

VINEWAY

Memorandum

Re: Commercial aspects of on-site wastewater servicing

Trucking of Treated Wastewater

The substantive application for the Delmore development includes an on-site Wastewater Treatment Plant (WWTP) as its primary wastewater solution for the entire development. The technical assessments supporting the substantive application confirm that treated wastewater for the first 475 homes¹ can be predominantly discharged on-site. However, some of the treated wastewater needs to be disposed off-site to avoid adversely impacting the on-site waterways².

Trucking of Untreated Wastewater

The substantive application also includes an option to transport untreated wastewater for up to 264 homes (equivalent of Stage 1A) as a temporary measure. This is necessary to avoid the environmental impacts of, and inefficiencies associated with constructing an on-site WWTP that is only going to be used for a short period and by a small number of homes.

This situation would only occur if, at Engineering Plan Approval Stage, written confirmation has been received from Watercare Services Ltd (Watercare) that there will be capacity available in the public wastewater network once the Stage 1 upgrade to the Army Bay Wastewater Treatment Plant is complete. This is anticipated for 2031.

The volumes of treated wastewater and untreated wastewater, and the corresponding number of vehicle movements associated with each of these options has been provided to Vineway by APEX and is set out in APEX's report (Appendix 29 to the AEE).

Disposal Facilities

Vineway Ltd's preference is to transport wastewater to one of Watercare's Auckland-based facilities. Watercare's 2021-2024 Asset Management Plan states that the Rosedale WWTP currently (as at 2021) services about 251,000 people and it has capacity to service around 578,000 people. That means the Rosedale WWTP is only operating at about half capacity and so has capacity for the treated or untreated wastewater from the Delmore development. There is also the Pukekohe WWTP which is currently servicing around 33,800 people (as at 2021) and which has been upgraded to now serve around 60,000 people. This means it too has capacity for the treated or untreated wastewater from the Delmore development.

However, because there is currently no agreement with Watercare enabling this, Vineway Ltd has put in place alternative arrangements for off-site disposal of treated wastewater / untreated wastewater, as per below:

- Whangarei District Council has confirmed that it can receive all treated wastewater and untreated wastewater at its disposal facility. This correspondence is attached as **Attachment A**.

¹ This is the maximum number of homes in Stage 1, excluding the dwellings that could be developed in the location of the WWTP lot.

² Refer to the relevant reports appended to the AEE (Appendix 29: Wastewater Design Report, and Appendix 30: Wastewater Disposal Memorandum).

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- Chem Waste (Auckland) has confirmed that it can receive treated wastewater and untreated wastewater at its treatment facility. At this stage Chem Waste has confirmed it can take up to 200m³ per day once they have completed an upgrade to their holding tanks, which is currently under construction. This correspondence is attached as **Attachment B**.
- Hydrocycle (Auckland) has confirmed that it can receive treated wastewater and untreated wastewater at its treatment facility. This correspondence is attached as **Attachment C**.
- Intergroup (Auckland) has confirmed that it can receive treated wastewater and untreated wastewater at its treatment facility. This correspondence is attached as **Attachment D**.

Sludge

Any sludge waste produced by the on-site wastewater treatment plant can be disposed of at a managed facility, such as Hampton Down in Auckland, or trucked to the Whangarei District Council facility as part of a wider disposal contract.

Utility Company

Conditions have now been proposed which require a Utility Company to be established that would own and operate the water and wastewater treatment plants. Vineway Ltd has received confirmation from two established utility providers that they are willing, in principle, to assume ownership and operational responsibility for the infrastructure. This correspondence is included as **Attachments E and F**. The Applicant therefore considers that there is a realistic and deliverable pathway for implementing the proposed governance framework.

Andrew Allsopp-Smith

Development Manager Delmore

5 June 2026

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Attachment A: Correspondence with Whangarei District Council

From: Andrew Springer <AndrewS@wwtp.co.nz> 

Subject: FW: Tankered wastewater to Whangarei

Date: 26 November 2025 at 12:14 AM

To: Andrew Allsopp-Smith <andrew.as@mylandpartners.com>, Madeleine Wright <madeleine.wright@millslane.co.nz>, Andrew Fawcett <andrew@mylandpartners.com>

AS

Received in confirmation that Whangarei can accept all volumes of wastewater.

