Referral for their development “Project Rioja.” This memo has been constructed to inform a capacity assessment for Watercare Service Ltd.

The following outlines high level civil engineering considerations related to the proposal that will impact the local water supply and wastewater networks. This letter report does not form part of the Referral Submission.

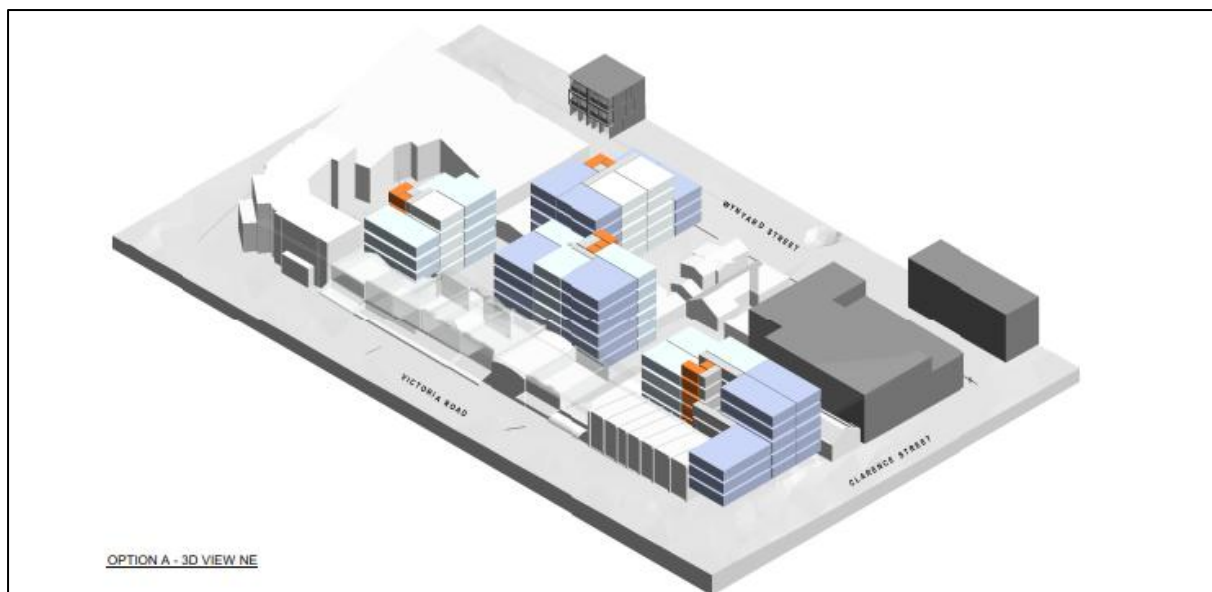


Figure 1: Proposed Bulk Layout (Source: PB&A 19/03/2025)

PROJECT BACKGROUND

The current bulk and location plans propose five new buildings Figure 1 and Figure 2 In Devonport spread across multiple lots. The buildings will include four basement levels, with a range of redeveloped and new buildings up to eight storeys in height Figure 1 with mixed use. Our understanding of the approximate basement footprint is shown in Figure 3 and Figure 4 below.

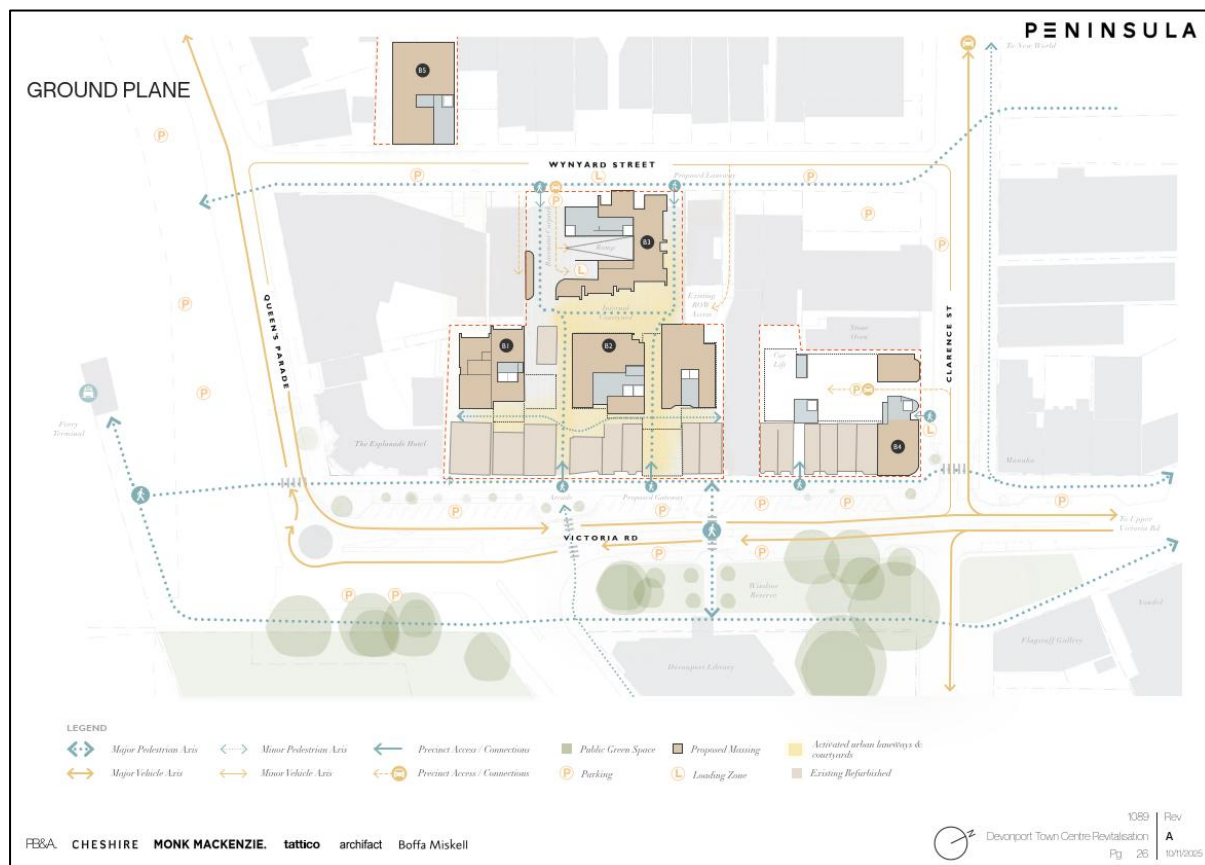


Figure 2: Ground floor arrangement, showing the overall proposed building footprints (Source: PB&A, 10/11/2025)



Figure 3: Proposed development lots (source: DPML Briefing, 31/07/2025).



Figure 4: Indicative basement arrangement (Source: PB&A, 10/11/2025)

WATER SUPPLY

EXISTING INFRASTRUCTURE

GeoMaps indicates an existing 100 mm diameter case iron pipe along the south edge of the road corridor of Clarence Street (Figure 5). The pipelines identified to service either side of Wynyard Street comprise of a mix of 100 mm diameter cast iron pipes and 20 mm diameter polyethylene pipes. There is a 150 mm diameter cast iron pipe along the eastern boundary of the road reserve of Victoria Road.



Figure 5: Water supply services from Auckland Council Geomaps

There are several adequately spaced fire hydrants located around the site. Specific fire design is pending and will be based on hydrant tests. Fire flow testing was scheduled for the week of 24 November 2025; results can be provided upon request.

DEMAND

Water supply demand calculations are based on Watercare standards outlined in the water supply and wastewater code of practices. A summary of demand for each building is outlined in Table 1 below compared to the respective assumed existing demand for buildings occupying the same space.

