

188 Beaumont Street Fast-track

Auckland Council Specialist Memo

Annexure 15:

Watercare Services Limited

Amber Taylor

24 July 2026

24th July 2026

Russell Butchers
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Intermediate Planner, Auckland Council
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Dear Russell and Lewis,

188 Beaumont Street Fast-track Application

Introduction

1. Watercare Services Limited (**Watercare**) welcomes the opportunity to provide comments on the 188 Beaumont Street Fast-track substantive application (**Application**), made under section 53 of the Fast-track Approvals Act 2024 (**Act**).
2. Westhaven Residential Limited Partnership (**Applicant**) proposes an urban redevelopment project at 188 Beaumont Street, Auckland Central (**Project Area**). The Application proposes the redevelopment of an existing car park site within the Wynyard Precinct to construct a total of 210 residential apartments across three buildings, ground floor retail activities and associated car parking including enabling earthworks and installation of underground infrastructure (**the Project**).
3. The zoning of the Project Area is Business – City Centre Zone under the Auckland Unitary Plan – Operative in Part (**AUP-OP**).
4. Watercare's comments in this letter are based on the Application as at today's date, in particular the following lodged Application documents:
 - 188 Beaumont Street – Fast track Substantive Application AEE, dated 9th April 2026.
 - Appendix 4 – 188 Beaumont St FTAA Proposed Consent Conditions, dated 26th March 2026.
 - Appendix 9 – Civil Preliminary Design Report and Engineering Drawings, dated 12th March 2026.
 - Appendix 14 – Referral Decision, dated 19th December 2025.
 - Appendix 27 – Consultation Summary Report, dated 12th March 2026.
5. Any amendment to the Application will require further review from Watercare.
6. 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. As at the date of this letter, Watercare advises that there is sufficient capacity in the water and wastewater networks to accommodate the Project.
11. Watercare has engaged with the Applicant's engineer regarding wastewater servicing and network investigations. Watercare understands that the requested investigations have now been completed and therefore does not have any outstanding servicing information requests.
12. Subject to the conditions set out below being imposed as conditions of the consent and the advice notes being included, Watercare confirms that it can support the granting of consent.

Wastewater and water supply

77. *The consent holder must design and construct connections to the public water supply and wastewater reticulation networks to service the project in accordance with the requirements of the water supply and wastewater utility provider. Prior to occupation of the project there must be operational wastewater infrastructure with sufficient capacity to service the project.*

Advice notes:

Engineering plan approval must be obtained from Auckland Council for all public water supply and wastewater works.

The applicant must produce under the engineering plan approval stage a completed design of the proposed water supply and wastewater infrastructure, including infrastructure to vest in Auckland Council and thereafter in Watercare (public water supply and wastewater works), in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice) as well as Watercare's standards for material supply, construction and asset data capture.

Plans approved under resource consent do not constitute an Engineering Plan Approval and must not be relied upon for the purposes of constructing public reticulation works in the absence of that approval.

All public water supply and wastewater works required to service this development shall be designed and constructed by the applicant at no cost to Watercare.

Any connection to the public water and wastewater networks remains subject to approval under the Water Supply and Wastewater Network Bylaw 2015, including the power to refuse an application to connect where there is insufficient capacity in the network to accommodate the connection.

Future approvals

13. Nothing in this letter obliges Watercare to issue any other approvals that may be required for the Project. Such approvals may include authorising the vesting of any infrastructure, approving a connection to Watercare's networks, or approving a "works over" application for works on or near Watercare's assets.
14. Engineering plan approval will be required to construct any new public water and wastewater infrastructure that is proposed to be vested in Auckland Council, or to alter any existing public infrastructure.
15. This letter does not constitute a guarantee from Watercare to provide firefighting capability in accordance with the Fire and Emergency New Zealand Code of Practice. Water pressure could change in the future. To comply with Fire Water Classification FW2, the installation of a sprinkler system and/or booster pump may be required for commercial, industrial, high-rise and mixed-use buildings.
16. Watercare is open to further discussions with the Applicant.

Yours faithfully,



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