Regards

Andrew

From: Shaw Wilson <shaw.wilson@wdc.govt.nz>

Sent: Wednesday, 26 November 2025 12:59 pm

To: Andrew Springer <AndrewS@wwtp.co.nz>

Cc: Hai Nguyen <hai.nguyen@wdc.govt.nz>; Andy Keith <Andy.Keith@wdc.govt.nz>

Subject: RE: Tankered wastewater to Whangarei

Hi Andrew,

As previously discussed, Whangarei District Council is happy to accept the volumes indicated below.

Our position remains that the tanker company must hold a current Code of Compliance and use Waste Tracker for all loads.

Please note that these loads will incur an out-of-district disposal fee of **\$44.98 per m³, charged at our discretion**. This fee is subject to review and **may increase in the future to reflect operational costs**.

The Wastewater Operations Manager has also confirmed that they are happy to receive these loads into a designated area. This will help prevent congestion caused by other tanker operators within the district and will also reduce wear and tear on the headworks.

Many thanks

Shaw Wilson

Pollution Prevention Officer | Waste and Drainage Department

Whangarei District Council | Te Iwitihi, 9 Rust Avenue | Private Bag 9023, Te Mai, Whangārei 0143

P 09 430 4200 | **M 021 723351** | **E Shaw.Wilson@wdc.govt.nz** **www.wdc.govt.nz**

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From: Andrew Springer <AndrewS@wwtp.co.nz>

Sent: Monday, 24 November 2025 11:11 am

To: Shaw Wilson <shaw.wilson@wdc.govt.nz>

Subject: Tankered wastewater to Whangarei

EXTERNAL: This email originated from outside Whangarei District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Shaw,

I have been provided some updated flow figures for a possible tankered discharge to Whangarei. Can you please confirm that WDC can take the following.

18 x 28 m³ tankers of domestic wastewater or

18 x 28 m³ tankers of treated wastewater effluent (Typically < 10 BOD, < 10 TSS, < 5 NH₃).

In a later stage of project these volumes may be increased to

28 x 28 m³ tankers of domestic wastewater or

28 x 28 m³ tankers of treated wastewater effluent (typically < 10 BOD, <10 TSS, < 5 NH₃)

In the case of domestic wastewater this will become a daily activity all year, whereas the effluent will typically only be in summer months when local discharge is not possible as the stream has too low dilution.

I will be grateful if you can confirm that these volumes can be received by WDC at Whangarei, subject to contracts and periodic testing as outlined in previous correspondence.

Many thanks

Andrew



Andrew Springer
Director

WWTP Limited

+64 275 639 859

AndrewS@WWTP.co.nz

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Attachment B: Correspondence with Chemwaste

From: [Andrew Allsopp-Smith](#)
To: [Andrew Allsopp-Smith](#)
Subject: FW: RO Reject Waste
Date: Thursday, 30 April 2026 11:12:51 am
Attachments: [image001.png](#)

From: Grant Rumble - Auckland <Grant.Rumble@environz.co.nz>

Date: Friday, 24 April 2026 at 6:28 PM

To: AAaaaa <andrew.as@mylandpartners.com>

Cc: Brendan Redmond - Auckland <Brendan.Redmond@environz.co.nz>, Rob Yearbury - Auckland <Rob.Yearbury@environz.co.nz>

Subject: FW: RO Reject Waste

Hi

Based on your comments that the project might be at least 18months away , current best case scenario (allowing us to discharge over 7 days at max 5L/s and have capacity for our existing waste water plus treated stormwater volumes) is to receive a **maximum of 200m3 per day over 5.5 days**

- Logistically that would be a challenge if required today but as discussed we are developing our tankfarm over next 12months and alterations to our plant design could be made quickly to accommodate the number of vehicles and efficient discharge (all do-able)

I assume at some point estimated costs will be required

Kind regards



environz.co.nz

Grant Rumble
National Technical Manager

m +64 21 757 939 **e** grant.rumble@environz.co.nz

Enviro NZ | Private Bag 92810, Penrose | Auckland 1642
Branch 19-21 Miami Parade Onehunga | Auckland 1642

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Attachment C: Correspondence with HydroCycle

20/4/2026

Hi Andrew

As discussed, we have reviewed the Delmore WWTP and the overall project requirement for raw and treated wastewater.

We have reviewed the truck movements and quantities of treated and untreated wastewater in the APEX reports and can confirm we can receive and manage these quantities.

We are happy to provide these services along with licensed and certified trucking of the materials to our facility.