Table 1: Water Supply estimated demand

Water Supply	Existing Demand (ADD) (L/s)	Proposed Demand (ADD) (L/s)	Existing Demand (PHD) (L/s)	Proposed Demand (PHD) (L/s)
Building One	0.161	0.205	0.947	1.084
Building Two	0.067	0.252	0.357	1.283
Building Three	0.050	0.204	0.278	1.019
Building Four	0.113	0.191	0.622	0.972
Total	0.392	0.853	2.204	4.358

WASTEWATER

EXISTING INFRASTRUCTURE

GeoMaps and Watercare GIS indicate an existing 225 mm diameter vitrified clay gravity wastewater line within the road reserve of Wynard Street and Clarence Street seen in Figure 6. This drains toward the south and then eastward along the coastline to be pumped through from King Edward Pump Station. The joining the main truck servicing Devonport. This line is pumped through stations at Seabreeze Road and Northboro Road, before joining the Takapuna lines at Fred Thomas Drive.

Fred Thomas Drive pump station is noted to have been upgraded in 2018 to have a capacity of 3.5 million litres and has commissioned storage to cater for growth in the Devonport and Takapuna. The growth allowance of this pump station is unknown. The wastewater serviced by this network ultimately ends up at a treatment plant in Rosedale.

Within the proposed development site there are several indicated lines. To the north-east a 150 mm diameter vitrified clay originates under 27 Victoria Road traveling north and collecting flows from four 100 mm diameter PVC-U pipes before joining into the 225 mm pipe in Clarence Street previously mentioned. To the north-west a branch of 150 mm diameter vitrified clay originates under 21 Victoria, traveling north then westwards collecting flows from four 100 mm diameter PVC-U pipes before joining into the 225 mm line under Wynard Street. To the west, a 150 mm diameter vitrified clay pipe originates under 17 Victoria Street, traveling westwards and collecting flow from a single 100 mm diameter PVC-U pipe before draining into the 225 mm pipe under Wynard Street. To the south-west a 100 mm diameter vitrified clay pipe collects from three 100 mm PVC-U pipes under 5 Victoria Street before draining to the west into the 225 mm pipe under Wynard Street. Lastly on the opposite side of Wynard Street to the south-west a single 100 mm diameter PVC-U pipe drains eastward into a 100 mm diameter polyethylene pipe and finally into the 225 mm line under Wynard Street.

The singular "Building 5" east of Wynard Street would reuse the existing single connection, current draft plans do not indicate this building to be a dramatic change from the existing circumstance, however we understand it may have a small effect on the wider Devonport network.

SUMMARY

As a result of the above-described developments' impact on the local water supply and wastewater networks, we are seeking a capacity assessment by Watercare Services Ltd alongside any other known constraints that may impede the feasibility of this development project.

Yours sincerely



Mark Thomas
Project Director

Letter prepared by Andrew Steele, Senior Principal Civil & Environmental Engineer

25-Nov-25

p:\1093341\secure2099\workingmaterial\civil\infra assessment v1\2. report\25 november 2025.docx



21 November 2025

Sanoj Menon
Flat 1 - 172 Richmond Road
Grey Lynn
Auckland 1021

Vector Limited
101 Carlton Gore Rd
PO BOX 99882
Auckland 1149
New Zealand
+64 9 978 7788 / vector.co.nz

Reference Number
1-6138395889

Attention:

Sanoj Menon
s 9(2)(a)

Thank you for your request for an Indicative Cost to provide electrical work with a capacity of 2.5 MVA to support your proposed development at 19 Victoria Road Devonport, Auckland.

We have made an initial high-level assessment of the following estimated scope of work and the Indicative Cost is approximately \$1,200,000.00 plus GST.

Based on the development contribution policy that came into effect from the 1st of December 2021, Vector may contribute \$198,808.05 plus GST towards the transformer and installation of the transformer cost. If applicable this contribution will form part of the customer works agreement that will be issued to you once the design and pricing has been completed.

There is design fee applicable of \$3000 plus GST.

Scope of Work:

Perform HV switching to de-energize the working area.

Supply and install a four-way HV switchgear on the proposed location inside the customer's property.

Supply and install a three-way HV switchgear on the proposed location inside the customer's property.

Supply and install HV cable joints to connect to the existing HV cables.

Supply and install HV cables to the proposed switch.

Supply and install two 1MVA and one 500 kVA transformer on the proposed location inside the customer's property.

Supply and install HV cable from the proposed transformer to the proposed switch.

Supply and install HV cable transformer termination and switch termination.

Supply and install LV frame with a CB for the proposed 1 MVA transformers.

Test and liven.

Other costs including, but not limited to; civil works, surveys, materials and the like have been estimated and final costs will need to be confirmed by sub-contractors at detailed design.

No allowance has been made for consents, civil works within private property, rock breaking, after hours/weekend work etc.

No allowance has been made for temporary generation. If temporary generation is required for you and/or any other consumer affected by these Works, the additional cost will be treated as a variation.

The Works we are undertaking for you on site must be continuous and unobstructed. Any additional costs incurred by way of site obstructions or restriction of site access will be treated as a variation.

No allowance has been made for scope changes or changes to the agreed layout. If any additional costs are incurred these will be treated as a variation.

We will process and supply Council Road Opening Notices, Temporary Traffic Management and Service Plans via B4UDIG in order to build Gas/Electrical Network to the Development.

We will only excavate unobstructed, clean, clay only, stable soil under these Works. If we encounter existing utilities, artificial obstructions, uncontrolled fill or inclement ground conditions whilst excavating and are required to remove rocks, contaminants or unstable materials, any additional costs will be treated as a variation.

These Works are based on the connection capacity stated in the scope of works. Your ICP request must not exceed this connection size. No ICP request will be processed if there are any Contribution payments or additional charges outstanding under this Agreement.

These Works are subject to Vector Engineering approval after receiving your gantry drawings and specifications. Should further works be identified as part of the approval process, the scope change and any additional costs will be treated as a variation.

This Indicative Cost is a non-binding estimate based on Vector's current pricing policy.

Kind regards,

From: Terry Krause
Sent: Monday, 8 December 2025 10:57 am
To: 'Ameya Bhiwapurkar'; 'Nick Turley'
Cc: Andrew Steele; 'Carly Hinde'
Subject: RE: Devonport Project Rioja - Request for infrastructure capacity assessment
Attachments: [Hydrant Test Report 15 Victoria Road.pdf](#); [Hydrant Test Report Wynyard Street, Devonport.pdf](#)

Hi Ameya,

Hydrant testing has been conducted, and I have attached the results.
At this stage do we have any updates on the progress of the application? Do you need any more information to help this along?

From: Terry Krause s 9(2)(a)
Sent: Thursday, 27 November 2025 5:45 pm
To: Ameya Bhiwapurkar s 9(2)(a) Nick Turley s 9(2)(a)
Cc: Andrew Steele s 9(2)(a) Carly Hinde s 9(2)(a)
Subject: RE: Devonport Project Rioja - Request for infrastructure capacity assessment

Hi Ameya,

Please find all information requested attached.
Please note, hydrant testing is currently underway, and we will send the results as soon as is possible.

It is my understanding that Carly has received some architectural plans in the past, if this is not the case or you require any additional background information, please don't hesitate to reach out.

Thanks,
Terry

From: Carly Hinde s 9(2)(a)
Sent: Tuesday, 25 November 2025 5:21 pm
To: Ameya Bhiwapurkar s 9(2)(a) Nick Turley s 9(2)(a) Terry Krause s 9(2)(a)
Cc: Andrew Steele s 9(2)(a)
Subject: RE: Devonport Project Rioja - Request for infrastructure capacity assessment

Thanks Ameya.

Hi Nick,

I have spoken to Ameya and agreed that you should proceed with lodging the forms and sending these directly to Ameya so he can coordinate internally at Watercare.

@Ameya Bhiwapurkar – as discussed, please keep me updated and please cc me into any feedback / guidance provided to the applicant team.

