Your Comment on The Point Mission Bay

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Watercare Services Limited		
First name	SRI		
Last name	VELICHERLA		
Postal address	Watercare, Private Bag 92 521, Victoria St West, Auckland 1142		
Home phone / Mobile phone		**Work phone**	[redacted]
Email ***(a valid email address enables us to communicate efficiently with you)***	[redacted]		

2. We will email you draft conditions of consent for your comment			
☒	I can receive emails and my email address is correct	☐	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed.

Watercare has reviewed the lodged consultation application insofar as it relates to the provision of water supply and wastewater services to support the proposed development. The application seeks approval for the construction of approximately 260 new Independent Living Units (ILUs) distributed across five proposed buildings within The Point / East Cliffe Retirement Village.

The proposed development includes associated upgrades and extensions to Watercare's existing water supply and wastewater networks to adequately service the additional demand generated by the retirement village. These works are generally illustrated and described in the submitted documentation, which includes the Infrastructure Report, supporting engineering calculations, and drawings. Watercare's review has focused on assessing the suitability, capacity, and design of the proposed infrastructure to ensure it aligns with network requirements and applicable standards.

Based on the information provided to date, and subject to the conditions, Watercare considers that there is no in-principle objection to the provision of water supply and wastewater services to the proposed development. Further, and subject to detailed design review, required approvals, and compliance with Watercare's standards and policies, the works proposed as part of this application are considered capable of meeting the criteria for the future vesting of public water supply and wastewater infrastructure.

The following comments are provided to identify matters that require further consideration and resolution. These matters will need to be appropriately addressed to Watercare's satisfaction as the development progresses and prior to the implementation of the proposed works.

WATER:

To accommodate the projected 20-year future demand scenario, upgrades and/or new installations to two critical water mains (WMs) are required to ensure the water supply network continues to meet capacity, pressure, and level-of-service requirements. WSL water planning team has undertaken Hydraulic modelling which indicates that these WM's play a key role in conveying increased flows associated with future growth and that the existing network configuration results in elevated head losses under peak demand conditions. **Figure 1** below illustrates the extent of the proposed upgrades and highlights the water mains that make the most significant contribution to the forecast increase in demand.

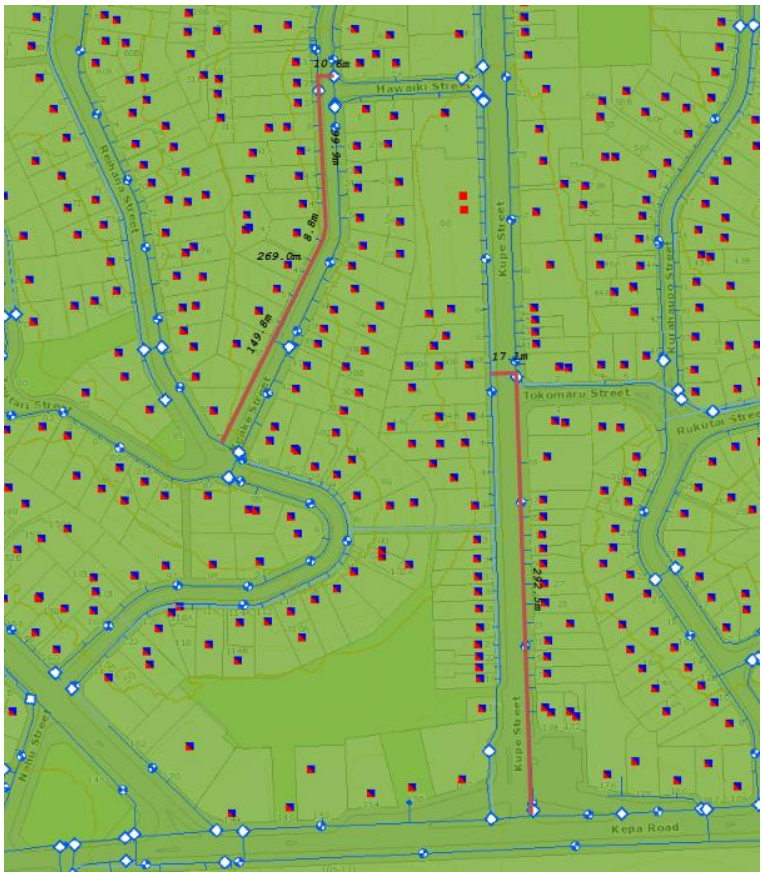

Figure 1.

