

188 Beaumont Street Fast-track

Auckland Council Specialist Memo

Annexure 15:

Watercare Services Limited

Amber Taylor

21 July 2026

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Russell Butchers
Principal Project Lead, Auckland Council
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Dear Russell

Response to referral application for the Drury West Crossing project at 24 Ararimu Road, Ramarama under the Fast-track Approvals Act 2024

Introduction

1. Watercare Services Limited (**Watercare**) welcomes the opportunity to provide comments on the Drury West Crossing Fast-track referral application (**Application**), made under section 13 of the Fast-track Approvals Act 2024 (**Act**).
2. Drury West Crossing Limited (**Applicant**) is proposing a light industrial development comprising approximately 112 hectares of land, including up to 5000 m² of supporting commercial services (**the Project**), along Ararimu Road, Ramarama (**the Project Area**). The subject land is zoned Rural – Mixed Rural under the Auckland Unitary Plan – Operative in Part (**AUP-OP**). The Applicant is proposing to privately service the development for both water and wastewater. The Application states the possibility of future connections to Watercare's network could be explored but the development is not reliant on this possibility.
3. Watercare provided initial comments to Auckland Council in response to the Applicant's section 11(1)(b) notice. The comments in the letter dated 29 May 2026 still stand, unless otherwise stated in this letter.
4. Watercare's comments in this letter are based on the Application as at today's date, in particular the following lodged Application documents:
 - Drury West Crossing Fast Track Referral Application Covering Letter, Barker & Associates dated 11 June 2026
 - Fast-track referral application form from Rebecca Sanders dated 11 June 2026
 - Attachment 1 – Planning Memorandum for Drury West Crossing, Barker & Associates dated 11 June 2026
 - Attachment 4 – Drury West Crossing Consultation, Barker & Associates
 - Attachment 5 – Drury West Crossing Masterplan Package, Barker & Associates dated June 2026
 - Attachment 7 – Civil Infrastructure Report: Drury West Crossing, Maven Associates Limited dated 10 June 2026
 - Attachment 8 – Drury West Crossing Limited: Water Supply Servicing Report, GWE Consulting dated May 2026.
5. Any amendment to the Application will require further review from Watercare.

6. This advice is valid as at the date of this letter. All servicing advice is based on the best available information at the time and may change if updated network modelling or programme and/or funding reviews indicate materially different outcomes.

Watercare's purpose and statutory obligations

7. Watercare is New Zealand's largest provider of water and wastewater services, operating as a substantive council-controlled organisation owned by Auckland Council with the purpose embodied in the Māori whakatauki "*Ki te ora te wai, ka ora te whenua, ka ora te tangata*" (When the water is healthy, the land and the people are healthy), reflecting the connection between its services and the wellbeing of the community and local environment.
8. Watercare is required to manage its operations efficiently, with a focus on minimising overall costs while maintaining long-term asset integrity. These obligations are subject to economic regulation under the Watercare Charter, with oversight provided by the Commerce Commission as the appointed Crown monitor. Watercare must also give effect to the relevant aspects of Auckland Council's Long-term Plan and act consistently with other council plans and strategies, including the Auckland Plan 2050 and the Future Development Strategy (**FDS**).
9. Through its annual Statement of Intent responding to the council's Letter of Expectation, Watercare commits to contributing to Auckland Plan 2050 outcomes. This includes working collaboratively with the wider council group to support areas of growth identified by the council, acting consistently with the FDS for major infrastructure development for future urban areas and ensuring alignment of infrastructure projects with other utilities. Watercare also commits to fully recovering growth-related costs so that growth pays for growth.

Watercare's comments

10. Watercare has considered the Project against the assessment criteria set out in section 22 of the Act and provides the following comments.

Overview of Watercare's servicing policy

11. The Project Area is zoned Rural – Mixed Rural under the AUP-OP. Watercare's Growth Servicing Policy 2026 sets out Watercare's approach to servicing growth. The policy recognises rural or equivalent zoned land as a distinct servicing category located outside of Watercare's area of service. It also recognises that development may be proposed through Fast-track or resource consent processes, in which case Auckland Council will undertake a policy assessment considering consistency with its plans and strategies and wider infrastructure requirements needed to support a thriving community. Watercare will follow Auckland Council's lead on strategic consistency and provision of public infrastructure servicing for such proposals.
12. In line with this policy, Watercare does not provide water or wastewater services to rural land unless Auckland Council has determined through its policy assessment that provision of public servicing should proceed. As of the date of this letter, no policy assessment for servicing the Project Area has been provided by Auckland Council.
13. Notwithstanding this policy position, the comments below are provided in relation to the Applicant's proposed servicing options.

Water supply

14. The Civil Infrastructure Report by Maven states that the proposed development is estimated to generate an average potable water demand of approximately 86 m³ per day. The Applicant proposes a private water supply network utilising bore water and supplemented by roof water as required.
15. Watercare defers to Auckland Council for comments on the proposed private water supply servicing for the proposed development including design, governance and environmental performance. Additionally, any private water supply would be subject to regulation by Taumata Arowai as the water services regulator.
16. While the Project does not rely on a public water connection, the Civil Infrastructure Report notes that it may be possible to connect to the bulk supply point near Quarry Road. As per the Growth Servicing Policy, Watercare does not service rural land unless directed by Auckland Council.

Wastewater servicing

17. The Applicant is proposing a private, centralised wastewater treatment plant with disposal of treated effluent to land. The preferred wastewater reticulation approach is not confirmed but options identified by the Applicant include a low-pressure sewer system or a conventional gravity network with wastewater pump stations. The Applicant proposes to evaluate these options at the detailed design stage.
18. Watercare defers to Auckland Council for comments on the proposed private wastewater servicing for the Project, including design, governance and environmental performance.
19. The Civil Infrastructure Report also notes that there could be a possible connection to the public Drury Crossing vacuum system and that while the proposed development is not reliant on a public connection, the possibility of a future public connection “is an ongoing consultation piece with Watercare”. Watercare has no current plans to service the Project Area, and its ongoing planning for future wastewater infrastructure does not provide for the Project to be connected to, or vested to, Watercare in the future. As the site is located within a rural zone, it should be assumed that the wastewater system will remain permanently private, including its ownership, operation, renewals and maintenance.
20. Watercare provided initial comments on the Applicant’s section 11(1)(b) notice, requesting that any proposed private wastewater servicing scheme and associated discharges should include a robust assessment of potential effects on the receiving environment, being the Manukau Harbour. The assessment should demonstrate that the proposal will not compromise the ongoing operation, resilience, or environmental performance of Watercare’s existing public infrastructure and services.

General comments on private servicing

21. The Applicant should clearly outline the intended long-term servicing plan for water supply and wastewater servicing which demonstrate that the proposed solutions are feasible and sustainable in perpetuity, including from financial, operational and environmental perspectives.
22. While the schemes are proposed to be privately owned and operated, it is recommended that they are designed and constructed in accordance with Watercare’s relevant Codes of Practice for Land

Development and Subdivision to ensure long-term safety and reliability of the water and wastewater networks.

23. Additionally, should a future connection to the public network be proposed, Watercare has concerns regarding the ability to vest private water and wastewater treatment assets that have been operational, managed and maintained outside of Watercare's control without significant additional investment.

Conclusion

16. Watercare does not provide water supply or wastewater connections to rural land unless Auckland Council, through a policy assessment, has determined that provision of public servicing should proceed. As at the date of this letter, no policy assessment for servicing the Project has been provided by Auckland Council.
17. Watercare is open to further discussions with the Applicant and Auckland Council.

Yours faithfully,



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