

Your Comment on the Delmore application

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email at 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	Helen		
Last name	Shaw		
Postal address	Watercare Services Limited Private Bag 92521 Victoria Street West Auckland 1142		
Home phone / Mobile phone	<div>██████████</div> <div>████████████████████</div> <div>██████████</div> <div>████████████████████</div> <div>██████████████████</div>	Work phone	
Email (a valid email address enables us to communicate efficiently with you)	Planchanges@water.co.nz		

2. We will email you draft conditions of consent for your comment			
<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

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

13 June 2025

Carly Hinde
Planning & Resource Consents – Premium Unit
Auckland Council
carly.hinde@aucklandcouncil.govt.nz



Dear Carly,

BUN60444768 - Delmore Fast-track Application
88 Upper Orewa Road, Upper Orewa 0992

Introduction

Watercare Services Limited ("Watercare") welcomes the opportunity to provide comments on the Delmore Fast-track Application ("Application"), made under the Fast-track Approvals Act 2024 ("Act").

The Application seeks to enable the construction of a comprehensively planned residential development including approximately 1,250 dwellings, one unserviced residential 9,400m² superlot, jointly owned access lots (JOALs), open space areas, areas of protected vegetation, roads, supporting infrastructure and other associated works ("Delmore Project").

Watercare has reviewed the Application made by Vineway Limited ("Applicant") and opposes the Delmore Project for the reasons set out in this letter.

Watercare's comments in this letter are based on the Application as at today's date, in particular the following lodged Application documents:

- Assessment of Environmental Effects and Statutory Analysis dated 17/02/25,
- Appendix 11: Water Wastewater and Utility Infrastructure Report dated 18/02/25,
- Appendix 30: Delmore Wastewater Treatment Plant Design Report dated 11/02/25,
- Appendix 40: Wastewater Discharge Memorandum dated 12/02/25, and
- Appendix 22: Proposed Consent Conditions.

Any amendment to the Application will require further review from Watercare.

Watercare's purpose and statutory obligations

Watercare is New Zealand's largest provider of water and wastewater services. It is a substantive council-controlled organisation ("CCO") under the Local Government Act 2002 owned by Auckland Council. As

Auckland's water and wastewater services provider, Watercare has a significant role in helping Auckland Council achieve its vision for the city.

Watercare's purpose, embodied in the Māori whakatauki (proverb) below, reflects the connection between our services and the wellbeing of our community and the local environment:

Ki te ora te wai, ka ora te whenua, ka ora te tangata.

When the water is healthy, the land and the people are healthy.

Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with the effective conduct of its undertakings and the maintenance of the long-term integrity of its assets.

Watercare is subject to economic regulation under the Watercare Charter ("Charter"). The Charter imposes minimum service quality standards, financial performance objectives and an interim price-quality path. Regulatory oversight is held by the Commerce Commission as the appointed Crown Monitor. Subject to the Charter, Watercare must also give effect to relevant aspects of the Council's Long-Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan (Operative in Part) ("AUP(OP)"), the Auckland Plan 2050 and the Auckland Future Development Strategy 2023-2053 ("FDS").¹

Auckland Council's annual Letter of Expectation (LOE) sets out the Council's priorities and expectations across all CCOs, and expectations specific to Watercare. Watercare's annual Statement of Intent ("SOI")² responds to the LOE and publicly states its activities and intentions for the next three year period, and how they contribute to the Council's objectives. The SOI provides an opportunity for Council to influence the direction of Watercare and provides a basis for the accountability of performance. It also outlines how Watercare will act consistently with the relevant aspects of Council plans and strategies.

Relevant commitments in relation to servicing growth in the 2024-2027 SOI include:

- Watercare contributes to the Auckland Plan 2050 outcomes by:
 - collaborating with the wider Council group to support areas of growth identified by Council,
 - acting consistently with Council's FDS for major infrastructure development for future urban areas ("FUA"),
 - ensuring Watercare works with Council, Auckland Transport, NZTA Waka Kotahi and other utilities to align infrastructure projects;
- Aligning with the Council's position in relation to Private Plan Changes that do not conform with the FDS, supporting Council in rejecting or submitting in opposition to such changes;
- Alignment of the Watercare AMP with the FDS, including major infrastructure development for FUAs;

¹ Local Government (Auckland Council) Act 2009, s58.

² A requirement under the Local Government Act 2002.

