

DRURY WEST CROSSING LIMITED WATER SUPPLY SERVICING REPORT

**25 Ararimu Road
Drury, Auckland**

DURY WEST CROSSING LIMITED
May 2026 | V1



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EXECUTIVE SUMMARY

This Water Supply Servicing Report provides a high-level technical assessment of potable water supply requirements and servicing options to support the Fast-Track referral application for the proposed Ararimu Road development (the “Project”).

The Project comprises:

- Approximately 123 hectares of predominantly rural land.
- An estimated gross developable area of approximately 70 hectares.
- Proposed warehousing/light industrial activities together with ancillary commercial activities.

Based on the proposed development assumptions, the Project is estimated to generate an average potable water demand of approximately 66 m³/day.

Water supply options have been evaluated based on anticipated demand, source availability, treatment requirements, and regulatory pathways under the Water Services Act 2021. A communal bore water supply, supported by centralised treatment and storage infrastructure, is considered a feasible servicing option for the Project. Supplementary roof water harvesting may also contribute towards the overall servicing strategy, particularly for non-potable uses where appropriate.

The assessment indicates that the Project Area will likely fall within the Large Supply category under the Drinking Water Quality Assurance Rules 2022, enabling only one compliance pathway. A centralised water supply system is feasible and can be staged to align with development growth over time.

A high-level treatment process has been identified incorporating preliminary screening, filtration, ion exchange treatment, UV disinfection, chlorination, and treated water storage. Potable water will be reticulated throughout the development to service warehouse buildings and ancillary facilities.

Registration of the supply with Taumata Arowai will be required, along with development of a Water Safety Plan.

Overall, a local, centralised, staged, and scalable potable water supply system is considered feasible and aligns with regulatory requirements, industry best practice, and the Project’s Fast-Track framework.

1 INTRODUCTION

This technical report has been prepared to support a fast-track referral application for the proposed commercial/light industrial development at 25 Ararimu Road, Drury ('Project').

Drury West Crossings Limited proposes an industrial development comprising 25 Ararimu Road, Drury using the Fast Track Approvals Act 2024 ("FTAA"). The purpose of this Project is to deliver a regionally significant industrial Zone adjacent to the fast-growing Drury Township.

The proposed development is set over 20 titles, and the total land area is approximately 123 hectares. Of this total, it is anticipated that:

- The gross developable area will be approximately 70 hectares.
- The likely gross floor area for future activities/buildings is estimated to be approximately 35 hectares, with additional land required for yards, individual site landscaping and car parking etc.

At a broad level the Project includes:

- The construction and development of commercial warehousing/light industry/service type activities with small ancillary commercial activities such as a dairy, takeaway/cafe and service station.
- Upgrades to existing roads and intersections.
- Land modification works and infrastructure.

At this stage we have determined all buildings will be warehousing/light industry type facilities with no wet industry. Each building will provide ablutions, showers and kitchen facilities. Water demand has been allowed for staff amenities, as well as ancillary activities such as cafes/takeaways and other facilities servicing the development.

New infrastructure will include new roads, potable water supply infrastructure (bore water supply and/or roof water harvesting), stormwater management devices, and associated treatment and storage systems. Potable water will be reticulated throughout the development to service the warehouse buildings and ancillary facilities.

This report provides a high-level assessment of potable water supply servicing, including water demand estimates, source assessments, treatment requirements, regulatory compliance, and indicative infrastructure needs.

The Project Area (including individual sites) is identified in Appendix A.

2 PURPOSE AND SCOPE OF REPORT

This Water Supply Servicing Report provides a high-level assessment of water supply requirements for the project. The report addresses:

- Water demand modelling based on TP58 and industry standards.

- Assessment of available water sources (groundwater bore supply and/or roof water harvesting).
- Water supply servicing philosophy.
- Indicative bore water treatment requirements, storage, and infrastructure needs.
- Compliance with the Water Services Act 2021 and Drinking Water Quality Assurance Rules 2022.
- Regulatory and consenting pathways under the Fast-Track Approvals Act 2024.

The level of detail is consistent with the requirements for a Fast-Track referral application and will be developed further during the substantive application stage.

