

DELMORE

**WATER
WASTEWATER AND
UTILITY
INFRASTRUCTURE
REPORT**

Vineway Ltd



MCKENZIE & CO.

DOCUMENT CONTROL RECORD

PROJECT: Delmore

CLIENT: Vineway Ltd

PROJECT LOCATION: 53A, 53B & 55 Russell Road and 88, 130 & 132 Upper Ōrewa Road

Revision	Date	Originator	Checker	Approver	Description
A	23/01/25	■			DRAFT
B	03/02/25	■	■	■	RESOURCE CONSENT
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D	12/02/25	■	■	■	RESOURCE CONSENT
E	18/02/25	■	■	■	RESOURCE CONSENT

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1. EXECUTIVE SUMMARY

This report outlines the proposal to service the Delmore development for Wastewater, Water and Utilities.

Wastewater is proposed to be delivered in two phases, due to constraints at the Army Bay Wastewater Treatment Plant. Phase 1 includes construction of a public gravity network, pumpstation, connection to Watercare's wastewater network (no discharge as part of phase 1), and private wastewater treatment plant. Phase 2 will adopt one of two options. The first option includes upgrading the private wastewater treatment plant to enable it to also accommodate the stage 2 development area. This has been provided for by APEX in its design and is addressed in the report prepared by APEX. This second Phase 2 option includes decommissioning the private wastewater treatment plant and discharging all wastewater from the development to Watercare's wastewater network when capacity is available at Army Bay Wastewater Treatment Plant.

Water can be provided from Grand Drive, until such time as 1000 lots in the catchment is reached and then a connection to Wainui Road main will be required to provide a watermain loop.

Utility providers have confirmed that fibre can be provided, and the correspondence is ongoing to coordinate servicing the site for power.

2. INTRODUCTION

McKenzie & Co. Consultants has been engaged by Vineway Ltd Limited to provide a Water and Wastewater, and Utilities report in support of the proposed 109Ha development located at 53A, 53B & 55 Russell Road and 88, 130 & 132 Upper Ōrewa Road. The proposed development is a residential development for approximately 1250 lots, delivered across two stages.

This report is prepared to support Vineway Ltd's application for approvals under the Fast-track Approvals Act 2024 by addressing the wastewater, water supply, and utility servicing matters that relate to this proposal. It is important to note that this report only covers wastewater, water supply and utilities, while other infrastructure matters, including critical earthworks, sediment, and erosion control, roading and access, stormwater, overland flow paths, works are addressed in separate infrastructure reports.

To fully comprehend this report, it should be read together with the application, plan drawings, and other supporting documents referred to in this report.

3. LEGISLATION, CODES OF PRACTICE, & STANDARDS

The network has been designed in accordance with the below requirements, and reports:

- Building Act 2004
- Auckland Unitary Plan

- Watercare Code of Practice
- Health and Safety at Work Act 2015
- Auckland Council’s Future Development Strategy

4. SITE DESCRIPTION

The proposed development site is legally described as Lot 1 DP 336616, Lot 1 DP 497022 & Lot 2 DP 497022, Lot 2 DP 418770, Lot 1 DP 153477 & Lot 2 DP 153477, as illustrated in Figure 1 below. The site is zoned as Future Urban.

The development is accessed from Grand Drive in the northeast, and Russell Road and Upper Ōrewa Road from the south.

Currently, the site is used for agricultural purposes with livestock roaming across a significant portion of the site. Some bush areas are subject to consent notices, as well as a stand of pine trees.