Kind regards,

Carly Hinde | Principal Project Lead – Premium Unit

Planning & Resource Consents

Auckland Council

Mobile: s 9(2)(a)

Address: Level 6, 135 Albert Street, Auckland

Visit our website: aucklandcouncil.govt.nz

*** I will be on leave Monday 15 December 2025 – Friday 09 January 2026 ***

I will be back in the office on Monday 12 January

From: Ameya Bhiwapurkar s 9(2)(a)
Sent: Tuesday, 25 November 2025 2:59 pm
To: Nick Turley s 9(2)(a) Terry Krause s 9(2)(a)
Cc: Andrew Steele s 9(2)(a) Carly Hinde
s 9(2)(a)
Subject: RE: Devonport Project Rioja - Request for infrastructure capacity assessment

Hi Nick,

I suppose its best for Carly to respond.

We can lodge it through a pre-app, which the Council lodges to WSL.

Otherwise, it can be lodged through the connections team.

Kind regards,

Ameya Bhiwapurkar | Development Engineer North/West, Developer Services

Watercare Services Limited

Mobile: s 9(2)(a)

Customer service line: +64 9 442 2222

Postal address: Private Bag 92 521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

Disclaimer: This e-mail message and any attachments are privileged and confidential.
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From: Nick Turley s 9(2)(a)
Sent: Tuesday, 25 November 2025 2:57 pm
To: Ameya Bhiwapurkar s 9(2)(a) Terry Krause
s 9(2)(a)
Cc: Andrew Steele s 9(2)(a) Carly Hinde

s 9(2)(a)

Subject: RE: Devonport Project Rioja - Request for infrastructure capacity assessment

Hi Ameya,

This project is for fast-track referral and your details were provided by Carly as a direct point of contact for assessment.

We will complete the forms and return with yourself cc'd in for project review?

NICK TURLEY

PROPERTY DEVELOPMENT MANAGER

s 9(2)(a)

PENINSULA

PENINSULA CAPITAL LTD.

L3 - 6 VIADUCT HARBOUR AVENUE

AUCKLAND 1010, NEW ZEALAND

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From: Ameya Bhiwapurkar s 9(2)(a)

Sent: Tuesday, 25 November 2025 2:30 pm

To: Terry Krause s 9(2)(a)

Cc: Nick Turley s 9(2)(a) Andrew Steele s 9(2)(a)

Subject: RE: Devonport Project Rioja - Request for infrastructure capacity assessment

Hi Terry,

Thank you for contacting Watercare Services.

To seek early capacity assessments, you will have to lodge a consultation application. Please be advised that Watercare will charge for this service.

If you wish to proceed with your enquiry, please provide us with the following and email it to connections@water.co.nz.

1. Completed Application for Development Consultation form (attached)
2. Completed General Enquiry Infrastructure Assessment Form (attached)
3. Proposed plans including location of the proposed water and wastewater connections.

Kind regards,

Ameya Bhiwapurkar | Development Engineer North/West, Developer Services

Watercare Services Limited

Mobile: s 9(2)(a)

Customer service line: +64 9 442 2222

Postal address: Private Bag 92 521, Victoria St West, Auckland 1142, New Zealand
Physical address: s 9(2)(a)
Website: www.watercare.co.nz

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From: Terry Krause s 9(2)(a)
Sent: Tuesday, 25 November 2025 1:15 pm
To: Ameya Bhiwapurkar s 9(2)(a)
Cc: s 9(2)(a) Andrew Steele s 9(2)(a)
Subject: Devonport Project Rioja - Request for infrastructure capacity assessment

Dear Ameya,

We are contacting you on behalf of our client to initiate a capacity assessment for a proposed development in Devonport town centre. This development, Project Rioja, is seeking Fast Track Referral early next year (PRR00043253 - 5 – 15 Victoria Road, Devonport - Fast Track (Referral) - Pre-App Meeting). We understand that you have been identified as a key contact for this project, and we hope you already have some background information. If not, feel free to contact us, and we can walk you through the proposed development.

The development involves the intensification of a number of buildings in the areas between Wynyard Street and Victoria Street and will have a corresponding increase in water and wastewater demands. Expected water supply demands increasing from 0.39 L/s to 0.85 L/s (ADD) with wastewater discharge increasing from 0.38 L/s to 0.76 L/s (ADWF). A full description of the development, buildings, and calculated flows is provided in the attached letter report Project Rioja- "2025-11-25 Devonport Project Rioja WS and WW Assessment.pdf".

We are seeking early capacity assessment engagement with WSL to determine if there are any known constraints in the local or wider network.

We look forward to hearing from you. Please feel free to reach out for further information from us. As we understand it you have been nominated as our first point of contact, however, if we are required to submit a parallel application for this through the online form, please let us know.

Yours Sincerely,
Terry Krause

Ngā mihi | Kind regards,

Terry Krause | Civil Engineer

Tonkin + Taylor - *Together we create and sustain a better world*

1 Fanshawe Street, Auckland | PO Box 5271, Victoria Street West, Auckland 1142, New Zealand

T: s 9(2)(a) www.tonkintaylor.co.nz



To send me large files you can use my [file drop](#)

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Appendix E WW and WS Calculations

TPS Benkin+Taylor	Project Devonport Mixed Use Development	Computed	TEKR	3/11/2025	Office	Auckland
		Checked	MATM	17/11/2025		
	Job Description	Fast Track application - Infrastructure assessment	Revised	TEKR	19/05/2026	Job No 1003341 0000
	Sheet Description	Watersupply and Wastewater demand assessment by building block	Checked		Phase/Task No	
File Path	P:\030341\0000\2009\Ww\Hd\Material\Output\Assessment v102_Report\Devonport Post Development.xlsx					Sheet No 1