- Fully recovering growth costs so that growth pays for growth; and
- Abiding by the Statement of Expectations of Substantive CCOs (July 2021) ("SoE for CCOs").

Under the SoE for CCOs Watercare is required to:

- Work with Council and other CCOs to align activities to achieve the outcomes set out in the Auckland Plan 2050; and
- Collaborate across the Council group to achieve the objectives and priorities of the Council as set out in the Auckland Plan 2050 and its supporting strategies and plans.

Watercare's position

Development in the Future Urban Zone

Watercare's bulk infrastructure programme is planned, funded and sequenced in line with the Auckland Plan 2050, the Auckland Council Development Strategy (this is currently the FDS, which replaced the Future Urban Land Supply Strategy 2017 in December 2023), the Auckland Council Growth Scenario ("AGS") (previously i11v6 and more recently AGSv1), and the AUP(OP).

The Delmore Project location comprises six properties (88, 130 and 132 Upper Orewa Road, and 55, 53A and 53B Russell Road) ("Site"). The Site is zoned Future Urban Zone (FUZ) under the AUP(OP). Under the FDS, the Site is part of the Upper Ōrewa FUA which is identified as not ready for development before 2050+.

In line with its statutory obligations, including requirements to prioritise and support areas of growth identified by Council, Watercare does not support water and wastewater connections to the FUZ where providing those connections would jeopardise Watercare's ability to provide connections for development of existing live zoned land and sequenced growth.

Development of FUZ areas ahead of the completion of bulk infrastructure required to support growth in those areas exacerbates infrastructure capacity issues in the existing live zoned areas resulting in environmental impacts (e.g. from a wastewater perspective, increased frequency and volume of untreated wastewater overflows and from a water perspective, levels of water pressure below adequate levels of service for key purposes such as firefighting).

Watercare has assessed the capacity of the existing and planned bulk infrastructure required to support the Delmore Project ahead of the 2050+ timing in the FDS and confirms that the earliest connections could be provided without precluding development of the existing live zoned areas and sequenced growth would be from 2050+. See servicing summary below for further information.

Development out of sequence with the FDS

Watercare does not support out-of-sequence development that puts pressure on Watercare to reprioritise or reallocate funding in the Watercare Asset Management Plan (FY25-34) ("AMP") away from live zoned areas and sequenced growth. It is not possible for Watercare to immediately invest in areas that are

developed out of sequence given its asset management planning requirements to be aligned with the FDS and resourcing and funding constraints.

Where out of sequence development is approved and land is developed decades earlier than anticipated under the FDS and the AGS, the actual growth rate within a geographic catchment may become more rapid than forecast by the AGS projection, causing the capacity of Watercare's infrastructure providing for that catchment to be taken up faster than the programmed or future upgrades can be delivered.

Given the fundamental trade-offs involved, it is not always possible to reallocate or bring forward investment to these areas. Inevitably, to reallocate investment to a FUZ area ahead of schedule, other projects such as infrastructure for other growth areas, or renewals and upgrades required to ensure level of service and/or improved environmental outcomes would need to be deprioritised. Where connections are granted, infrastructure capacity may be taken up faster than planned, resulting in constraints to growth in live zoned areas (i.e. areas with operative urban zoning). This would place Watercare in an unacceptable position.

In addition, approval of out of sequence growth results in considerable, additional operational costs being brought forward to support the bulk infrastructure required, and newly vested local assets.

As an infrastructure provider, Watercare needs to be able to plan for future development and it is therefore necessary that development of FUAs is aligned with the sequencing and timing provided in the Council's long term planning documents (such as the FDS).

The Delmore Project – adverse effects

The Application, if connected to the Watercare networks, will have adverse effects on Watercare's water and wastewater network and consequently the natural environment. If Watercare were to agree to connect the proposed development to its existing water and wastewater networks, this would reduce available capacity for servicing land within the already live zoned areas. Providing these connections would exacerbate network capacity constraints, which results in potentially significant environmental, social, safety and cultural adverse effects. For example, constraints in the wastewater network may lead to increased frequency and volume of untreated wastewater overflows along the wastewater network into the natural environment, including controlled overflows at engineered overflow points, or uncontrolled overflows at manholes or other locations (potentially in private properties) and around wastewater pump stations. Constraints in the water supply network may lead to an inability to meet levels of service in peak demand, an inability to provide sufficient pressure and volumes of water for firefighting supply, or an inability to maintain network resilience during planned and unplanned events. Watercare's position is that these potentially significant adverse effects may result in an inability to meet our statutory obligations and are therefore unacceptable.