The location of the development is shown below in Figure 1

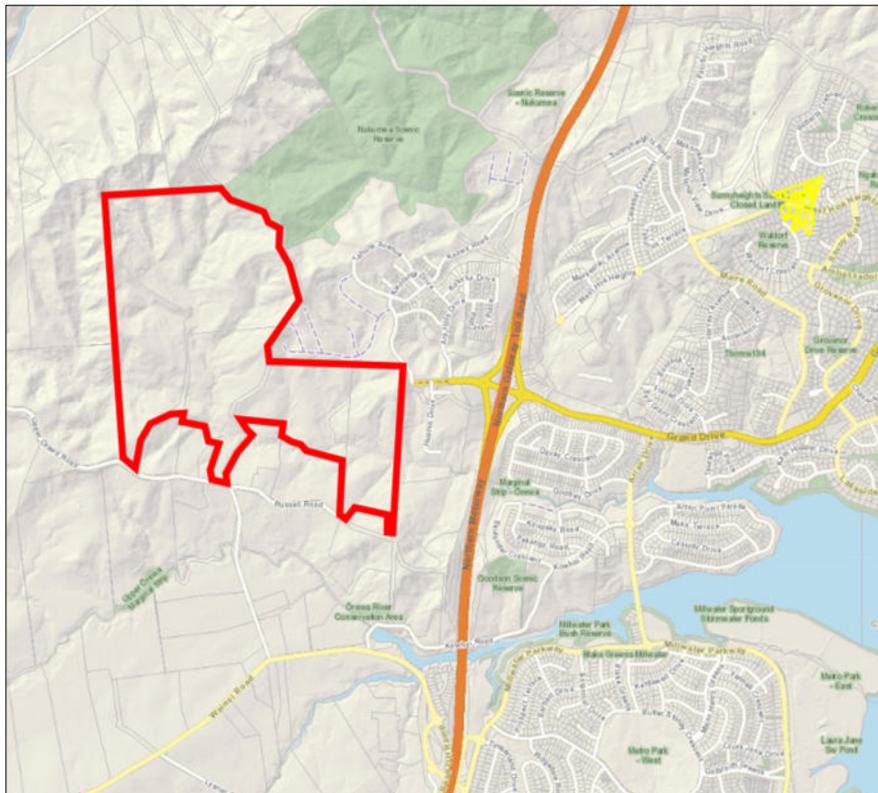


Figure 1 - Site Location – Extent of affected properties

5. FUTURE DEVELOPMENT STRATEGY

This development sits within the Upper Ōrewa area within the Future Development Strategy map, shown below in Figure 2. This shows that the development area is not earmarked for development by the Future Development Strategy until approximately 2050+. The development site is marked with the blue star in Figure 2 below. No plans from Watercare are currently in place for the servicing of this development area.



Figure 2 - Development location within Auckland Councils' Future Development Strategy (Figure 44)

6. WASTEWATER

Existing Wastewater network

There are currently no wastewater connections available to service the site within the site boundary, however there is a wastewater network on the western side of State Highway 1, adjacent to the Ara Hills development.

The existing wastewater network from the western side of SH1 has been analyzed based on existing and anticipated developments within the wider contributing catchment. Provisional calculations based on standard design criteria have determined that there is sufficient capacity to discharge wastewater from the full Delmore development of approximately 1250 lots, and

growth within the wider catchment, to the pumpstation located adjacent to the Millwater Parkway. Calculations are included in Appendix B.

The analyzed pipes are shown under the dashed line in Figure 3 below.