OPTION A RESIDENTIAL											
BUILDING ONE - HOTEL											
Building	Level	APT TYPE	Bed Count	Occupancy	Total units	Flow Allowance (ADWF) (L/d)	Residential water demand (ADWD) (L/d)	Dry Retail GFA	Wet Retail GFA	Commercial GFA	Residential occupancy
B1		ALL GUEST	1	1	48	8640	9600	240	68		
B1		ALL STAFF	1	1	33.6	1512	1680		114		
B1									45.77		
B1								250.73	45.77	109.99	3
Total						490.73	273.54	109.99	3.000		
Average Dry Weather Flow (ADWF) (L/d)						10152		2126.497	4103.100	476.623	540.000
Average Dry Weather Flow (ADWF) (L/s)						0.1175		0.025	0.047	0.006	0.006
Self Cleansing Design flow (PDWF) (L/s)						0.3525		0.049	0.095	0.011	0.019
Peak Design Flow (PWWF) (L/s)						0.7873		0.123	0.318	0.028	0.042
Average Daily demand (ADD) (L/d)						11280		2126.5	4103.1	476.6	660.0
Average Daily Demand (ADD) (L/s)						0.1306		0.025	0.047	0.006	0.008
Average Peak Daily Demand (PDD) (L/s)						0.2611		0.049	0.119	0.011	0.015
Average Peak Hourly Demand (PHD) (L/s)						0.6528		0.123	0.297	0.028	0.038
BUILDING TWO											
Building	Level	APT TYPE	Bed Count	Occupancy	Total units	Flow Allowance (ADWF) (L/d)	Residential water demand (ADWD) (L/d)	Dry Retail GFA	Wet Retail GFA	Commercial GFA	Residential occupancy
B2			1	2	6	2160	2640	142	96.07		0
B2			1.5	2	1	360	440		233		
B2			2	3	2	1080	1320	17			
B2			2.5	3	11	5940	7260			95	10
B2			3	3	8	4320	5280				
B2			3.5	4	2	1440	1760				
Total						30		392	96.07	95	10.000
Average Dry Weather Flow (ADWF) (L/d)						15300		1698.667	1441.050	411.667	1800.000
Average Dry Weather Flow (ADWF) (L/s)						0.1771		0.020	0.017	0.005	0.021
Self Cleansing Design flow (PDWF) (L/s)						0.5313		0.039	0.033	0.010	0.063
Peak Design Flow (PWWF) (L/s)						0.8854		0.098	0.112	0.024	0.140
Average Daily demand (ADD) (L/d)						16060		1698.7	1441.1	411.7	2200.0
Average Daily Demand (ADD) (L/s)						0.1859		0.020	0.017	0.005	0.025
Average Peak Daily Demand (PDD) (L/s)						0.3718		0.039	0.042	0.010	0.051
Average Peak Hourly Demand (PHD) (L/s)						0.9294		0.098	0.104	0.024	0.127
BUILDING THREE											
Building	Level	APT TYPE	Bed Count	Occupancy	Total units	Flow Allowance (ADWF) (L/d)	Residential water demand (ADWD) (L/d)	Dry Retail GFA	Wet Retail GFA	Commercial GFA	Residential occupancy
B3							0				
B3			1.5	2	6	2160	2640				
B3			2	3	10	5400	6600				
B3			2.5	3	6	3240	3960				
B3			3	2	8	2880	3520				
B3			3.5	4	1	720	880				
Total								0	0	0	0
Average Dry Weather Flow (ADWF) (L/d)						14400		0.000	0.000	0.000	0.000
Average Dry Weather Flow (ADWF) (L/s)						0.1667		0.000	0.000	0.000	0.000
Self Cleansing Design flow (PDWF) (L/s)						0.5000		0.000	0.000	0.000	0.000
Peak Design Flow (PWWF) (L/s)						0.8333		0.000	0.000	0.000	0.000
Average Daily demand (ADD) (L/d)						17600		0.0	0.0	0.0	0.0
Average Daily Demand (ADD) (L/s)						0.2037		0.000	0.000	0.000	0.000
Average Peak Daily Demand (PDD) (L/s)						0.4074		0.000	0.000	0.000	0.000
Average Peak Hourly Demand (PHD) (L/s)						1.0185		0.000	0.000	0.000	0.000
BUILDING FOUR											
Building	Level	APT TYPE	Bed Count	Occupancy	Total units	Flow Allowance (ADWF) (L/d)	Residential water demand (ADWD) (L/d)	Dry Retail GFA	Wet Retail GFA	Commercial GFA	Residential occupancy
B4							0	253	67		
B4			1	2	6	2160	2640	71		114	4
B4			2.5	3	9	4860	5940				
B4			3	3	1	540	660				
B4			3.5	4	1	2880	3520				
Total								324	67	114	4.000
Average Dry Weather Flow (ADWF) (L/d)						10440		1404.000	1005.000	494.000	720.000
Average Dry Weather Flow (ADWF) (L/s)						0.1208		0.016	0.012	0.006	0.008
Self Cleansing Design flow (PDWF) (L/s)						0.3625		0.033	0.023	0.011	0.025
Peak Design Flow (PWWF) (L/s)						0.6042		0.081	0.078	0.029	0.056
Average Daily demand (ADD) (L/d)						12761		1404.0	1005.0	494.0	880.0
Average Daily Demand (ADD) (L/s)						0.1477		0.016	0.012	0.006	0.010
Average Peak Daily Demand (PDD) (L/s)						0.2954		0.033	0.029	0.011	0.020
Average Peak Hourly Demand (PHD) (L/s)						0.7385		0.081	0.073	0.029	0.051
BUILDING FIVE											
Building	Level	APT TYPE	Bed Count	Occupancy	Total units	Flow Allowance (ADWF) (L/d)	Residential water demand (ADWD) (L/d)	Dry Retail GFA	Wet Retail GFA	Commercial GFA	Residential occupancy
B5							0	208			
B5			3.5	4	2	1440	1760			264.93	
B5			3.5	4	2	1440	1760				
Total								208	0	264.93	0.000
Average Dry Weather Flow (ADWF) (L/d)						2880		901.333	0.000	1148.030	0.000
Average Dry Weather Flow (ADWF) (L/s)						0.0333		0.010	0.000	0.013	0.000
Self Cleansing Design flow (PDWF) (L/s)						0.1000		0.021	0.000	0.027	0.000
Peak Design Flow (PWWF) (L/s)						0.1667		0.052	0.000	0.066	0.000
Average Daily demand (ADD) (L/d)						3521		901.3	0.0	1148.0	0.0
Average Daily Demand (ADD) (L/s)						0.0408		0.010	0.000	0.013	0.000
Average Peak Daily Demand (PDD) (L/s)						0.0815		0.021	0.000	0.027	0.000
Average Peak Hourly Demand (PHD) (L/s)						0.2038		0.052	0.000	0.066	0.000

SUMMARY						
		EXISTING	DEVELOPED		DELTA	% Increase
WASTE WATER	TOTAL ADWF	0.400	TOTAL ADWF (L/s)	0.827	0.427	207%
	TOTAL PDWF	0.887	TOTAL PDWF (L/s)	2.305	1.418	260%
	TOTAL PWWF	2.483	TOTAL PWWF (L/s)	4.523	2.040	182%
WATER SUPPLY	TOTAL ADD	0.410	TOTAL ADD (L/s)	0.928	0.518	226%
	TOTAL PDD	0.919	TOTAL PDD (L/s)	1.894	0.975	206%
	TOTAL PHD	2.296	TOTAL PHD (L/s)	4.734	2.438	206%

