

BEFORE AN EXPERT CONSENTING PANEL

IN THE MATTER of the Fast-track Approvals Act 2024 (**FTAA**)

AND

IN THE MATTER of an application for approvals by Winton Land Limited to subdivide and develop 244.5 hectares at Old Wairoa Road, Cosgrave Road, and Airfield Road between Takanini and Papakura, Auckland into approximately 3,854 homes, consisting of individual homes and 3 retirement villages containing independent living units and associated features such as a 7.5 hectare town centre, a school, 4 local hubs, open spaces, green links, recreation parks and reserves and ecological areas (**Application**)

‘WILL SAY’ STATEMENT FOR EXPERT WITNESS CONFERENCING BY TIM SCHEIRLINCK AND EDZARD VERSEPUT (WATERCARE SERVICES LIMITED)

Potable Water Supply

Dated: 7 November 2025

1. INTRODUCTION

- 1.1 This joint 'will say' statement is provided by Tim Johannus Scheirlinck and Edzard Carl Verseput on behalf of Watercare Services Limited (**WSL**) in relation to expert witness conferencing for the Sunfield Fast-track Application under the FTAA.
- 1.2 Tim Scheirlinck and Edzard Verseput have not previously prepared a report in relation to the Application. Accordingly, this statement sets out their key opinions, in short form, on the issue that will be discussed at conferencing relating to potable water supply capacity. This statement is provided on the basis described in **Section 4**.

2. QUALIFICATIONS AND EXPERIENCE

Tim Scheirlinck

- 2.1 Tim Scheirlinck is the Head of Water Planning at WSL and a qualified engineer, with particular expertise in water supply treatment facilities and water supply networks. Tim's qualifications and experience are detailed in **Attachment 1**.

Edzard Verseput

- 2.2 Edzard Verseput holds the position of Team Leader – Water Networks Planning at WSL and is a qualified engineer, with particular expertise in water supply treatment facilities and water supply networks. Edzard's qualifications and experience are also detailed in **Attachment 1**.

3. CODE OF CONDUCT

- 3.1 We confirm that we have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (**Code**) and have complied with the Code in the preparation of this statement. We agree to follow the Code of Conduct when participating in expert conferencing and any subsequent processes directed by the Expert Panel. We confirm that the opinions we express are within our areas of expertise and are our own, except where we state that we are relying on the work or evidence of others, which we have specified.

4. BASIS FOR STATEMENT

- 4.1 At paragraph 10 of the Panel's Minute 13 dated 5 November 2025, the Panel has indicated that it would be assisted by the experts addressing network capacity issues from a purely technical perspective, the question being: is there existing capacity within Watercare's bulk potable water supply network to service this development?
- 4.2 In providing our expert opinions below, we record the Panel's express acknowledgement in Minute 13 that the following remain live issues, but are to be set to one side for the purposes of conferencing:
- (a) WSL's position of not servicing rural-zoned land for water or wastewater; and
 - (b) The need, when undertaking capacity assessments for unanticipated and/or out of sequence developments, to consider the ability to supply future development of other land (e.g. existing live zoned land).
- 4.3 We have prepared this statement on the above basis.

5. BULK WATER SUPPLY CAPACITY TO SERVICE SUNFIELD DEVELOPMENT

- 5.1 For the Future Urban Zone (**FUZ**), we confirm that there is sufficient existing capacity in the bulk water supply network to support the FUZ. We note that upgrades to the bulk network may be required to support the connection of the development to the bulk water supply network.
- 5.2 For the rural land, since the 'issues conference' we have considered whether we can confirm technical capacity in the bulk water supply network to service this portion of the development, setting aside the considerations noted in Section 4 above. However, providing a definitive answer on technical capacity is not straightforward in the absence of a detailed assessment (i.e. modelling) of this portion of the Application area.
- 5.3 There has been no modelling assessment of the rural portion of the Application area on the bulk water supply network. Because there has been no assessment, it is not possible to confidently confirm capacity for the rural land.

- 5.4 We note that any decision on connections to the local water supply network ultimately sits with Veolia for the Application site. Watercare's responsibility terminates after the flow meter of the Bulk Supply Point.

DATED the 7th day of November 2025

Tim Scheirlinck

Head of Water Planning, WSL

Edzard Verseput

Team Leader – Water Networks Planning, WSL

ATTACHMENT 1

Qualifications and Experience of WSL Experts

Tim Scheirlinck

1. I am the Head of Water Planning at WSL.
2. I have the qualification of Bachelor of Engineering (Honours) from the University of Auckland.
3. I have been employed by WSL for eight years. In my current role I am responsible for the planning of WSL's water supply treatment facilities and water supply networks. Specifically, I oversee and assist with the development of Facility and Network Servicing Plans which are prepared to inform the need for and timing of future water supply projects across Auckland. I also oversee and assist with the preparation of feasibility studies and concept designs for WSL-delivered infrastructure. I am involved with considering and supporting developer-delivered infrastructure in situations where there is limited available capacity in the relevant network and/or treatment plant to support a proposed development.
4. Prior to this role, I had the following roles within Watercare; Head of Commercial Customers and the Northern Networks Manager. In my role as Northern Networks Manager, which I held for approximately four years, I was responsible for the maintenance and operation of all wastewater and water assets in the north and west regions of Auckland.
5. I have 10 years' experience in the water industry, including international experience.

Edzard Verseput

1. I hold the position of Team Leader – Water Networks Planning at WSL.
2. I have the qualification of Bachelor of Engineering (Honours) from the University of Johannesburg. I am a registered professional engineer with the Engineering Council of South Africa and a Chartered Member of Engineering New Zealand. x.
3. I have been working for and employed by Watercare since 2023, currently leading the Water Networks Planning team, overseeing the strategic prioritisation and planning of water network projects across Auckland. My responsibilities include managing and providing technical input into feasibility studies, network and transmission servicing plans, concept designs, business case development, as well

as responding to developer queries, private plan changes, and fast-track resource consents. I ensure projects align with growth needs and available capacity while managing a team of five permanent and five contingent staff.

4. Prior to joining Watercare, I accumulated over 13 years of experience in water infrastructure planning and delivery in South Africa working for local council. As a Professional Civil Engineer, I managed large-scale water treatment and transmission projects.