3 EXISTING ENVIRONMENT

The Project is located to the east of Ramarama and set out over approximately 123 hectares with an approximate gross developable area of 70 hectares. The current land use is predominantly industrial to the south along Ararimu Road and the intersection of Great South Road, with the balance consisting of residential/lifestyle blocks with larger land holdings are used for agricultural purposes.

The southern portion of the site is generally flat and coincides with the existing commercial areas, while the northern part of the site is more undulating and characterised by several gullies and drainage paths. Surface water runoff generally drains northward through ponds and local stream systems before exiting the site via a culvert beneath the motorway. The soils within the Project Area are generally characterised as moderate to poor draining silts and clayey silts.

3.1 Existing Water Servicing – Drury and Surrounding Areas

The Project Area is not currently serviced by a reticulated potable water supply network. Existing surrounding rural and lifestyle properties are generally serviced through a combination of private roof water harvesting systems and groundwater bores.

At this stage, potable water supply for the proposed development is anticipated to be provided through a communal bore water supply and/or supplementary roof water harvesting systems.

Existing groundwater investigations undertaken for the project area identified an existing bore (Bore ID 30397) within the wider site area. The bore is approximately 159.9 m deep with a 200 mm diameter. Previous hydrogeological investigations, pumping tests, and granted groundwater take consent indicate that groundwater abstraction from the Bombay-Drury Kaawa aquifer is likely feasible for the proposed development, subject to detailed design and ongoing compliance requirements.

Historical pumping test information indicates that the bore was previously tested at abstraction rates of approximately 25 L/s (approximately 2,160 m³/day), which is significantly greater than the projected potable water demand for the proposed development. Further hydrogeological assessment and bore yield testing will be undertaken during subsequent project stages to confirm sustainable abstraction rates and long-term supply suitability.

No confirmed site-specific bore water quality data has been obtained from the existing bore at this stage. However, preliminary water quality information from a neighbouring bore indicates that groundwater within the area may contain elevated concentrations of iron (Fe), manganese (Mn), and hardness-related constituents such as calcium. Accordingly, treatment processes such as filtration, ion exchange softening, and disinfection are anticipated to be required prior to potable use. Detailed water quality analyses and treatment assessments will be undertaken during the substantive application and detailed design stages to confirm the final treatment requirements.

4 PROPOSED DEVELOPMENT

The Project Area is approximately 123 hectares; the approximate gross developable area has been determined to be 70 hectares. The development of the land is likely to be sequenced over a number of stages; however, this is yet to be determined. The land owning is outlined below in Table 1:

Table 1: Site Information

APPELLATION	LAND AREA (HECTARES)
1329 Great South Road, Ramarama <i>Part Allotment 42 Parish of Opaheke</i>	15.0444 ha
Lot 10 Deposited Plan 156964 and Lot 17 Deposited Plan 156964	7.4676 ha
Lot 11 Deposited Plan 156964 and Lot 17 Deposited Plan 156964	8.798 ha
Lot 9 Deposited Plan 156964 and Lot 17 Deposited Plan 156964	1.8968 ha
1358 Great South Road, Ramarama <i>Lot 1 Deposited Plan 156964</i>	5.6622 ha
1361 Great South Road, Ramarama <i>Lot 2 Deposited Plan 156964</i>	0.3783 ha
<i>Lot 3 Deposited Plan 156964</i>	4.4939 ha
<i>Lot 4 Deposited Plan 205615</i>	3.8191 ha
<i>Lot 5 Deposited Plan 205615 and</i> <i>Lot 17 Deposited Plan 156964</i>	9.302 ha
1393 Great South Road, Ramarama <i>Lot 1 Deposited Plan 37604</i>	0.3516 ha
1399 Great South Road, Ramarama <i>Lot 6 Deposited Plan 156964 and</i> <i>Lot 6 Deposited Plan 156964</i>	0.911 ha
10 Ararimu Road, Ramarama <i>Part Allotment 44 Parish of Opaheke</i>	0.9270 ha
21 Ararimu Road, Ramarama <i>Lot 7 Deposited Plan 156964</i>	0.3913 ha
23 Ararimu Road, Ramarama <i>Lot 1 Deposited Plan 209317</i>	0.3913 ha
24 Ararimu Road, Ramarama	1.2158 ha

