
Joint Witness Statement Water Supply

Sunfield [FTAA-2503-1039]
18 November 2025

Facilitated by: Dave Serjeant, Planner and Independent Planning Commissioner
Recorded by: Nick Freeman, Planner, Tattico

Attendance

The list of participants for this expert conferencing is included in the schedule at the end of this Statement.

Basis of Attendance and Environment Court Practice Note 2023

All participants agree to the following:

- (a) The Environment Court Practice Note 2023 provides relevant guidance and protocols for the expert conferencing session;
- (b) They will comply with the relevant provisions of the Environment Court Practice Note 2023.

Matters Considered at Conferencing – Agenda and Outcomes

As directed in Minute 13, the experts are to consider these questions “without reference to Watercare’s policy position of not servicing rural zone land, and without reference to supplying other live-zoned land”.

A. Is there existing capacity in the bulk water supply network to service the proposed development?

Response: **WM** considers that there should be sufficient water supply capacity in the surrounding area as there is a number of bulk transmission water mains in close proximity to the site. Watercare confirmed that there is capacity for the Future Urban Zone (FUZ) land portion of the site with the required upgrades (as discussed below), however a capacity check for the rural portion had not been undertaken at time of issue of the will say statement.

TS & EV consider that they do not necessarily disagree with the capacity of the water mains (Hunua & Waikato) but the accessibility of connecting to them is the concern. Access to water will be via the Takanini 2 water main and Airfield Road Bulk Supply Point (BSP). There is limited capacity available in the Takanini 2 water main and from the Airfield Road BSP until both are upgraded.

Policy Position	Comment on Capacity for the Site
With reference to live zone and Takanini FUZ areas	Capacity for FUZ area, with planned upgrades as listed below. No planned capacity for Rural area.
Without reference to live zone and Takanini FUZ areas in line with minute 13	Capacity for FUZ and Rural areas with planned upgrades as listed below. However, Watercare would then have insufficient capacity to service the balance of the Takanini FUZ areas. Watercare would need to implement upgrades that are unplanned technically and financially to ensure the balance of the FUZ areas can be serviced in line with the FDS timing.

WM accepts the statement above, once the upgrades to the Takanini 2 water main and Airfield Road BSP are completed the subject site can be fully serviced.

JP considers that adequate capacity should be available in the existing bulk network for the proposed development on the basis that WSL's Asset Management Plan (AMP) 2021–2041 identifies the Future Urban Zone (FUZ) land within the Sunfield development as being anticipated for development between 2018 and 2027. In addition, the AMP indicates that a significant portion of the remaining rural area of the site falls within WSL's current service area.

TS & EV consider that this development is zoned for 2050 plus in the current FDS which is not reflected in the Watercare AMP 2021-2041. Further that Watercare has since published its business plan in March 2025 which reflects more recent 2023 FDS. For clarity **TS & EV** disagree that the infrastructure allows for anticipated development between 2018-2027.

B. Is there existing capacity in the local water supply networks to service the proposed development?

Response: **All experts** agree that there is currently no existing local water supply infrastructure to service the proposed development.

C. What upgrades are required to the bulk water supply networks to support servicing of the proposed development?

Response: **TS & EV** consider that the upgrades to the Takanini 2 water main and the Airfield Road BSP staged upgrades are required to fully service the development. Noting that unplanned allocation of available capacity may have a detrimental impact on Watercare's future ability to service the wider area. (Live zone and FUZ land in the Takanini area)

Alternate solutions include an additional BSP on the Waikato 1 water main but due to the criticality of the water main no shutdowns can take place for the BSP cut-in until the Waikato 2 water main is completed in 2035. The same criticality applies to the Hunua water mains where we would not consider any additional shutdown for cut-ins.

WM accepts the statement above, once the upgrades to the Takanini 2 water main and Airfield Road BSP are completed the subject site can be fully serviced.

a. Are those upgrades planned and/or funded?

Response: **TS & EV** state that Takanini 2's water main upgrade project is planned and sized to support the Takanini FUZ areas and that it is a funded on Watercare's AMP. Airfield Road BSP's upgrades are dependent on demand and can be staged. The BSP upgrades are developer funded.
The additional Waikato 1 BSP is also planned and funded.

b. When are those upgrades expected to be commissioned?

Response: **TS & EV** state the Takanini 2 upgrade project's completion date is anticipated to be December 2031. The timing of the Airfield Road BSP upgrades is dependent on demand. The BSP is well laid out for incremental upgrades. The additional BSP on the Waikato 1 water main is to be installed after the Waikato 2 water main project's completion anticipated in 2035.
Acceleration of the timeline for the Takanini 2 upgrade project can be considered, noting that trade-offs in the Watercare AMP to other essential works might need to be made.

c. How much of the site can be serviced in the interim?

Response: **TS & EV** state the existing infrastructure (the Takanini 2 water main - 450mm diameter and Airfield Road BSP) has remaining peak day capacity for 600 Development Unit Equivalent (DUE). These DUE's are necessary to cater for future development activities in live-zoned areas including infill housing. Noting that many (more than 100) of these 600 DUE are already accounted for through Veolia's development tracking

process. It is anticipated that the remaining capacity will continue to be eroded over time.

WM notes that Watercare has allowance for 600 DUE's for future development activities in live-zoned areas for the next five years (until the Takanini 2 water main upgrade is completed).

d. If the upgrades are not currently planned and/or funded, is there an impediment to doing so?

Response: **TS & EV** refers to C(a) and C(b).

WM notes that the acceleration of the timeline can be considered noting that trade-offs in other essential works might need to be made.

D. What upgrades to the existing local water supply network are required to service the site?

a. Are those upgrades planned and/or funded?

b. When are those upgrades expected to be commissioned?

c. How much of the site can be serviced in the interim?

d. If the upgrades are not currently planned and/or funded, is there an impediment to doing so?

Response: **SM** notes that there will be upgrades required dependant on development density. Determination of upgrades via water modelling will be required to service all future lots. All retail upgrades will be at the cost of the developer.

WM states the developer will construct a full local network to the satisfaction of Veolia and Watercare to service all future lots. Noting that this may require the upgrade of surrounding local networks. The construction of these works will be part of the development.

E. Is there an aquifer underlying the site that is suitable for a water supply for the site and is it practicable to utilise it?

Response: **JP & WM** state that to their knowledge that the Clevedon aquifer has capacity to service approximately half of the site (this statement is based on preliminary investigations). The exact capacity is to be confirmed in the detailed design. This is reliant on the ability to obtain a water take consent from Council (not guaranteed). We would only view this as an option until upgrades to the Watercare / water supply network were completed.

TS & EV state that Watercare has no groundwater source development or utilisation projects planned for the area. Investigations and feasibility of this would need to be undertaken by the developer. Note that the proposed private water supply systems should not be interconnected with Watercare supply system at any time. Watercare does not inherit the bore and treatment system.

Confirmed in person: 18 November 2025

Expert's name and expertise	Party	Expert's confirmation
Will Moore (WM)	Sunfield	Yes
Jignesh Patel (JP)	Sunfield	Yes
Tim Scheirlinck (TS)	Auckland Council	Yes
Edzard Verseput (EV)	Auckland Council	Yes
Sanjeev Morar (SM)	Veolia	Yes

Observers: Ian Smallburn (Planner, Sunfield) and Karl Anderson (Planner, Auckland Council)

Note: Auckland Council as a Party includes all constituents of the Auckland Council 'family' of organisations.