Even if the Application is granted notwithstanding Watercare's opposition, Watercare will still need to assess any application to connect to its public water supply and wastewater network in accordance with its policies and under the Water Supply and Wastewater Bylaw 2015. The grounds available to Watercare to refuse an application to connect to its networks under the Water Supply and Wastewater Bylaw 2015 include that there is insufficient capacity in the network, the connection could compromise Watercare's ability to

maintain levels of service, or that the proposed connection is outside the area currently served by the network.³

Currently, the water supply network supplying the Hibiscus Coast area, and the planned and funded AMP projects, provide sufficient capacity to support the anticipated growth in live-zoned areas only. The existing Army Bay wastewater treatment plant (WWTP) and parts of the wastewater network in Hibiscus Coast are at or near capacity, and this is impacting growth within live-zoned areas already. A growth management framework has been in place since November 2024 which sets out controls for developments within live zoned areas without an approved resource consent.

Watercare is underway with a programme of works to upgrade the water supply and wastewater infrastructure in the Hibiscus Coast area. However, the upgrades are part of its works programme to provide the necessary capacity to support growth within the live-zoned areas and those FUAs anticipated to be development ready earlier than 2050+ in the FDS.

While Watercare may refuse connections to its water supply and wastewater network under the Water Supply and Wastewater Network Bylaw 2015, Watercare's strong preference is not to be put in a position where it declines applications to connect to its services. Rather, the planning framework should not enable urban development in areas where there is not (and there is not intended to be for decades) the water and/or wastewater infrastructure in place to service that urban development upon completion.

Based on the assessment undertaken by Watercare, there is insufficient capacity in the public bulk water supply and wastewater networks within the existing, short or medium term to support development of the Upper Ōrewa FUA (as identified in the FDS), including the Site, ahead of the 2050+ timing of the FDS without limiting Watercare's ability to provide connections to the existing live zoned land and sequenced growth. Planned bulk infrastructure upgrades are not anticipated to resolve this capacity limitation until 2050+. **On this basis, Watercare may refuse water and wastewater connections for the Delmore Project in accordance with the Water Supply and Wastewater Bylaw 2015.**

Water and Wastewater Servicing Summary

Any infrastructure delivery dates provided below are forecast dates only and are subject to change.

Wastewater

The Site is not currently serviced by the public wastewater network.

The Application includes two wastewater options, with the proposed conditions enabling either option to be adopted.

Option 1 is for the Site to connect to the existing public wastewater network.

Option 1 is not supported by Watercare. The existing bulk wastewater network is limited in this area and does not have sufficient capacity to support the existing live zoned areas and the Delmore Project. The Army

³ See clause 6 of the Water Supply and Wastewater Network Bylaw 2015 in relation to the grounds for refusal.

Bay WWTP Stage 1 Upgrade, currently anticipated to be completed by 2031, is planned to support growth within the existing live zoned areas and the 2030+ to 2035+ FUA's and will not have sufficient capacity to support development of the 2050+ FUA's, including the Site.

While the Applicant offered to "workshop" the Army Bay WWTP Stage 1 upgrade so that the Applicant can "understand the nature of the resourcing constraints faced by Watercare" and discuss "mini upgrade options", this may have been prior to the Applicant appreciating that both the Army Bay WWTP Stage 1 and Stage 2 upgrades would be required before any capacity would be available for the Delmore Project.

The following bulk wastewater pre-requisites are identified as being required to enable wastewater servicing of the Upper Ōrewa FUA, including the Site:

- Army Bay WWTP Stage 2 Upgrade, currently anticipated to be delivered in line with the FDS timing of 2050+;
- Orewa to Stanmore Wastewater Trunk Network Upgrade, currently anticipated to be completed by 2033.

Option 2 for the Site has been designed and is to be consented as part of the Delmore Project. This solution is proposed to be used for either or both Stages 1 and 2 of the Delmore Project if connection to the Watercare network is not possible when construction of buildings is completed. Option 2 includes provision of a private on-site WWTP as described in the Wastewater Design Report prepared by Apex as Appendix 30. The WWTP is proposed to be in place on an "interim" basis only until the public bulk wastewater network has sufficient available capacity to service the development of the Site, after which the private WWTP would be decommissioned, and the Site would be connected to the public wastewater network. The Application anticipates the interim WWTP would only be required until the early 2030s.