Appendix F Earthworks and ESCP Sketches

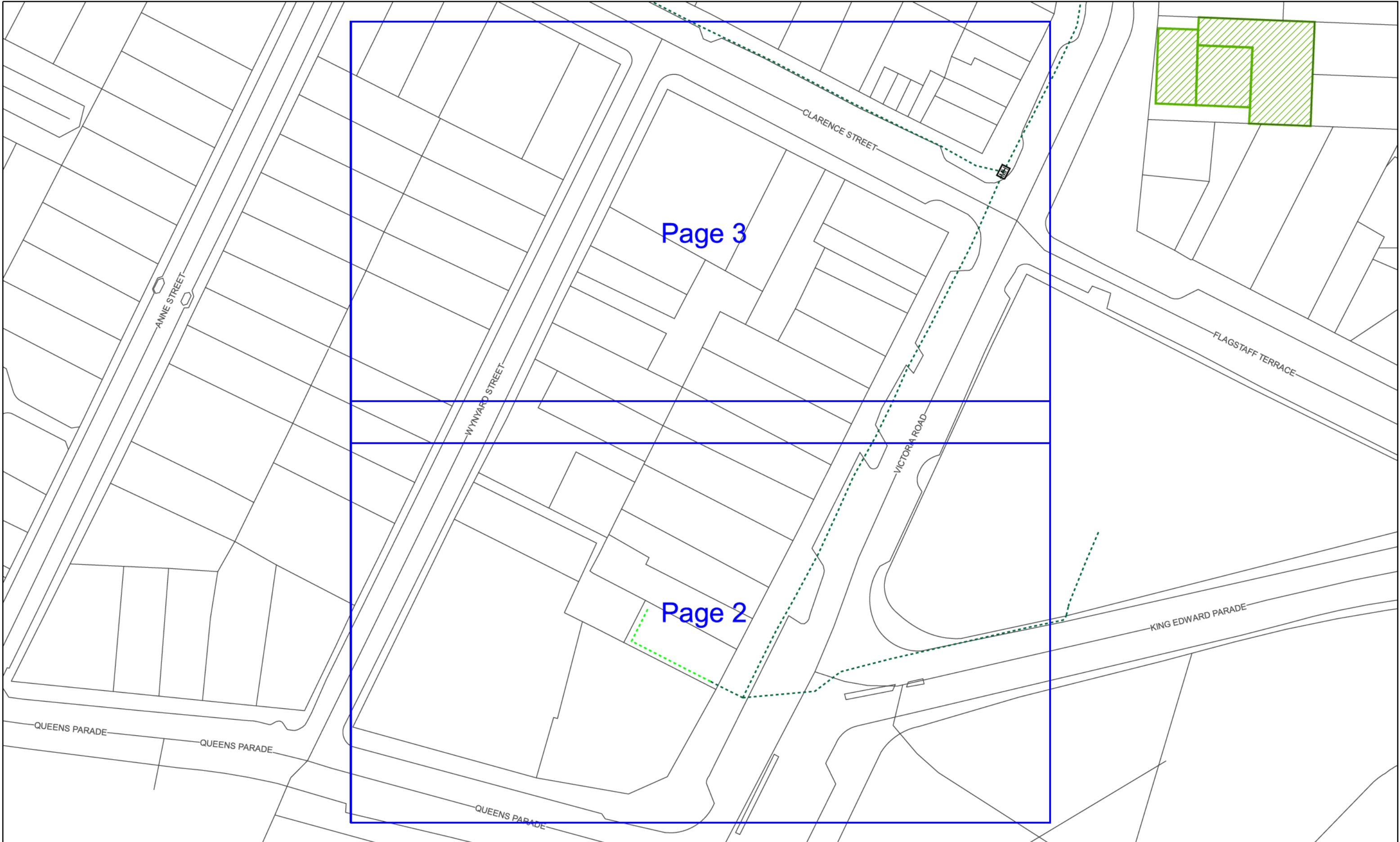


					DESIGNED			SKETCH STATUS	CLIENT		
					DRAWN			PROJECT PHASE	PROJECT		
					DESIGN CHECKED				TITLE		
					SKETCH CHECKED						
					NOT FOR CONSTRUCTION			THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES			
REV	DESCRIPTION	CAD	CHK	DATE	APPROVED	DATE			SCALE (A3)	SKT No.	REV



					DESIGNED			SKETCH STATUS	CLIENT	
					DRAWN			PROJECT PHASE	PROJECT	
					DESIGN CHECKED				TITLE	
					SKETCH CHECKED					
					NOT FOR CONSTRUCTION		THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES			
REV	DESCRIPTION	CAD	CHK	DATE	APPROVED	DATE		SCALE (A3)	SKT No.	REV

Appendix G Before U Dig Documents



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If you hit an electricity cable or overhead line please call us immediately on 0508 VECTOR (0508 832 867). If you hit any gas pipeline call the Fire Service first on 111. If you hit a gas distribution pipe in the Auckland area call us on 0800 764 764. If you hit a gas pipeline in the rest of the North Island call FIRST GAS on 0800 800 393. If you hit a gas transmission pipeline call FIRST GAS on 0800 734 567. If you hit a communications cable (all areas) call us immediately on 0800 826 436 (select option 1).

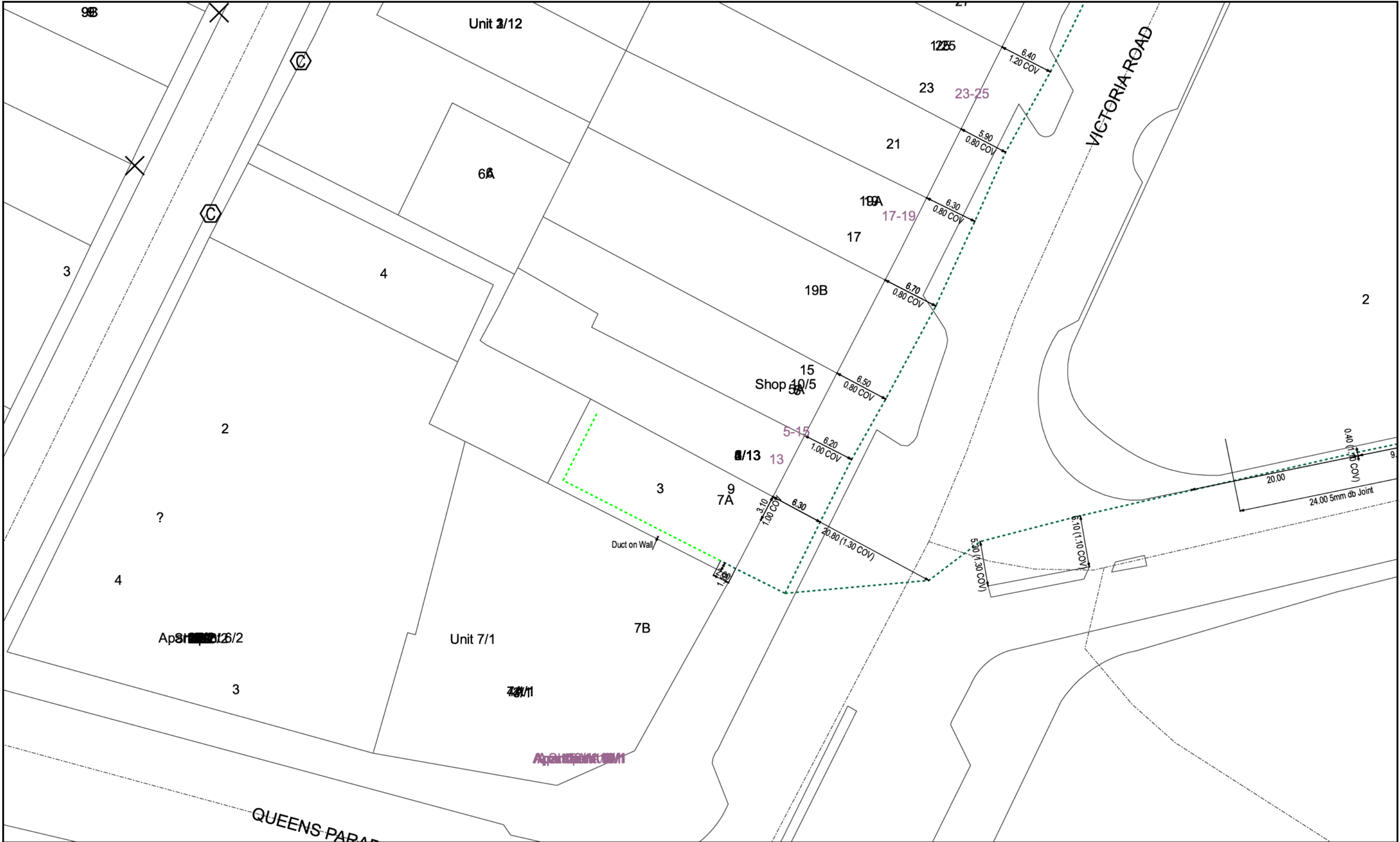
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A3 FIBRE beforeudig PLAN

Date printed: 15/12/2025

No associated viewport









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WARNING! Special conditions apply for high pressure gas pipelines (IP20, IP10, MP7, Selected MP4)
A permit/consent is required for any excavation within 2 metres of this pipeline. A MINIMUM of 3 working days notice is required when applying for a permit/consent. Refer to attached covering letter for additional information.

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WARNING! Indication only additional data is required
Transmission Pipeline (ex - NGC):
Please contact Vector - New Plymouth on 0800 734 567 for On-Site Location and Work Permits. A minimum of 48 hours notice is required.

WARNING! Live service within this property.