Proposed Upgrades

1. Kupe Street Water Main Upgrade

An upgrade of the existing 150mm CONC to **200 mm internal diameter (ID)** water main is required **along Kupe Street over an approximate length of 293 m**, extending to the **Tokomaru Street** intersection, as shown in Figure 1. The existing main is identified as a critical conveyance route within the distribution network; however, under the 20-year demand scenario, its capacity is insufficient to reliably supply downstream areas while maintaining acceptable pressure levels. Hydraulic modelling demonstrates that the current configuration results in elevated unit head losses during peak demand periods, which may lead to pressure shortfalls and reduced network resilience.

To address these issues, the upgrade will improve flow capacity, reduce frictional losses, and enhance the overall hydraulic performance of the network. In addition, it is recommended that a 100 mm ID road crossing be installed at Tokomaru Street, as shown in Figure 1. This road crossing will provide an additional flow path, improving network connectivity and balancing flows across either side of the roadway. The inclusion of this connection is specifically intended to minimise localised high unit head losses on the opposite side of Tokomaru Street, reduce reliance on longer or more restrictive flow paths, and improve operational flexibility during maintenance or unplanned outages

2. Ngake Street Water Main Upgrade / New Installation

An upgrade and/or new installation of a **100 mm ID water main is required along Ngake Street over an approximate length of 270 m, including a 100 mm ID road crossing connection from Hawaiki Street, as illustrated in Figure 1.** This section of the network currently experiences constrained performance due to limited main size and connectivity, which becomes increasingly critical under future demand conditions. Modelling indicates that without intervention, this area will be subject to increased head losses and reduced pressure margins, particularly during peak demand and fire flow scenarios.

The proposed new or upgraded main along Ngake Street will provide capacity and improve pressure distribution within the local network. The inclusion of a 100 mm ID road crossing connection from Hawaiki Street is recommended to enhance network looping and redundancy. This connection will allow supply to be delivered via multiple pathways, thereby reducing hydraulic bottlenecks, minimising unit head losses on the opposite side of the road, and improving the robustness of the system. The following upgradations will support future growth, improve service reliability, and ensure compliance with required levels of service over the planning horizon.

Reasons for proposed Upgrades

1. The assessed **Peak Hour Demand (PHD)** has increased significantly, nearly doubling as a result of the updated demand calculations.

2. Consequently, the scope of the required network upgrades has expanded beyond those previously identified. **Figure 2.** below illustrates the upstream network configuration servicing the development site and highlights the interconnections between the existing water mains (WMs).
3. **A 150 mm internal diameter water main** is recommended along the Kupe Street frontage to provide the proposed potable water meter connection. **A fire flow of up to 25 L/s (FW2)** can be achieved to service the development. Separate potable and fire service connections would be required.
4. Where fire flow requirements **exceed 25 L/s, the developer may be required to provide an on-site storage tank and pump system to supplement the fire flow demand**. Watercare (WSL) will permit a **sprinkler refill connection of up to 1 L/s** during off-peak periods, should this be required by the developer. This requirement is to be further assessed and confirmed during the EPA stage.

System performance figures have been provided to demonstrate the differences between the existing scenario and the 20-year future scenario, including the associated demand assumptions. With the proposed reticulation upgrades implemented, the resulting **maximum unit head loss values** are presented in **Figures 3 and 4**, illustrating network performance **before and after the upgrades,** respectively, for reference.