Given that connections to the public wastewater network from this area will not be available until 2050+, the Delmore Project will need to demonstrate a permanent private wastewater servicing solution because Watercare is not able to confirm a future connection and acceptance of assets so far in advance.

Watercare therefore seeks that, should the Application be granted notwithstanding Watercare's opposition, the proposed conditions related to future connections to the public wastewater network are removed.

Watercare notes the inclusion of an option for off-site discharge of treated wastewater to the public wastewater network as a solution for treated wastewater that cannot be discharged on site.⁴ Watercare does not support any tankering of wastewater, whether treated or untreated, that would discharge to its public network and there is no general right of entry of wastewater tankers onto Watercare sites for disposal (Watercare's consent would be required).

Watercare does not support trucking / tankering of wastewater for the following reasons:

- a) Increased traffic associated with tankering operations can lead to disruptions to the local community including noise, odour, congestion, and safety concerns.

⁴ Proposed condition 96

- b) Tankering wastewater requires specialised tankers and trained personnel, leading to significant operational costs. The fuel consumption, monitoring, cleaning and equipment maintenance contribute to the overall high cost of tankering.
- c) Wastewater from tank farms contains hazardous silt or sludge that requires regular cleaning via specialist Hydro Evacuation trucks and disposal at specialist waste facilities, adding cost and complexity.
- d) Transporting wastewater over long distances has a high carbon footprint as there are only limited facilities that can receive the tankers in Auckland. There is also the risk of spills or leaks during transportation which can result in damage to the natural environment.
- e) There is the potential for infiltration of stormwater into the wastewater network, particularly during heavy rainfall events. This can fill the tank farms in a very short period of time and requires increased tankering to empty the tanks. It carries risk of system failure and overflows.
- f) Further discharges to the Rosedale WWTP will not be accepted by Watercare as the plant's ability to accept more trucking discharge is limited and needs to be preserved for emergency situations.

Water supply

The Site is not currently serviced by the public water supply network.

The Applicant proposes to connect the Site to the existing public water supply network in two phases utilising first the capacity of the Grand Drive watermain and then second via a network extension, utilising the capacity of the existing 250mm main at Wainui Road. Watercare notes that the Applicant has only considered the capacity of the local water supply network (and not the bulk water supply network).

The existing bulk water supply network is limited in this area and does not have sufficient capacity to support growth in the existing live zoned areas in addition to the Delmore Project. The following bulk water supply pre-requisites are identified as being required to enable servicing of the Upper Ōrewa FUA, including the Site:

- The Orewa 3 Watermain scheme (transmission watermain, reservoir and pump station) which is currently anticipated to be completed by 2038 and is dependent on the completion of the North Harbour 2 (NH2) watermain;
- The NH2 watermain, currently anticipated to be completed by 2034.

The NH2 is a significant project that will run for 32 kilometres between the proposed Manuka Road Reservoir in Titirangi and the Albany Reservoirs. While the NH2 is currently forecast for completion in 2034, there are risks associated with its delivery timeline, and this could extend beyond 2034. That poses programme risk for the Orewa 3 Watermain which is dependent on the completion of NH2 first.

Given that connections to the public water supply network will not be available until 2038 at the earliest, the Delmore Project will need to demonstrate a permanent private water supply servicing solution because Watercare is not able to confirm a future connection and acceptance of assets so far in advance.

Watercare therefore seeks that, if the Application is granted notwithstanding Watercare's opposition, the proposed conditions related to future connections to the public water supply network are removed.

Watercare notes that the Applicant has not proposed either an interim or a permanent private water supply servicing option where connections to the public water supply network are not possible.

Private Servicing

Watercare fundamentally does not support the establishment of permanent long-term private water or wastewater treatment facilities for servicing of FUZ land. This is due to the lack of efficiency and long-term sustainability of private infrastructure including the different legislative obligations of private bodies corporate versus public bodies, the impact on funding of planned public infrastructure to support planned growth, and the risk of sub-standard process units being installed, incurring costs to homeowners or the public sector later if the infrastructure needs to be vested to Watercare.

However, due to the complexity of connecting 1,250 individually owned dwellings to the public network some 25 years in the future, including the vesting of private assets that have been operational, managed and maintained outside of Watercare's control, future connections to the public networks may not be feasible and cannot be committed to now. Given this considerable uncertainty, it would be prudent for the Applicant to assume that private water and wastewater servicing will be required on an ongoing basis. That is, the interim solutions cannot rely on a future connection to the public networks and should be designed and consented to be able to continue for an indefinite period of time without needing to switch to public servicing.

