
MINUTE 11 OF THE EXPERT PANEL

Further Information request under section 67 FTAA of the Applicant and Auckland Council
Delmore [FTAA-2502-1015]

(22 July 2025)

[1] The purpose of this Minute is to request further information under section 67 FTAA of the Applicant and Auckland Council (Council).

[2] The further information requested from the Applicant is set out in Appendices 1 and 2 of this Minute.

[3] The further information requested from the Council is as follows:

Can Council please identify all resource consents with currently unimplemented sewer and/or water connections on the Whangaparaoa Peninsula for an area eastward of the red line shown on the attached map – Appendix 2.

[4] In accordance with section 67 can this information be provided as soon as possible but no later than **5 August 2025**.



Helen Atkins
Chair Delmore Expert panel

APPENDIX 1 – FURTHER INFORMATION REQUEST OF THE APPLICANT – QUESTIONS

Question in relation to Appendix 45.1 B&A Memo on wastewater and water capacity 2/7/25

The "McKenzie Water Capacity Memorandum Capacity Assessment - Overview" referred to on the first page of this document : is this Appendix 45.2 McKenzie Delmore Capacity memo or some other document?


Questions in relation to Appendix 45.2 McKenzie &Co. Memo 2/7/25 Transmission Water and Wastewater supply Capacity Assessment

1. Please provide an updated Figure 1 showing Orewa Pipelines 1,2 and 3 in different colours and location of the East Coast Road booster pump.
2. Please advise what geographical areas Orewa pipeline 1 serves.
3. Please advise what geographical areas Orewa pipeline 2 serves..
4. Please advise what geographical areas the proposed Orewa pipeline 3 will serve.
5. Regarding the capacity of the Orewa 2 pipeline the WSL email of 20/5/25 stated “the East Coast Road booster pump can pump up to 34MLD. However, the downstream pipe network can convey 25MLD currently. So, the maximum is 25MLD.” Section 6 of Appendix 45.2 states “ the Delmore supply main connects directly to Orewa 2, so any downstream bottleneck is unlikely to restrict Delmore as this off take is at the downstream end of the transmission pipe.” This statement appears contrary to the WSL email of 20/5.25. Please address this apparent inconsistency.
6. In the table of water demand in Section 6 there appears to be a typographical error in the demand for existing + consented dwellings- should be 20,822?
7. In Appendix B Water Capacity Calculations, the existing population for the Army Bay catchment area of 53,700 cites Urban Economics, 2024. Please provide that document
8. In the UE economic report for Delmore, dated Feb 25, in Figure 22 a year 2023 population estimate for the Hibiscus Coast of 62,120 is given. Please explain why this differs from the population figure in item 7 above.
9. In Appendix B under *Resource consented land* the numbers of consented lots without connections is based on B&A calculations for Strathmill, Ara Hills, Milldale, Pacific Heights, Millwater., Woodlands Rise and East Coast Heights. Please advise why this assessment has not considered the wider catchment contributing to Army Bay, including any consented subdivisions and developments eastward and south-eastward ward of the ones assessed by B&A. Quick perusal of Geomaps indicates possible additional future connections at Anehana Place and Pamu Wera

Drive and there is a recently approved subdivision at Daisy Burrell Drive.