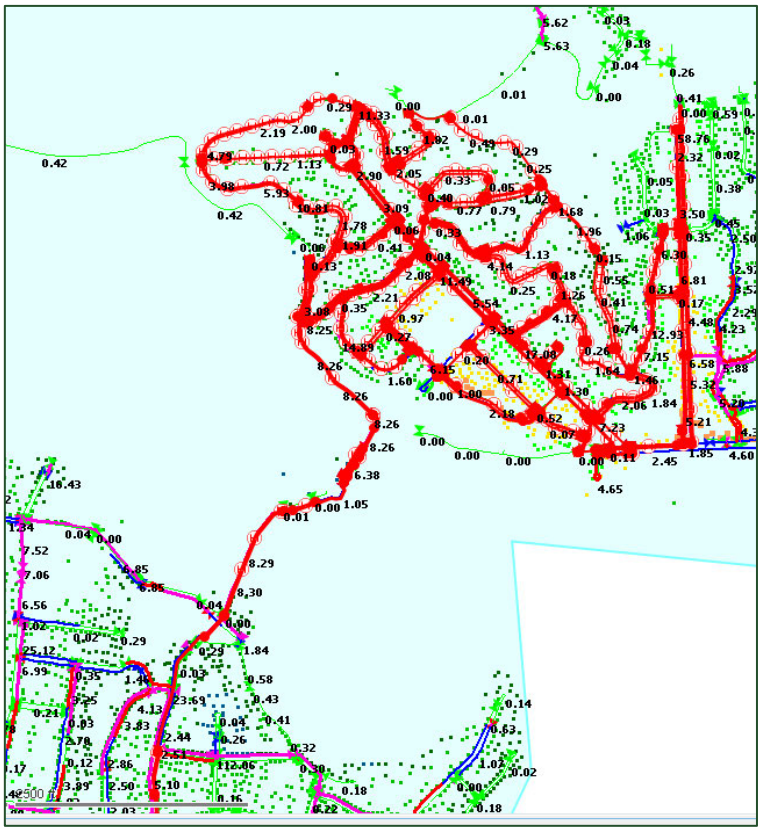

Figure 2.

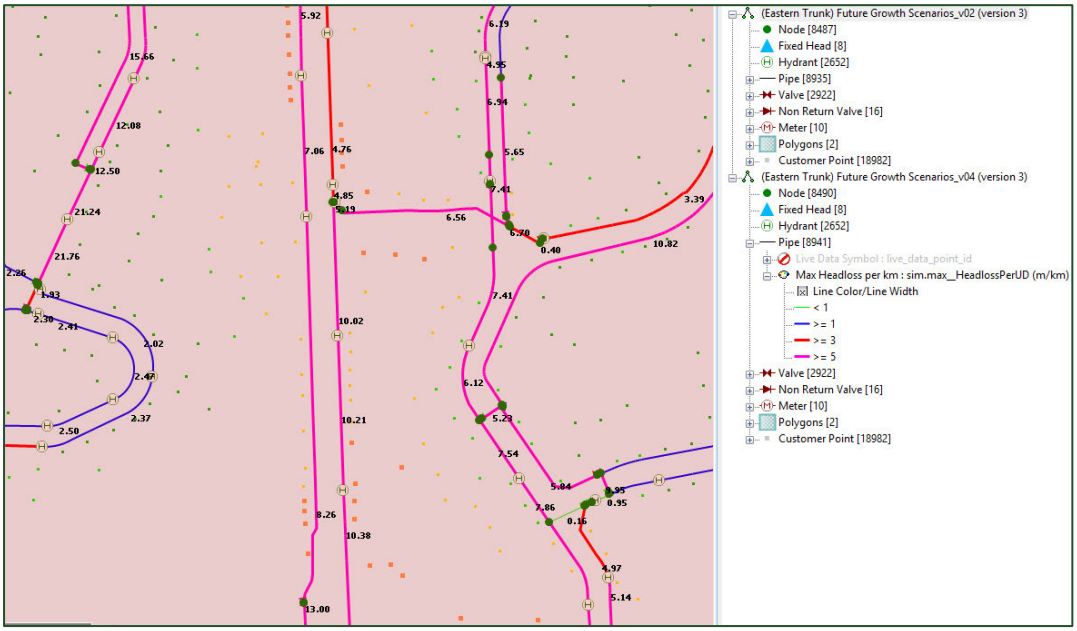

Figure 3.