Watercare also notes the proposal for a contract to be put in place between Watercare and the Residents' Society to ensure the satisfactory operation of the interim private WWTP. It is unclear what is intended by this proposed contract. It is not Watercare's core business, nor is it aligned with our obligations to be a minimum cost provider, to provide contracted operational support to a private facility. Regulatory oversight of the private WWTP would be the responsibility of Auckland Council as the consent authority and Taumata Arowai as the water regulator. As identified above, private water supply, as well as wastewater, needs to be considered for the site.

Bulk Infrastructure Funding

While Watercare remains open to exploring developer funded solutions, any such solution that would enable out of sequence development and would not impact Watercare's ability to fund and deliver infrastructure that has been committed to or prioritised may not always be technically feasible.

Funding on its own does not ensure certainty of providing bulk infrastructure earlier than planned. Other matters such as, but not limited to, resourcing, statutory approvals, and construction timeframes constrain the ability to bring forward bulk infrastructure ahead of the planned programme.

The scale and cost of infrastructure that would be required to be expedited by any infrastructure agreement to enable the Delmore Project is set out in the table below. It is noted this is significantly more than the Applicant has identified.

Project Name	Anticipated Delivery Timeframe	Status in 10-year Budget (FY 25-34)	Estimated Value
Water Supply			
Orewa 3 Scheme (transmission watermain, reservoir and pump station)	2038 but dependent on the NH2 completion date	Partially funded (\$3M allocated for strategic land purchases, designation of route and concept design).	\$400M ⁵
NH2 Watermain	2034	Funded	\$785M
Wastewater			
Army Bay WWTP Stage 2 Upgrade	2050+	Not funded	\$163M ⁵
Orewa to Stanmore Wastewater Trunk Network Upgrade	2033	Funded	\$65M
Total estimated value	\$1.413 billion		

Given the scale, complexity and cost of the bulk infrastructure upgrades required to support development of the Site, an infrastructure funding agreement to support this Application is unlikely to be feasible or beneficial.

Conclusion

Watercare has assessed the capacity of the existing and planned bulk infrastructure required to support the Delmore Project ahead of the 2050+ timing in the FDS and confirms that the earliest connections could be provided without precluding development of the existing live zoned areas and sequenced growth would be from 2050+.

On this basis, even if the Application is granted, Watercare may refuse water and wastewater connections for the Delmore Project in accordance with its policies and under the Water Supply and Wastewater Bylaw 2015.

⁵ Figure is based on similar projects of this scale and is therefore a high level estimate only for the purpose of demonstrating the full cost of infrastructure required to support the Delmore Project.

Any interim private servicing scheme relying on a future connection to the public network some 25 years in the future is not supported by Watercare given the complexity, unknown future costs, and risks associated with the provision of the future connections. If the Application is granted notwithstanding Watercare's opposition, Watercare recommends the Delmore Project includes conditions requiring a permanent private water supply and wastewater servicing solution and that the current conditions relating to public servicing are removed (refer to the Amendments to the Proposed Conditions below).

Watercare is open to further discussions with the applicant.

Yours faithfully,



Helen Shaw
Head of Strategy and Consenting
Watercare Services Limited

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AMENDMENTS TO PROPOSED CONDITIONS

Black Text – Applicant’s proposed conditions

Red Text – Watercare's proposed amendments

Additions underlined, deletions ~~struck through~~

Wastewater Treatment Plant

(39) The consent holder shall provide copies of Location and Stationary Container Compliance certificates, issued by an authorised Compliance Certifier, to Auckland Council prior to the Wastewater Treatment Plant becoming operational, ~~if a Wastewater Treatment Plant is constructed on-site.~~

(40) ~~If a Wastewater Treatment Plant is constructed on-site, t~~The consent holder shall prepare a Wastewater Treatment Plant Management Plan (WTPMP) ~~a~~ for the private on-site Wastewater Treatment Plant. The WTPMP must be submitted to Auckland Council as part of the building consent application process (or sooner if available). The purpose of the WTPMP is to manage and reduce risks to the natural environment and to people from hazardous substances stored for wastewater treatment purposes.

