

RESPONSE TO SECTION 70 COMMENTS

Project	Delmore Residential Development, FTAA-2512-1164
Subject	Westlake Trustee Limited section 70 comments, section 4.6: water supply, pressure and resilience
Prepared by	Romeo Dela Cruz CMEngNZ, CPEng, McKenzie & Co. (water reticulation)
Reviewed by	James Kitchen CMEngNZ, CPEng, Project Director; Clayton McKenzie, Managing Director (governance review)
Date	4 August 2026

1. WATER STORAGE AND SYSTEM RESILIENCE (CONDITIONS 61(E) AND 61(F) AND RELATED COMMENTARY)

The comments do not identify a material deficiency: the lodged design includes both raw and treated water storage, which is what is needed for system resilience.

This is the professional conclusion of the applicant's water reticulation engineer, Romeo Dela Cruz CMEngNZ, CPEng, McKenzie & Co. The drawings lodged with the application show a 400 m³ collection tank for untreated water and a 1,600 m³ treated water storage tank supplying the reticulation through a multi-pump booster station (drawing 3725-6506, lodged Revision B, 17/12/25; Revision C, 12/04/26, is before the Panel in Appendix 6.2 to the s55 Response to Comments). Final pump duties and standby power are confirmed at detailed design and are secured by Condition 61(f) before commissioning.

Condition consequence: we recommend retaining Conditions 61(e) and 61(f) as drafted. If of assistance, a clarification to 61(f) may be added: including duty and standby pumping arrangements and standby power generation where a direct boost supply is used.

The storage and resilience related outcomes sought by Mr Gardiner are already provided and secured. No changes are recommended to design or conditions, apart from the clarificatory change recorded in the paragraph above, and nothing raised in the comments changes our overall conclusions.

2. STAGED SUPPLY AND THE TRANSFER PUMPING ARRANGEMENT (PROPOSED CONDITION 61(P))

The matter is already addressed by the lodged design: separate pumping systems serve network boosting and the Stage 2 reservoir transfer, and no repurposing of the Stage 1 pumps is required.

The lodged drawings show a separate pump arrangement serving the Stage 2 reservoirs (drawing 3725-6506 Rev B), and the current revision details the two independent pump sets. The narrative in section 7 of the servicing report is an abbreviated description of the pumping function and does not alter the configuration shown on the lodged drawings. The drawing set records that the two stages do not rely on one another for servicing.

Condition consequence: for clarity we recommend a new Condition 61(p): demonstration that the Stage 1 water supply level of service, including firefighting supply, will be maintained at all times during the construction, commissioning and changeover of the Stage 2 infrastructure. The land reservation sought is considered unnecessary and we do not recommend its adoption.

The suggested condition clarifies and secures the continuity outcome sought irrespective of the final pump configuration adopted at detailed design. Nothing raised in the comments changes our overall conclusions.

3. NETWORK PRESSURES (CONDITION 61(G))

The substance of the concern is acknowledged, and it is appropriately secured through detailed design and the limited condition amendment offered below.

The approximately 100 m head figure cited reflects localised pockets in the lowest-lying gullies shown on the lodged pressure contour plot. The hydraulic modelling was undertaken to identify where pressure management measures may be required, and the identified areas do not indicate a deficiency in the proposed design. The network is arranged in separate pressure zones, and detailed design will incorporate pressure reducing valves, pressure zoning and, where necessary, refinement of pipe sizes and pump controls to ensure operating pressures at each lot comply with the applicable design criteria, in accordance with the Watercare Code of Practice and the standard engineering approval process.

Condition consequence: we recommend amended Condition 61(g): including demonstration that each lot achieves the minimum service pressure and the SNZ PAS 4509 firefighting flow at residual pressure, with pressure zones and pressure reducing valves identified where required. Council certification of the Water Supply Management Plan and the engineering approval process provide the required verification of pressure and performance.

The amended condition secures the demonstration sought through the established certification process in accordance with the standard engineering approval process. Nothing raised in the comments changes our overall conclusions.

4. WATER TAKE CONSENT SEQUENCING (CONDITION 61(B))

The matter is already appropriately addressed: the regional water take consent has been granted and the supply design is premised on it.

Conditions 61(a), (b) and (d) already secure the substance of the request. The application for the water take was prepared with the other required technical experts and assessed and granted by Auckland Council. On that basis, no civil engineering matter has been identified that would alter that position.

Condition consequence: the applicant supports retaining Condition 61(b) as drafted. Any clarification concerning the granted water take consent and source adequacy should be settled through the applicant's planning and legal response, with confirmation from the process engineering specialist.

The matter does not alter the Panel's existing conclusion on the water supply arrangement.