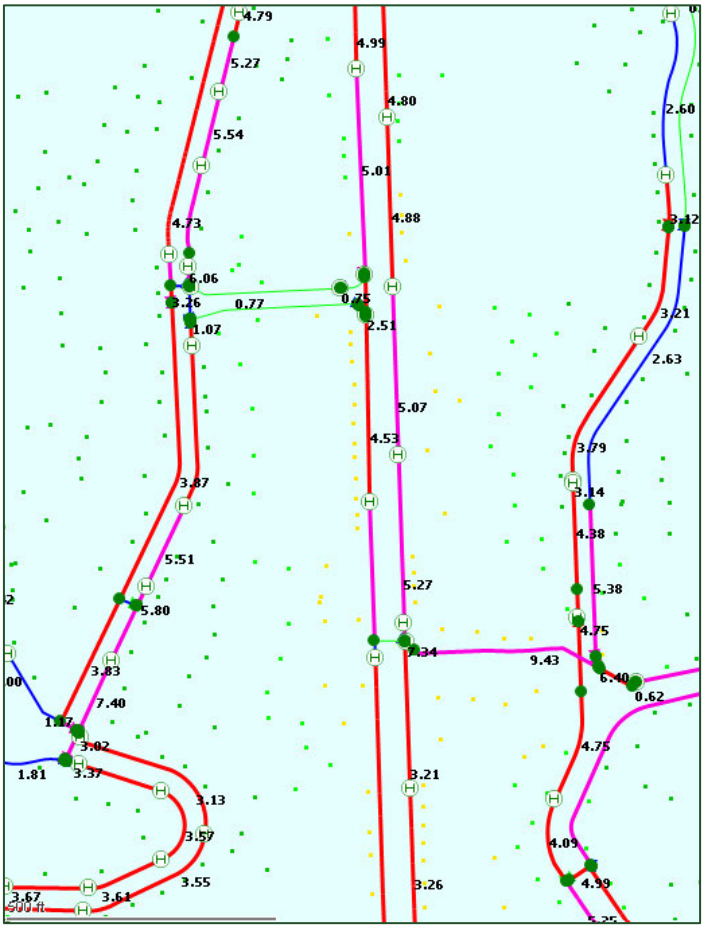

Figure 4.

WASTEWATER:

The submitted preliminary design for the proposed wastewater network extension has been reviewed in collaboration with Watercare as per below **Figure 5.** Following this initial assessment, are preliminary comments and observations have been identified.

Further information and additional details would be required, as outlined below, in order to adequately address these comments and to support progression of the design through the next stage of review and approval.

1. The proposed wastewater pipeline in this location will require further refinement. Given that this section traverses steep terrain and crosses a significant overland flow path, any modification to the design is likely to have implications for the final alignment as well as long-term maintenance access. This may include, but is not limited to, the need for deeper manholes, drop structures, or other specialised infrastructure to accommodate the challenging topography and hydraulic conditions.

   Updated detailed design drawings reflecting these adjustments will be required, after which the plans can be reviewed further to assess constructability, operational impacts, and compliance with relevant standards.

2. Provision shall be made to ensure ongoing accessibility for future Watercare operations and maintenance activities. The design must allow safe and unobstructed access to all assets for inspection, routine servicing, and emergency interventions throughout the asset lifecycle.
3. A detailed construction methodology is required to clearly demonstrate how the works will be carried out. This methodology shall address construction sequencing, proposed construction techniques, plant and equipment requirements, and temporary works. Particular consideration must be given to minimising disruption to existing Watercare assets and maintaining operational continuity during construction.
4. Work-over procedures and associated conditions must be clearly defined. These procedures shall outline how construction activities will be undertaken in proximity to live assets, including safety controls, isolation requirements (if applicable), monitoring measures, and contingency plans to manage potential risks to Watercare infrastructure.
5. All necessary access approvals, licences, and consents to be identified and obtained prior to the commencement of works. This includes, where applicable, permissions for access across third-party land, easements, or operational Watercare sites. Evidence of these approvals shall be provided as part of the documentation.
6. Existing services clearance to be maintained at all times. The works shall ensure that required horizontal and vertical separation distances from existing utilities are achieved in accordance with relevant standards and Watercare requirements. Where conflicts cannot

be avoided, appropriate protection, relocation, or redesign solutions must be developed in consultation with the relevant asset owners.