APPELLATION	LAND AREA (HECTARES)
<i>Lot 3 Deposited Plan 606492</i>	
25 Ararimu Road, Ramarama	3.9719 ha
<i>Lot 2 Deposited Plan 193620</i>	
26 Ararimu Road, Ramarama	1.2031 ha
<i>Lot 2 Deposited Plan 193620</i>	
<i>Lot 1 Deposited Plan 193620</i>	0.0268 ha
<i>Lot 12 Deposited Plan 156964 and Lot 17 Deposited Plan 156964</i>	6.019 ha
<i>Lot 13 Deposited Plan 156964 and Lot 17 Deposited Plan 156964</i>	1.2983 ha
<i>Lot 14 Deposited Plan 156964</i>	1.3663 ha
<i>Lot 15 Deposited Plan 156964</i>	1.9251 ha
<i>Lot 16 Deposited Plan 156964</i>	1.9937 ha
<i>Allotment 414 Parish of Opaheke</i>	0.4869 ha
Part Lot 1 Deposited Plan 56918	3.8442 ha
34 Maher Road, Ramarama	1.0543 ha
<i>Part Lot 10 Deposited Plan 48332</i>	
<i>Part Lot 11 Deposited Plan 48332</i>	1.081 ha
<i>Part Lot 12 Deposited Plan 48332</i>	1.0918 ha
44 Maher Road, Drury	1.2926 ha
<i>Part Lot 13 Deposited Plan 48332</i>	
<i>Lot 4 Deposited Plan 606492</i>	35.268 ha
TOTAL	122.97 ha

Water supply demand will primarily arise from:

- Potable water use (drinking, kitchen, hygiene).
- Ablution and amenity facilities.
- Limited process/wash-down water associated with dry industry activities, meaning
- activities that do *not* involve water-intensive industrial processes (e.g., food or beverage processing, continuous washing operations, chemical processing, or other processes that generate large volumes of wastewater).

5 WATER RETICULATION OPTIONS

A potable water reticulation network will be required to service the proposed development. The reticulation system will distribute treated potable water from the centralised treatment and storage facilities to individual warehouse buildings and ancillary commercial activities throughout the Project Area.

At this stage, the preferred approach is anticipated to comprise:

- A centralised bore water supply and treatment system.
- Treated water storage reservoirs/tanks.
- Pressurised potable water reticulation mains.
- Booster pumping infrastructure (if required).
- Firefighting water storage and supply infrastructure.

The reticulation network will be evaluated further during the concept and detailed design stages once development staging, demand profiles, and final site layouts have been confirmed.

6 DESIGN BASIS

Water demand for the Project has been estimated based on the projected development areas and an assumed daily occupancy per unit area.

A flow allowance of 40 litres/person/day has been adopted on the basis that water-efficient fixtures and fittings will be utilised, including dual flush toilets, aerated faucets, low-flow shower heads, and water-efficient appliances. Occupancy has been estimated at up to 40 persons (staff and visitors) per 10,000 m² warehouse building, with smaller warehouse developments assumed to have a proportional occupancy.

To estimate the likely building footprint across the Project Area, it has been assumed that approximately 50% of the gross developable area will comprise warehouse floor area and associated buildings. Based on the anticipated gross developable area of approximately 70 hectares, the total warehouse floor area is estimated to be approximately 35 hectares. The remaining land will be used for yards, landscaping, car parking, internal roading, accessways, and supporting infrastructure such as fire water storage and utilities. Based on these assumptions, the total estimated occupancy across the Project Area is approximately 1,400 persons.

An additional allowance of 10 m³/day has been included to cover another ancillary commercial activities like cafes, dairies, service stations, etc.

7 WATER SUPPLY AND DEMAND ASSESSMENT

Potable water supply for the Project is anticipated to be primarily sourced from a communal groundwater bore supply, supported by centralised treatment and storage infrastructure. Supplementary roof water harvesting may also contribute towards the overall servicing strategy and reduce abstraction demand from the bore supply.