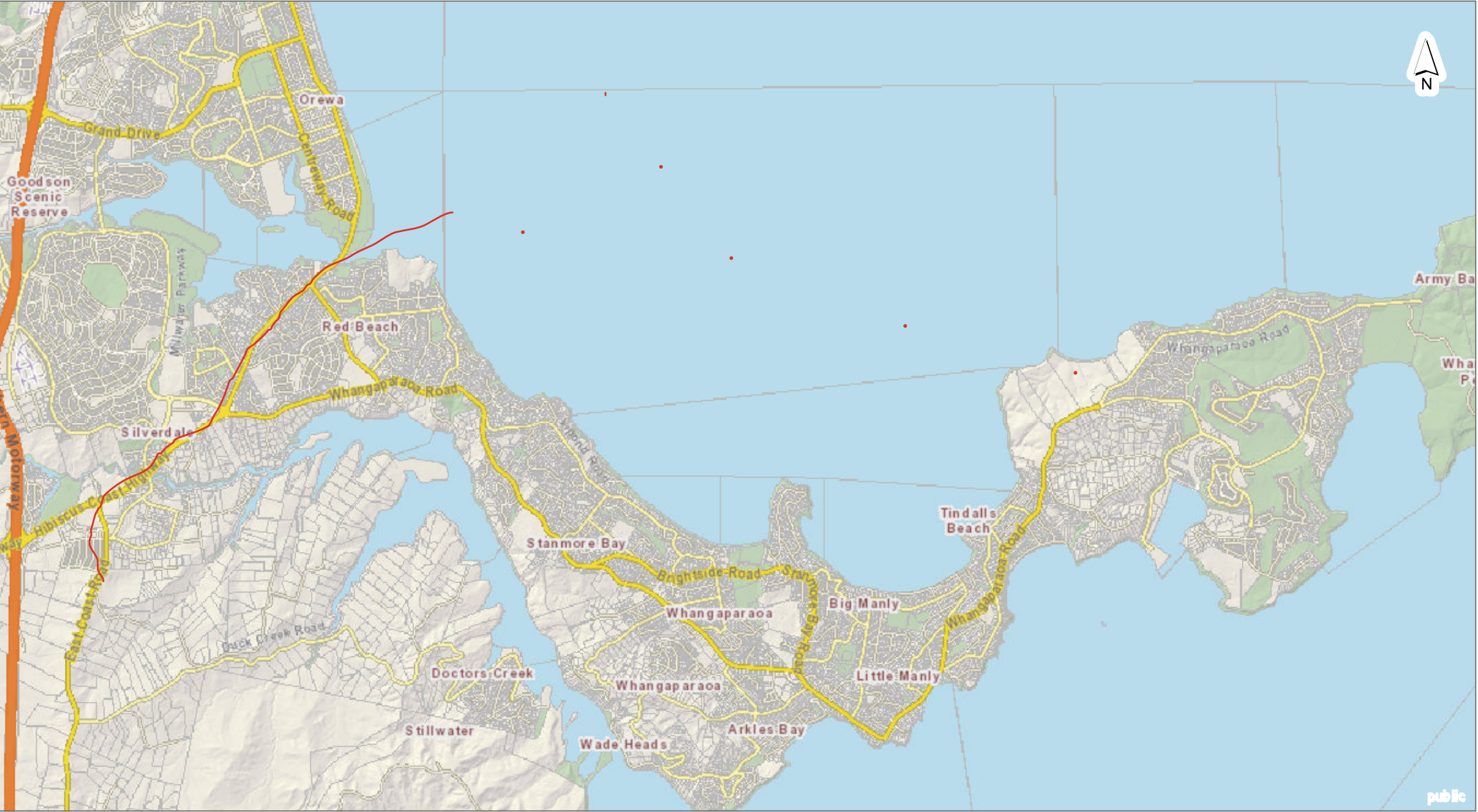
10. Please advise whether the Applicant has confirmed that the capacity of the existing wastewater gravity sewers, pump stations and rising mains from the Delmore site to the Army Bay treatment is sufficient for existing development together with all live zoned and FUZ zoned land within the Army Bay WWTP catchment.
11. Please comment on whether assessment of existing sewer flows and demand has taken into account the large extent of rain tanks on the Whangaparaoa Peninsula- see results of Google search below. Use of rain tanks can result in less water demand and associated wastewater flows compared with that where there is mains water supply.

◆ AI Overview

In Whangaparaoa, a significant number of homes, particularly those built in the 1990s and later, have opted to install rainwater tanks instead of connecting to the main water supply. This is especially true for areas where properties could connect to the reticulated supply but have chosen not to, such as parts of the Whangaparaoa Peninsula. While Watercare estimates that several thousand properties in the area could connect to the mains, many have chosen to remain on tank water. 



12. Please identify whether wastewater from Stillwater contributes to sewer flows at Army Bay WWTP.



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Area of interest



Scale @ A4
= 1:50,000

Date Printed:
21/07/2025



Place Names

Place Name (50,000)

Place Name (50,000)

Hydrographic Place Name (50,000)


Hydrographic Place Name (50,000)

Place Name Search

Place Name Search

Rail Stations

Rail Stations (50,000)


 Rail Stations (50,000)

Railway Lines

Railway (500,000)







 Railway (500,000)





Auckland Council Boundary

 Auckland Council Boundary

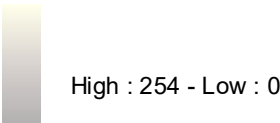
Roads

Roads (50,000)

-  Motorway
-  Motorway Under Construction
-  Secondary Arterial Road
-  Secondary Arterial Road Under Construction
-  Primary Arterial Road
-  Primary Arterial Under Construction

-  Collector Road
-  Collector Road Under Construction
-  Local Road
-  Local Road Under Construction

NZ Hillshade



Property

Property

Rate Assessment



Rate Assessment

Parcels

 Parcels

Coastline


Base Region Auckland Council (5m)

-  Land Outside
-  Water

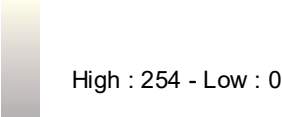
Ward

 Ward

Region Cache Public Open Space Extent

 Region Cache Public Open Space Extent

LIDAR2006 1m DEM Hillshade



Legend

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