PIPE COLOUR BY PRESSURE	OTHER GAS FEATURES	WORK MANAGEMENT
LP Pipe	Fibre Optic	In Progress
LPG Pipe	Closed Valve	Planned
MP1 Pipe	Gate	Future Planned
MP2 Pipe	Open Valve	
MP4 Pipe	PRS	
MP7 Pipe	Reducer	
IP10 Pipe	Service Regulator	
IP20 Pipe		
0 kPa	Riser	

A3 GAS beforeudig PLAN

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Scale: 1:400

Page: 2 of 3





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WARNING! Special conditions apply for high pressure gas pipelines (IP20, IP10, MP7, Selected MP4)

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LP Pipe	Fibre Optic	In Progress
LPG Pipe	Closed Valve	Planned
MP1 Pipe	Gate	Future Planned
MP2 Pipe	Open Valve	
MP4 Pipe	PRS	
MP7 Pipe	Service Regulator	
IP10 Pipe	Reducer	
IP20 Pipe	Riser	
0 kPa		

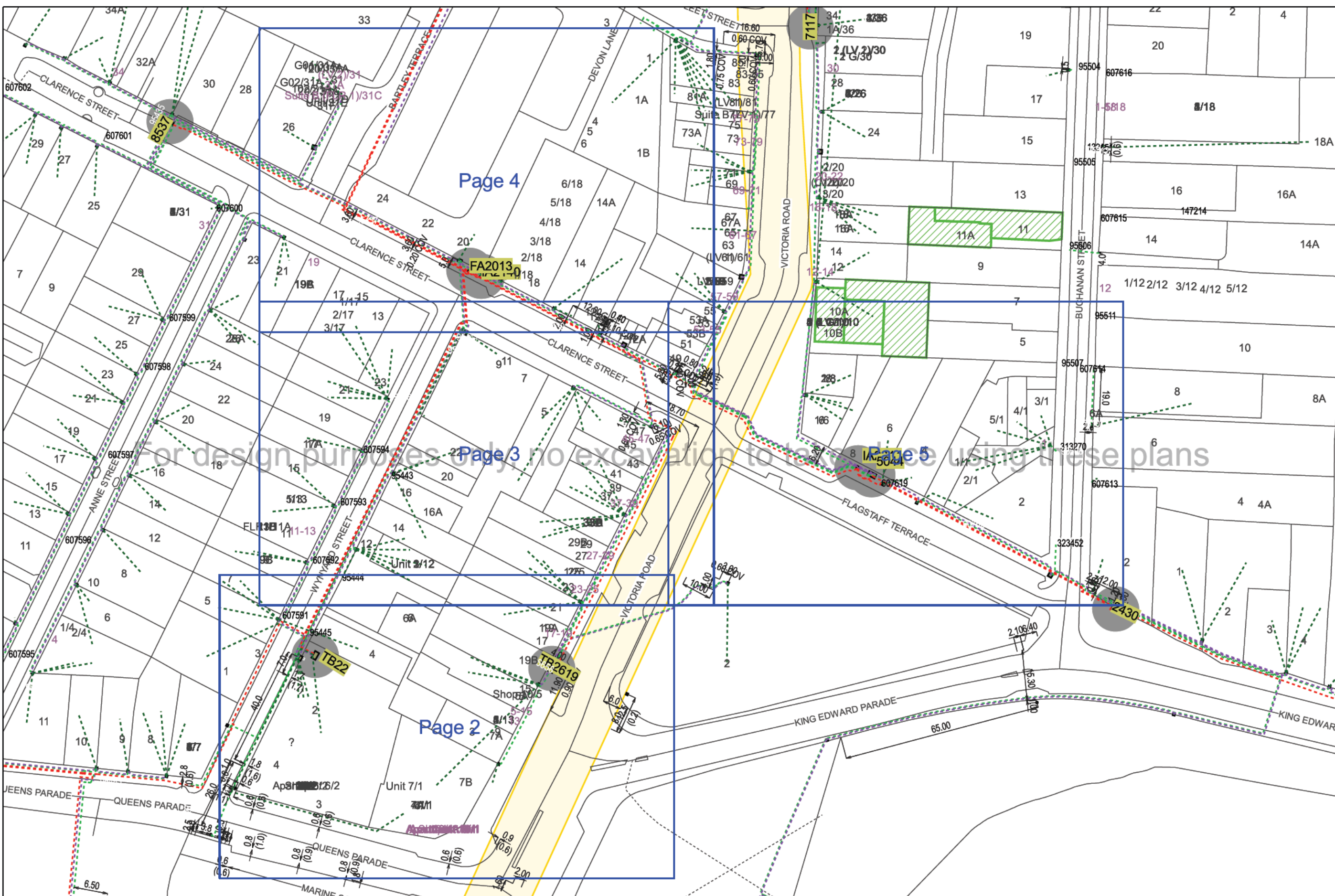
WARNING! Live service within this property.



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Page: 3 of 3



CABLE COLOUR CODE
CABLES IN USE
110,000 - 22,000 volt subtransmission
22,000 volt
11,000 - 6,600 volt
400 volt
Streetlight
Pilot / Fibre Optic
CABLES NOT IN USE
110,000 - 22,000 volt subtransmission
22,000 volt
11,000 - 6,600 volt
400 volt
Streetlight
Pilot / Fibre Optic
JOINTS & SEALING ENDS
110,000 - 22,000 volt subtransmission
22,000 volt
11,000 - 6,600 volt
400 volt
Streetlight
Pilot / Fibre Optic
NOT IN USE

SYMBOL LEGEND
TUNNEL
DUCT BANK
FIBRE OPTIC DUCT
TRENCH
PILLAR
PIT
DISTRIBUTION SUBSTATION
POLES
LAMP
CESSPIT
MANHOLE
FIRE HYDRANT
DRAIN
FIBRE OPTIC PIT
EARTHWIRE & RODS
DUCT CROSS SECTIONS mm
25 50 80 100 150
200 250 300
WORK MANAGEMENT
IN PROGRESS
FUTURE PLANNED
PLANNED

**vector**

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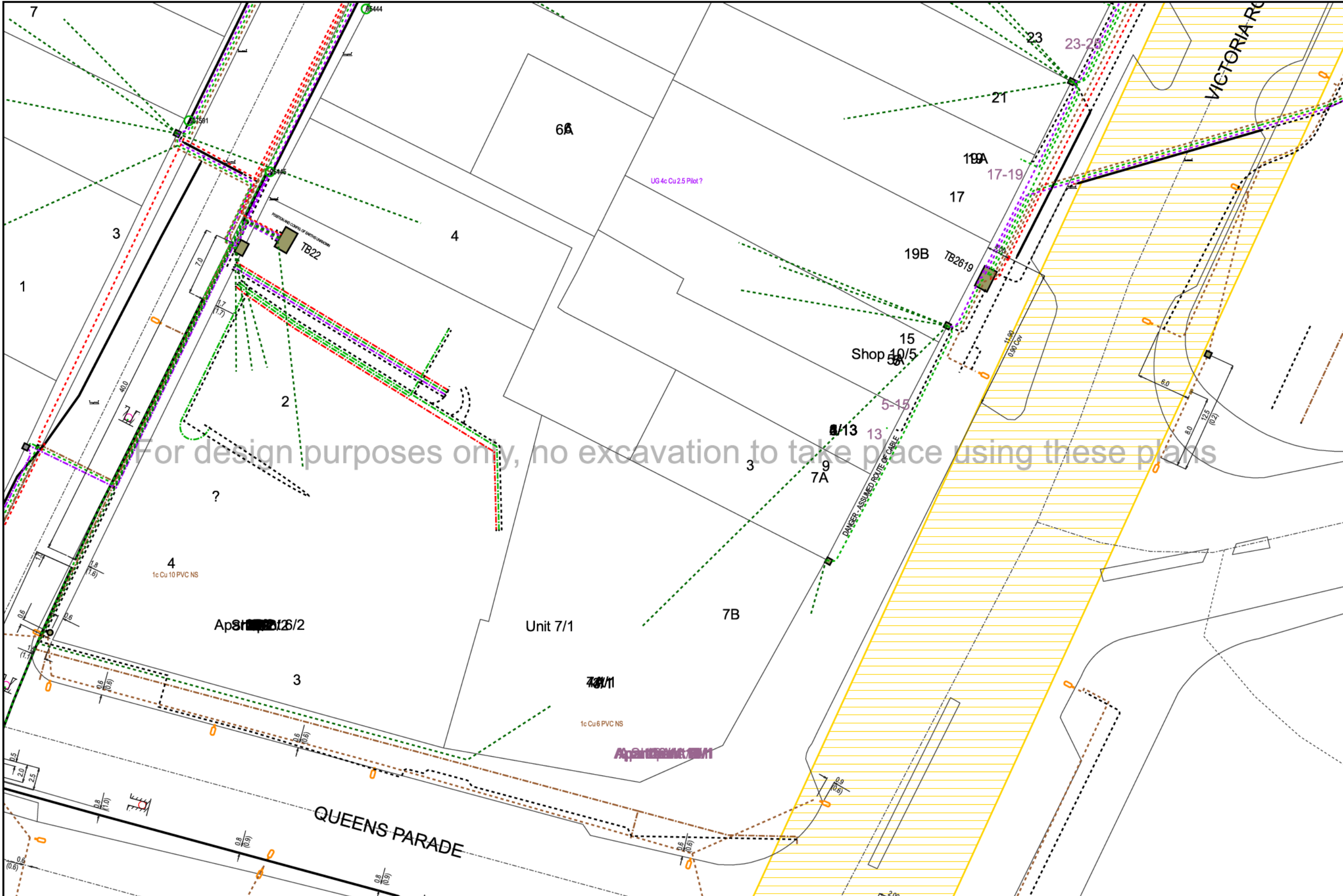
22kV, 33kV, 110kV SUB TRANSMISSION CABLES-SPECIAL CONDITIONS APPLY:
Vector Limited provides a free standover service that requires 2 working days notice. Hand digging is required when excavating within 1 metre of the cable. Replacement trench backfill material must be the same as that removed and it must be replaced to the same level of compaction. Refer to attached covering letter for additional information.