Kind regards

Seb Bainbridge

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Attachment D: Correspondence with InterGroup

From: [Tony Haycock](#)
To: andrew.as@mylandpartners.com
Subject: FW: BUN60460972 - Delmore FT - Water Mamo
Date: Wednesday, 29 April 2026 3:32:20 pm

Hi Andrew ,

We can help you out with the transport and disposal for this development.

Thanks & regards

Tony

Kind regards

Tony Haycock

Head of Strategic Growth & Customer Delivery



mobile 027 221 2230 **ph** 09 271 1458 **fax** 09 273 7571
email tony.haycock@intergroup.co.nz **web** www.intergroup.co.nz
physical Level 1, Building 3, 666 Great South Road, Ellerslie, Auckland
postal PO Box 58087, Botany 2163

From: Andrew Allsopp-Smith <andrew.as@mylandpartners.com>
Sent: Tuesday, 28 April 2026 9:15 am
To: Vishal Varsani <vishal.varsani@intergroup.co.nz>
Subject: FW: BUN60460972 - Delmore FT - Water Mamo

You don't often get email from andrew.as@mylandpartners.com. [Learn why this is important](#)

CAUTION: This email originated from outside of **INTERGROUP**. Do not click on links or open attachments unless you recognize the sender email and know the content is safe.

Hi Vishal

As discussed last week, we have treated and untreated wastewater. They would not be occurring at the same time, so its an either of the below.

Can you please confirm you can take this?

Regards,

signature_1420258789



Andrew Allsopp-Smith

m: +64 21 780055

e: Andrew.as@mylandpartners.com

w: mylandpartners.com

From: Jack Taylor <jack@apexwater.co.nz>
Date: Tuesday, 28 April 2026 at 9:12 AM
To: AAaaaa <andrew.as@mylandpartners.com>
Subject: RE: BUN60460972 - Delmore FT - Water Mamo

Hi Andrew,

The amount needing to be trucked off site in summer would be an average 212.5m³/d for the onsite treatment option.

The amount needing to be trucked off site for full raw wastewater removal depending on HUE is shown below.

HUE	Average Volume (m3)
100	54
250	135
450	243

Kind regards,

Jack Taylor | Senior Project Manager



M 021 982 573

Auckland – Unit B1 570 Mount Wellington Highway, Mount Wellington, Auckland
Timaru - Level 1, 18 Woollcombe Street, Timaru

www.apexwater.co.nz

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Attachment E: Correspondence with Veolia

15 May 2026

Mr A. Allsopp-Smith
Myland Partners Limited
Auckland

Dear Andrew,

Delmore Development - Water and Wastewater Treatment Plant Services

Thank you for the opportunity to discuss the proposed infrastructure requirements for the Delmore development. Veolia is well positioned to partner with Myland Partners in delivering reliable and sustainable water and wastewater treatment solutions for the development, subject to a commercial agreement acceptable to both Veolia and Delmore Development. Veolia welcomes the opportunity to consider entering into a long-term operations and maintenance agreement to ensure the ongoing performance, compliance and reliability of the networks and treatment facilities.

Veolia brings extensive experience in the delivery and operation of networks and treatment infrastructure. Our operational capability is underpinned by national and international expertise including experienced network and treatment plant operators, engineers and support teams focused on maintaining world-class standards of environmental compliance, operational resilience and customer service.

We look forward to continuing discussions with Myland Partners and working collaboratively to assist in the successful delivery of the Delmore Development.

Kindest regards,



Sanjeev Morar
Developments Manager

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Attachment F: Correspondence with Apex

7 May 2026

Mr. A. Allsopp-Smith
Myland Partners Limited
AUCKLAND

Dear Andrew

DELMORE DEVELOPMENT WATER AND WASTEWATER TREATMENT PLANT OPERATIONS

Apex Water Limited is part of the Citycare Group and will design and construct a wastewater treatment plant for Myland Partners for their Delmore development. Subject to the development proceeding and completion of the plant, Apex can enter into a long-term operations and maintenance agreement for the water and wastewater treatment facilities.

Apex has a proven track record in designing, constructing and operating treatment plants for developers and local authorities, including the Karaka North Village and Mt Cardrona Station developments. Apex employs qualified treatment plant operators, who are supported by our in-house process engineering team.

Regards



Steve Kroening
COMMERCIAL MANAGER