



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