Existing bore investigations and historical pumping test information indicate that groundwater abstraction rates substantially greater than the projected potable water demand of approximately 66 m³/day may be achievable within the Project Area, subject to detailed hydrogeological assessment, treatment requirements, and regulatory approvals.

Table 2 provides an indicative comparison between projected potable water demand and potential supplementary roof water harvesting yields under both full and partial roof connection scenarios.

The ability to provide “self-servicing” is considered a viable option for the Project. For the purposes of this high-level assessment, only a proportion of buildings are assumed to be connected to the initial roof water harvesting system, as build out will occur sequentially over time. The indicative 30% connected-roof scenario represents an initial staged development condition where only a proportion of the ultimate roof catchment is connected to the roof water harvesting system. Preliminary assessments indicate that harvested roof water has the potential to significantly supplement the communal bore supply and reduce potable water abstraction demand across the Project Area. Under the indicative 30% connected-roof scenario, harvested roof water is estimated to provide a significant supplementary water source and reduce potable water abstraction demand from the communal bore supply relative to the projected demand of approximately 66 m³/day.

Firefighting storage will be evaluated at the time of the substantive application. An additional 24-hour storage capacity will likely be needed. This can be supplied from an additional treated water tank, or alternatively from additional raw water tank (s) if the firefighting supply is on a dedicated ring main.

Peak day and peak instantaneous demands are expected to exceed the average daily demand and will be further assessed during subsequent concept and detailed design stages. Additional treated water storage and firefighting reserves will likely be required as part of the final servicing strategy.

Refer to Appendix B for the full water supply-demand balance calculations.

Table 2: Water Supply vs Demand Balance Summary

FACILITY	NO. OF PEOPLE	FLOW ALLOWANCE (L/person/day)	DEMAND (m ³ /day)	RAINFALL COLLECTION WITH 100% ROOF CONNECTION (m ³ /day)	RAINFALL COLLECTION WITH 30% ROOF CONNECTION (m ³ /day)
Warehouse/ Light Industrial Activities	1,400	40	56	791	237
Ancillary Commercial Activities	–	–	10	–	–
Total	1,400	–	66	791	237

Notes:

1. Roof areas based on the assumption that 50% of the land area is attributed to industrial buildings (10,000 m² per building equivalent).
2. Rainwater collection calculated using 1 m annual rainfall and 17.5% loss factor (BRANZ and Water NZ guidance). The “Rainwater Collection (30% connected)” column equals 30% of the per-park full roof yield.
3. Demand based on 40 L/person/day (TP58 commercial/industrial water use allowance).
4. Ancillary activities allocated 10 m³/day.

5. The number of people used in these calculations has been applied as a conservative worst-case scenario. Any increase in occupancy beyond this level would require further assessment to confirm that the water supply remains adequate. The figures are indicative and will be confirmed at a later stage for the substantive application once final gross floor areas is established.

8 WATER TREATMENT OPTIONS

A centralised Water Treatment Plant (WTP) will be located within the Project Area. The treatment system can be scaled and staged to match development growth and increasing potable water demand over time. Based on preliminary neighbouring bore water quality information, groundwater within the area may contain elevated concentrations of iron (Fe), manganese (Mn), and hardness-related constituents such as calcium. Accordingly, a high-level treatment process suitable for communal bore water supply will be incorporated into the proposed WTP design.

An indicative potable water treatment process flow diagram is presented in Figure 1. The preliminary treatment process is anticipated to include pre-screening (leaf screen/mesh filtration) for removal of coarse solids and debris, followed by media and cartridge filtration (5–20 micron) for removal of suspended solids and potential iron/manganese precipitates. Ion exchange treatment is anticipated to be incorporated for hardness reduction and management of calcium-related scaling potential. UV disinfection will provide primary pathogen control, followed by chlorination to maintain a disinfectant residual within the distribution system. Treated water storage tanks and booster pumps will also form part of the proposed servicing arrangement prior to reticulation through the private potable water distribution network.

The proposed treatment process is conceptual only and will be refined during subsequent concept and detailed design stages following detailed bore testing, water quality analysis, and confirmation of final source water characteristics. Additional treatment processes may be required depending on the final groundwater quality and Taumata Arowai drinking water compliance requirements.