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A3 ELECTRICITY beforeudig PLAN
Date printed: 15. December 2025
No associated viewpoint
Page: 1 of 5


W associated viewpoint



CABLE COLOUR CODE	
CABLES IN USE	
110,000 - 22,000 volt subtransmission	Blue dashed line
22,000 volt	Yellow dashed line
11,000 - 6,600 volt	Red dashed line
400 volt	Green dashed line
Streetlight	Brown dashed line
Pilot / Fibre Optic	Purple dashed line
CABLES NOT IN USE	
110,000 - 22,000 volt subtransmission	Blue dashed line
22,000 volt	Yellow dashed line
11,000 - 6,600 volt	Red dashed line
400 volt	Green dashed line
Streetlight	Brown dashed line
Pilot / Fibre Optic	Purple dashed line
JOINTS & SEALING ENDS	
110,000 - 22,000 volt subtransmission	Blue circle
22,000 volt	Yellow circle
11,000 - 6,600 volt	Red circle
400 volt	Green circle
Streetlight	Brown circle
Pilot / Fibre Optic	Purple circle
NOT IN USE	Black circle

SYMBOL LEGEND	
TUNNEL	Thick black line
DUCT BANK	Line with circles at ends
FIBRE OPTIC DUCT	Thin black line
TRENCH	Dashed black line
PILLAR	Grey rectangle
PIT	Circle with cross
DISTRIBUTION SUBSTATION	Grey rectangle with internal lines
POLES	Colored circles (blue, red, green, orange, purple)
LAMP	Orange oval
CESSPIT	Rectangle with vertical lines
MANHOLE	Circle with 'M'
FIRE HYDRANT	Rectangle with 'FH'
DRAIN	Circle with cross
FIBRE OPTIC PIT	Rectangle with cross
EARTHWIRE & RODS	Line with dots

DUCT CROSS SECTIONS mm	
25	Red circle
50	Blue circle
80	Green circle
100	Orange circle
150	Purple circle
200	Blue circle
250	Orange circle
300	Purple circle

WORK MANAGEMENT	
IN PROGRESS	Blue hatched box
FUTURE PLANNED	Yellow hatched box
PLANNED	Orange hatched box



vector

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22kV, 33kV, 110kV SUB TRANSMISSION CABLES-SPECIAL CONDITIONS APPLY:

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A3 ELECTRICITY beforeudig PLAN

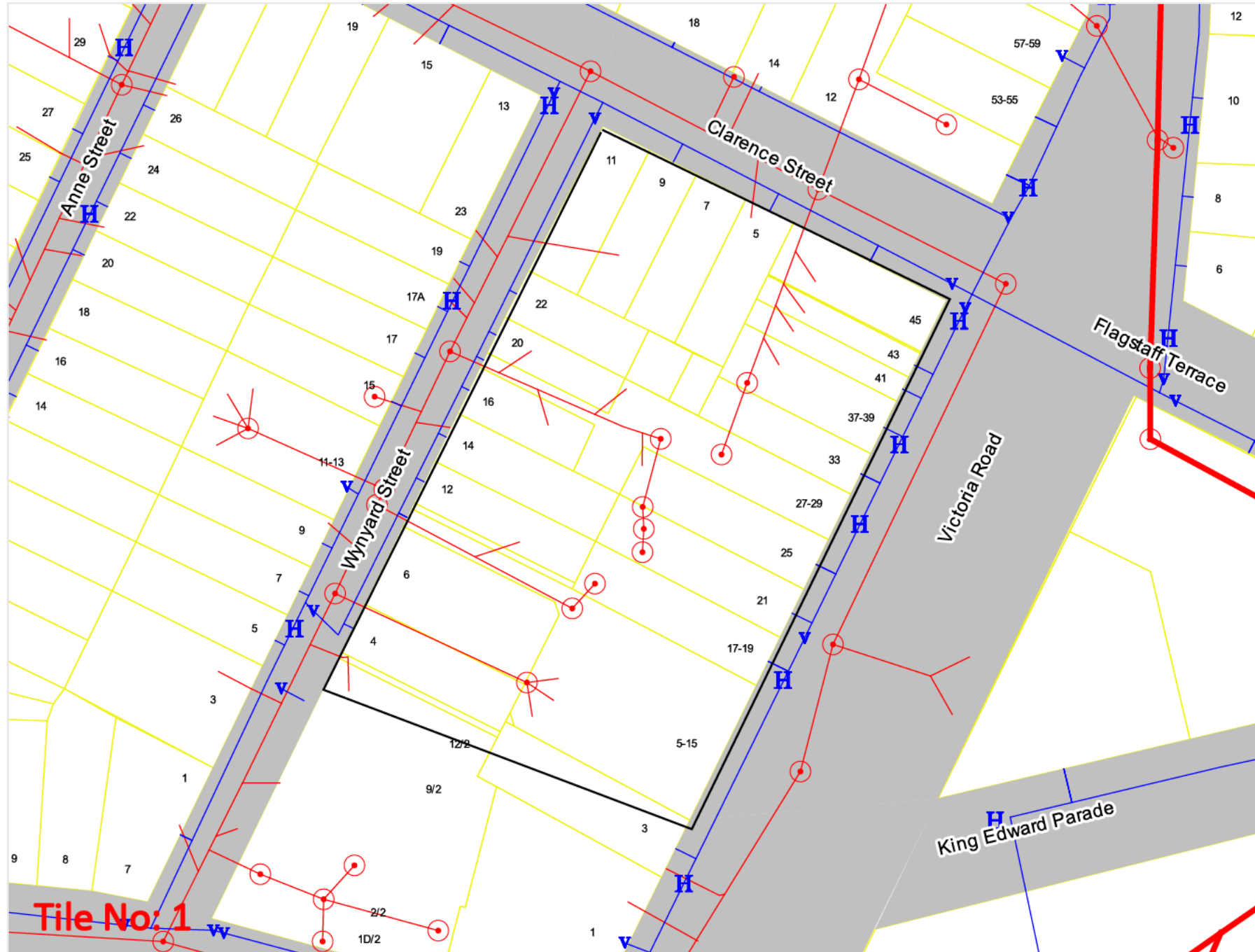
Date printed: 15. December 2025

Scale: 1:400

Page: 2 of 5







Legend

- Waste Water
- Water
- Electrical/Cathodic Protection
- V Valve
- H Hydrant
- M Water Meter
- Manhole