The WTPMP must include, but not be limited to:

- (c) Identification of the specific activities conducted on the site;
- (d) Identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets;
- (e) Methods used to contain identified contaminants and prevent them contacting stormwater runoff as far as practicable, and methods to manage environmental risks from site activities;
- (f) A Spill Response Plan (which includes the provision that all spills over 20 litres, or any spill of environmentally hazardous substances that has entered the stormwater system, a waterbody or has contacted unsealed ground, must be reported immediately to the Auckland Council’s 24- Hour Pollution Hotline (09-377-3107));
- (g) Accurate site drainage plan(s) showing the location of all site catchpits, containment systems, treatment devices and the discharge point(s) of the site stormwater system;
- (h) An appropriate auditing programme to ensure site performance with all components of the WTMP;
- (i) Methods for providing and recording staff training; and
- (j) An Operation and Maintenance Plan.

...

Implementation and Maintenance of Landscaping and Fencing

(48) ~~If a Wastewater Treatment Plant is constructed on-site, p~~Prior to the private on-site Wastewater Treatment Plant ~~it~~ being made operational, the consent holder must implement the Wastewater Treatment Plant landscape design in general accordance with the landscaping plans approved under Condition 1.

...

~~WWTP Decommissioning~~

~~(51) If a Wastewater Treatment Plant (WWTP) is constructed on-site, prior to the decommissioning and removal of the WWTP, all treatment tanks must be cleaned.~~

...

Reserves to Vest

(69) Lots 1601-1609, 1616, 1621-1627 on the scheme plans approved under Condition 1 must be vest in Auckland Council as local purpose (drainage) reserve

~~(70) Lot 1600 on the scheme plans approved under Condition 1 must be vest in Watercare Services Limited as local purpose (utilities) reserve.~~

...

Infrastructure and Servicing

Wastewater

(72) The consent holder must design and construct connections to the ~~public~~ private wastewater reticulation network to serve all residential allotments in accordance with the requirements of the private wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) .

~~Where it is determined that the wastewater is unable to be discharged to the public network beyond the subject site.~~ The consent holder must also design and construct an on-site Wastewater Treatment Plant in accordance with the "Delmore Wastewater Treatment Design Report prepared by Apex Water dated 11 February 2025" approved under Condition 1 or an equivalent treatment facility.

Advice Note

- Any person wishing to connect to Watercare's water and / or wastewater asset(s) must obtain Watercare's approval to such connection under the Water Supply and Wastewater Network Bylaw 2015. Watercare may refuse an application to connect to a network in specified circumstances, including where, in Watercare's reasonable opinion, there is insufficient capacity in the network to accommodate the connection. It is noted that at the time of granting this resource consent, Watercare cannot confirm there is capacity to support future connection to Watercare's wastewater network. Watercare notes that prior to agreeing to connect (if this is feasible in the future), the infrastructure to be vested to Watercare will need to be designed, constructed and maintained to Watercare's standard at the time.

...

Water Supply

(75) The consent holder must design and construct connections to the ~~public~~ private water supply network to serve all residential allotments in accordance with the requirements of the private water supply utility

service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c).

Advice Note

- Any person wishing to connect to Watercare's water and / or wastewater asset(s) must obtain Watercare's approval to such connection under the Water Supply and Wastewater Network Bylaw 2015. Watercare may refuse an application to connect to a network in specified circumstances, including where, in Watercare's reasonable opinion, there is insufficient capacity in the network to accommodate the connection. It is noted that at the time of granting this resource consent, Watercare cannot confirm there is capacity to support future connection to Watercare's water supply network. Watercare notes that prior to agreeing to connect (if this is feasible in the future), the infrastructure to be vested to Watercare will need to be designed, constructed and maintained to Watercare's standard at the time.

...

Wastewater Treatment Plant

(95) ~~If a constructed on-site, t~~The private on-site Wastewater Treatment Plant shall be as per "Delmore Wastewater Treatment Plant Design Report" approved under Condition 1, or an alternative design that provides equivalent treatment.

(96) ~~If a Wastewater Treatment Plant is constructed on-site, a~~ A Wastewater Treatment Plant Discharge Plan (WTPDP) must be prepared and submitted to Auckland Council prior to the on-site Wastewater Treatment Plant ~~it~~ becoming operational ~~and submitted to Auckland Council~~. The purpose of the WTPDP is to set out how treated wastewater that cannot be discharged on the site is to be discharged. The WTPDP must explain the alternative discharge option or options to be used in addition to the on-site disposal, including but not limited to:

~~(e) Discharge into the public wastewater network;~~

(f) Discharge into a holding tank(s) and removal off-site for disposal; and

(g) Reuse on-site or off-site.

...