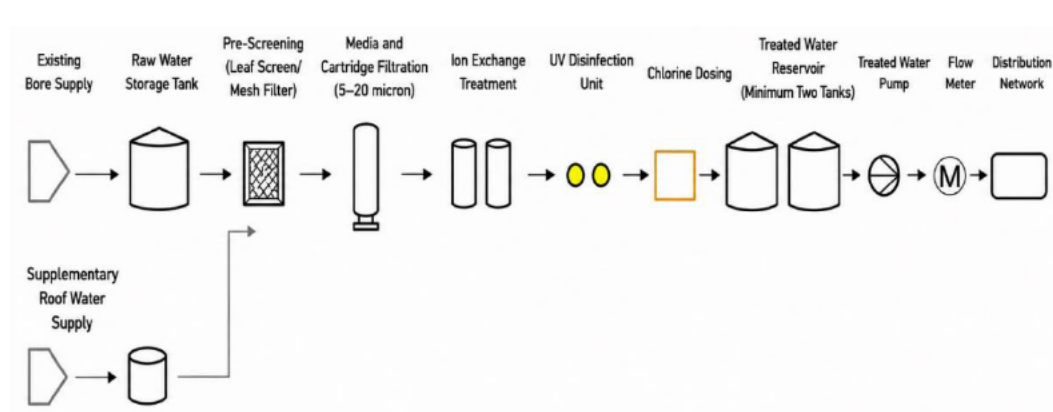


Figure 1: Indicative Potable Water Treatment Process Flow Diagram

8.1 Indicative Storage

Raw and treated water storage will be provided within the Project Area to support operational reliability, staged development, and system resilience. At this stage, a preliminary storage tank capacity of approximately 250 m³ has been identified for the proposed communal water supply system. The storage infrastructure will support potable water supply continuity, operational buffering, and short-term fluctuations in system demand.

The proposed storage system is anticipated to be located adjacent to the bore supply and treatment infrastructure to simplify operation and maintenance requirements. The storage arrangement may be expanded progressively as development staging advances and potable water demand increases over time.

Additional storage requirements, including firefighting reserves and operational redundancy, will be assessed further during the substantive application and detailed design stages. Compartmentalised storage tanks may also be considered to maintain supply continuity during maintenance, cleaning, or inspection activities.

An indicative arrangement of the proposed potable water infrastructure, including the communal bore, water treatment plant, storage reservoir, and pump infrastructure, is shown within the Scheme Plan in Appendix A. The layout is conceptual only and subject to further refinement during subsequent concept and detailed design stages.

9 WATER SERVICES ACT/TAUMATA AROWAI STANDARDS

As the population supplied across the Project Area exceeds 500, the Project needs to meet the relevant standards set by the Water Services Act 2021 and Taumata Arowai – being the Drinking Water Quality Assurance Rules 2022 (DWQAR) under the Networked Supply – Large Supply classification.

This enables a centralised water treatment system to supply multiple buildings through a reticulated distribution network. To comply with this pathway, the supply must meet the requirements of the General, Source S3, Treatment T3, and Distribution D3 rule modules of the DWQAR.

Preparation of a Water Safety Plan (WSP) and Source Water Risk Management Plan (SWRMP) will be required. Compliance with the Distribution D3 rule module requires the use of residual disinfection within the reticulation network. Chlorination of treated water will therefore be necessary to maintain a measurable free available chlorine (FAC) residual throughout the system as listed in the treatment processes under Section 7.

These Management Plans are required to be certified by Taumata Arowai. This process falls outside of the Fast Track Approvals Act.

10 OWNERSHIP AND MANAGEMENT

For the successful management of water supply for the development, a strong management framework must be implemented and operated during the life of the resource consent and detailed through the future conditions of consent. Ownership and management options include:

- Private utility management.
- Body corporate structure.

The above options will be investigated at the substantive application stage.

11 STAGING AND SCALABILITY

The centralised WTP, storage and distribution can be designed modularly:

- Staged to supply early buildings with base plant sized for initial flow and with reserved footprint for future modules.
- Additional treatment and storage modules added as more buildings come online.
- Telemetry and control systems sized for full build-out but commissioned in stages.