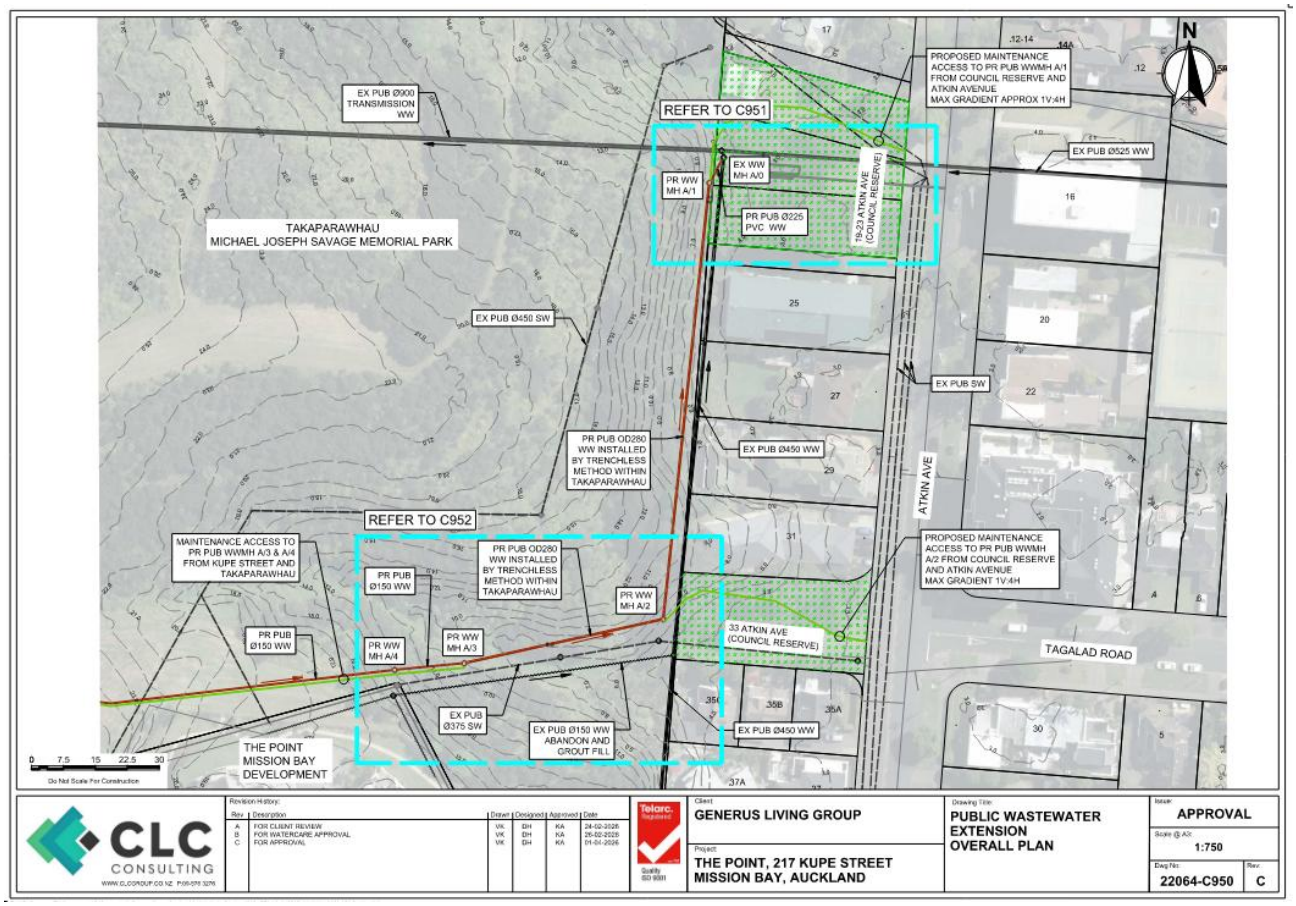

Figure 5.

Ongoing coordination

Watercare is happy to work with the Consulting Engineers / Developers on the details of this application.

Thank you for your comments