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Scale: 1:1000
Expires: 12 Jan 2026

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Watercare nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Caller Details

Contact: Mr Terry Krause
Company:
Address:

Auckland Auckland 1010

Caller Id: 246529
Mobile: s 9(2)(a)
Email: s 9(2)(a)

Phone: 0211874086
Fax: Not Supplied

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: DEVONPORT

Working on Behalf of:

Private

Enquiry Date:

15/12/2025

Start Date:

18/12/2025

End Date:

19/12/2025

Address:

14 Wynyard St,
Auckland, Auckland, 0624

For Planning:

Yes

Onsite Activity:

Utility Locating

Plans Requested

Yes

Workplace Location:

Private Property

Location in Road:

Not Supplied

Locate Requested:

No

Preferred Locate Date:

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:

Your Responsibilities and Duty of Care

- If plans are **NOT** received within **TWO WORKING DAYS**, do not start work, contact the asset owner(s) directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using the beforeUdig service, you agree to our privacy policy and the terms and conditions set out at www.beforeudig.co.nz
- For more information about the beforeUdig service, visit www.beforeudig.co.nz

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the beforeUdig service, this confirmation will not provide details of those asset owners so it is **your responsibility** to identify and contact directly any asset owners not listed here.

Any asset owner name listed below with the status 'Not Notified' is an associate member of beforeUdig, which ONLY NOTIFIES YOU they may have assets present. You will need to contact them directly to obtain information about the location of their assets.

Where an Asset Locate has been requested, asset owners who provide Locate services will endeavour to respond to your preferred locate date, where possible. However, asset owners may complete the Locate at their convenience.

Locates are supplied by individual asset owners, NOT beforeUdig. EACH asset owner may charge a fee for Location services – it is your responsibility to discuss this directly with EACH utility, prior to the service being provided.

Asset owners highlighted by asterisks ** Do Not supply plans and/or information regarding the existence of underground assets on private property.

Asset owners highlighted with a hash request you reference their attachment for further instructions on how to obtain plans.

Seq. No.	Authority Name	Phone	Status
16798523	Chorus	0800822003	Notification Sent
16798522	Vector - Communications	093083860	Notification Sent
16798525	Vector - Electricity**	093083860	Notification Sent
16798526	Vector - Gas Distribution	093083860	Notification Sent
16798524	Watercare **	094422222	Notification Sent

END OF UTILITIES LIST

beforeUDig NZ Certified Locators

The following is a list of beforeUDig NZ Certified Locators that provide services within the vicinity of your proposed work site, they have NOT been notified of your works. Please use their contact details if you wish to use their services to assist you in identifying underground assets at your site.

NOTE: Certified locators have been assessed by beforeUDig to confirm a high level of competency at locating underground utility infrastructure, these locators may not be approved to undertake locate works on all asset owner network infrastructure, please check with the asset owner first.

Locator Company	Phone	Email	Website URL	Status
Locate Services	08008722348	admin@locateservices.co.nz	https://www.locateservices.co.nz	Not Notified
Aerialsmiths	021739637	info@aerialsmiths.co.nz	https://www.aerialsmiths.co.nz/	Not Notified
Ground Scan NZ	0800562287	info@groundscannz.co.nz	https://www.groundscannz.co.nz	Not Notified
Locator Man	0210445149	s 9(2)(a)	https://locatorman.co.nz/	Not Notified
Locators Ltd	021346811	info@locaters.co.nz	https://www.locaters.co.nz	Not Notified
Locator Worx	0800699679	info@locatorworx.co.nz	https://www.locatorworx.co.nz/	Not Notified
Northland Utility Locators	0211577907	s 9(2)(a)	https://www.northlandlocators.co.nz	Not Notified
Precision View	0211061034	precisionview.info@gmail.com	https://www.beforeudig.co.nz/locator	Not Notified
Reveal	0800240340	admin@reveal.nz	https://www.reveal.nz	Not Notified
Sub Surface Detection	0800500330	admin@subsurfacedetection.co.nz	https://www.subsurfacedetection.co.nz/	Not Notified
ULS Utility Locators	0800885558	office@utilitylocators.co.nz	https://www.uls.nz	Not Notified
Underground Service Locators	0800425622	enquiries@undergroundlocators.co.nz	https://www.undergroundlocators.co.nz/	Not Notified
Utility Scan	0800310031	office@utilityscan.co.nz	https://www.utilityscan.co.nz	Not Notified
Utility Vision Ltd	021989025	s 9(2)(a)	https://www.utilityvision.co.nz	Not Notified

END OF CERTIFIED LOCATORS LIST

Appendix H Watercare Acceptance Letter



14/04/2026

Nicholas Turley
Devonport Property Management Ltd

Dear Nicholas,

Re: Your Request for an Assessment of Water and Wastewater
Capacity Property/Development Address: 1-3 Wynyard ST Devonport
0624 Watercare application number: CON-310522

This assessment is independent of the Auckland Council consenting process. This letter does not constitute a pre-approval from Watercare and the result of the assessment is valid only as at the date of this letter.

Watercare has undertaken an initial high-level assessment of the proposal for this **4*apartment buildings up to 8 storeys and 1*hotel up to 6 storeys (PWWF-3.449 l/s) at 3-25, 33-45 Victoria Road. 1-3, 4-14 Wynyard Street Devonport**. Based on the data available and the information provided Infrastructure assessment form and calculations, and only applicable at the time of this review, we can advise the following:

Zoning

This site is in a live urban zone and within Watercare's servicing area subject to the below advice.

Capacity at the Water and Wastewater bulk infrastructure (treatment plants and large pipes)

For any information about Auckland's Water and Wastewater bulk infrastructure (treatment plants and large pipes), please visit [Network capacity in Auckland](#).

This development is located in the: **Area with Capacity**

Our bulk infrastructure (treatment plants and large pipes) in these areas generally has capacity to support growth.

There is sufficient capacity in the Water/Wastewater bulk infrastructure (treatment plants and large pipes) to accommodate the proposed development. This may be subject to change in the future.

Capacity in the Local Network (water and wastewater)

Water supply

The existing water network has sufficient capacity to service the proposed development of five multi-storey buildings. The development proposes five connection points across the network, including the 150mm main on Victoria Road, the 100mm main on Clarence Street, the 100mm main on Wynyard Street, and the 50mm main on Wynyard Street.

However, a network upgrade is likely to be required to service Building 4, as its proposed connection point is to the existing 50 mm watermain on Wynyard Street. Based on expected post-development demand, this main is anticipated to exceed allowable headloss limits. An upsizing of this section (approximately 120m) of the water network should therefore be assumed as part of the servicing requirements.



Wastewater

There is sufficient capacity in the local wastewater network to accommodate the proposed development (3.449l/s). This may be subject to change in the future.

As noted above, this assessment is independent of the Auckland Council consenting process. This letter does not constitute a pre-approval or support from Watercare and the assessment is valid only as at the date of this letter. Watercare's network capacity is constantly changing and Watercare does not guarantee that capacity will be available at any time in the future. Even where a resource consent is granted by Auckland Council, Watercare has the right, under the Water Supply and Wastewater Network Bylaw 2015, to refuse connections to its network including based on capacity limitations.

Yours Sincerely



Ameya Bhiwapurkar

Development Engineer | Developer Services