Staged construction reduces up-front capital while maintaining compliance and reliability.

12 CONSENTING PATHWAYS

Key regulatory actions likely required:

- Registration and compliance pathway with Taumata Arowai (Water Services Act 2021 and Drinking Water Quality Assurance Rules 2022).
- Resource and/or Building consents for tanks, treatment plant buildings and pump stations.
- Health and safety and operator licensing arrangements for ongoing operation, to be undertaken by the operator in accordance with Taumata Arowai requirements and relevant health and safety regulations.
- Existing historical groundwater abstraction consent information indicates that groundwater takes approvals have previously been granted for bore abstraction within the project area. Confirmation of consent applicability, ongoing compliance requirements, and any future amendments associated with the proposed potable water supply arrangement will be undertaken during subsequent project stages.

13 CONCLUSIONS

This assessment confirms that a centralised potable water supply system is considered feasible for the Project. Existing groundwater investigations and historical pumping test information indicate that the projected potable water demand of approximately 66 m³/day can likely be supplied through a communal bore water supply, supported by centralised treatment and appropriately sized storage infrastructure. Supplementary roof water harvesting may also contribute to the overall servicing strategy and improve system resilience. The supply is likely to be classified as a Large Drinking Water Supply, requiring registration and ongoing compliance with the Water Services Act 2021 and Drinking Water Quality Assurance Rules 2022.

It is noted that the Drinking Water Quality Assurance Rules 2022 are currently being amended by Taumata Arowai. The revised version is anticipated to be published in June 2026 and effective from 1 July 2027.

Further investigations, including detailed bore testing, hydrogeological assessment, roof water harvesting assessment, and detailed treatment plant design, will be undertaken during subsequent project stages. Nevertheless, the proposed servicing solution aligns with the staged development approach and provides a potentially robust and resilient potable water supply strategy for the Project Area.

14 LIMITATIONS

This report has been prepared for the sole benefit of Drury West Crossing Limited as our Client, and their appointed representatives, according to their instructions, for the specific objectives described herein. This report is qualified in its entirety and should be considered in the light of our Terms of Engagement with the Client and the following:

- a. Data or opinions contained within the report may not be used in other contexts or for any other purpose without our prior review and written agreement. Any reliance will be at the parties' sole risk.
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- c. GWE has relied on information provided by the Client and by third parties to produce this document and arrive at its conclusions. GWE has not verified information provided (unless specifically noted otherwise) and we assume no responsibility and make no representations with respect to the adequacy, accuracy, or completeness of such information.

APPENDIX A SCHEME PLAN

APPENDIX B

WATER SUPPLY-DEMAND BALANCE CALCULATION

Table B1: Project Assumptions and Input Data (Bore Water/Rainwater)

PARAMETERS	ASSUMPTIONS
Gross Developable Area	70 hectares
Assumed Roof/Building Area	35 hectares (50% of developable area)
Occupancy Allowance	40 persons per 10,000 m ² warehouse
Potable Water Allowance	40 L/person/day
Annual Rainfall	1 m/y
Rainwater Collection Efficiency	82.5% (17.5% losses)
Ancillary Commercial Demand Allowance	10 m ³ /day
Primary Water Source	Communal Bore Supply
Supplementary Water Source	Roof Water Harvesting

Notes:

A likely gross warehouse floor area of approximately 35 hectares has been assumed for the purposes of this assessment.

Water demand calculations are based on TP58 commercial/industrial planning assumptions and assume full water-saving devices are installed.

Rainwater collection calculations are indicative only and based on conceptual roof harvesting assumptions.

Table B2: Supply-Demand Summary (with 100% roof connection)

ITEM	VALUE
Total Demand (m ³ /day)	66
Rainwater Available (m ³ /day)	791
Total Available (m ³ /day)	791
Shortfall / Surplus (m ³ /day)	725

Table B3: Supply-Demand Summary (with 30% roof connection)

ITEM	VALUE
Total Demand (m ³ /day)	66
Rainwater Available (m ³ /day)	237
Total Available (m ³ /day)	237
Shortfall / Surplus (m ³ /day)	171