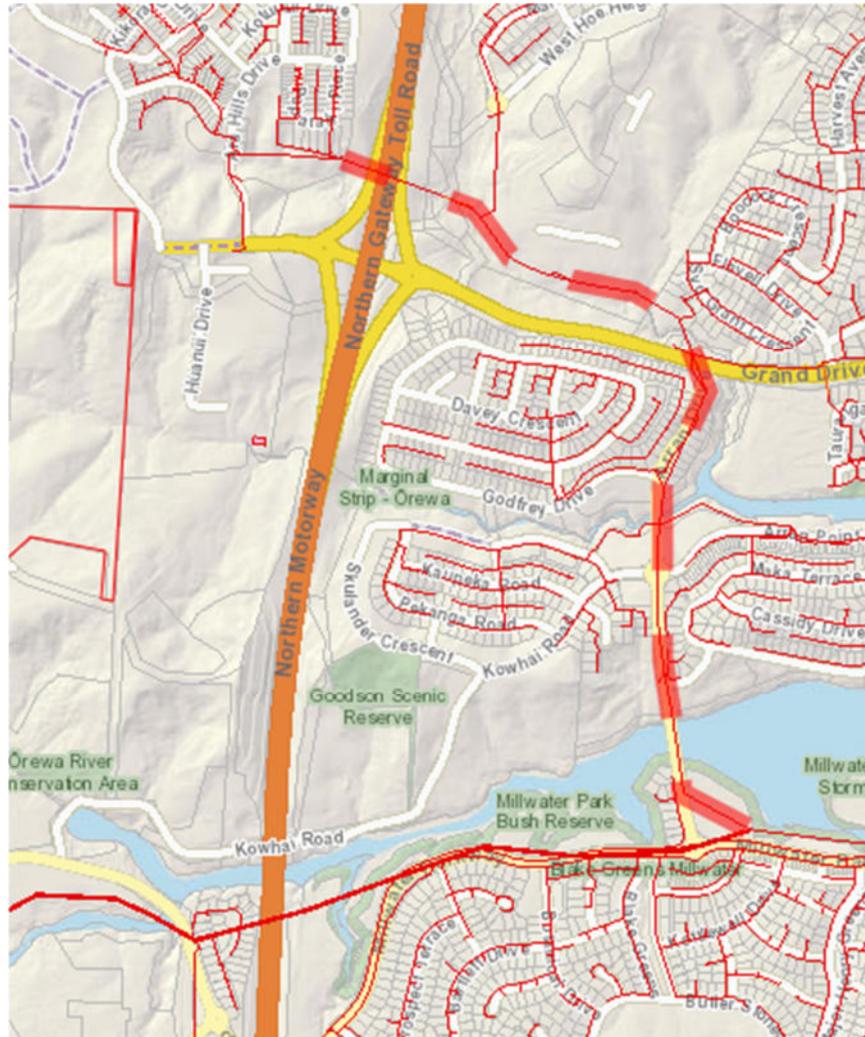


Figure 3 - Route along which pipe capacity has been analysed

The wastewater would then be transmitted to the Army Bay Wastewater Treatment plant through a number of wastewater pumpstations.

Army Bay Wastewater Treatment Plant

Watercare has advised (and made public statements to the same effect) that the Army Bay Wastewater Treatment Plant will soon be at capacity, in approximately 2027–2028. Its indication has been that there is capacity for approximately 4000 new connections. Upgrades to the Army Bay Wastewater Treatment Plant are expected to occur in approximately 2032. Watercare has indicated in its Asset Management Plan 2021–2040 that the Army Bay Wastewater Treatment Plant is to be upgraded to allow for new development and future urban land supply being released, and the development site is shown in its plan as one of the areas it aims to accommodate.

Connecting to the existing wastewater network and the Army Bay Wastewater Treatment Plant is the preferred wastewater solution for this proposal given delivery of Stage 1 aligns with remaining capacity and delivery of Stage 2 aligns with the Army Bay Wastewater Treatment Plant upgrade. It is proposed that the final capacity assessment be reviewed just before construction of Stage 1 begins to determine whether connection to the Army Bay Wastewater Treatment Plant is viable for that Stage, or whether the on-site option needs to be utilised until the Army Bay Wastewater Treatment Plant upgrades are complete. The same analysis will be undertaken when Stage 2 works begin. Either way, the infrastructure needed to connect the site to the Watercare network will be constructed as part of the development to provide for either immediate or future connection. If the on-site option is required for either or both of Stage 1 and 2, it will be decommissioned when connection to the Army Bay Wastewater Treatment Plant becomes available, and connection to the Watercare wastewater network will occur at that time.

Discharge options

Given that context, the options proposed as part of this development are:–

Option 1 – Private Wastewater Treatment Plant (WWTP)

- Discharging to land
- Discharging to water

Option 2 – Discharging to the existing network and Army Bay WWTP. Option 2 is the preferred option over option 1 if capacity can be achieved prior to connection.

Option 1 – On-site Wastewater Treatment

For other projects, for example PC103 Silverdale West Industrial¹, Watercare has indicated that it would accept a proposal based on an Interim Solution ahead of the upgrade of Army Bay WWTP

–

2.17 The Plan Change Area can be serviced by the Army Bay WWTP following the Stage 1 upgrade which is currently anticipated to be completed by 2031. Connection of the Plan Change Area to the public wastewater network cannot occur until this upgrade is completed and commissioned

2.18 The Applicants seek an alternative interim servicing approach for wastewater until the Plan Change Area can be connected to the public wastewater network. Alternative options proposed include filling tankers with wastewater from the Plan

¹ Plan Change 103 – Silverdale West Industrial – Page 104/119

<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc103-sdr.pdf>

Change Area and transferring wastewater by road to the Rosedale WWTP or consenting the construction of an interim on-site membrane bioreactor (MBR) WWTP and on-site disposal to land within the Plan Change Area.7

2.20. Watercare is not opposed to the proposal for interim private on-site servicing, provided the Applicants obtain the necessary resource consents to construct and operate this, and the Plan Change Area connects to Watercare’s wastewater network once capacity is available following the Army Bay WWTP Stage 1 upgrade (ie the private infrastructure is decommissioned).

Examples of on-site wastewater treatment options that have been approved included the Karaka North Village (to be used on a permanent basis) and the Beachlands South Plan Change (PC88).

A lot is proposed to be used to locate an on-site Wastewater Treatment Plant if one is required. Refer to the technical report by Apex water which outlines the proposal for this site.

Option 2 – Army Bay Wastewater Treatment Plant.

The reticulation network, and pumpstation configuration has been designed to enable this connection to occur as soon as the capacity becomes available. The alignment of the rising main and gravity alignment is through the public road network, controlled by Auckland Transport and NZTA.

The timing of the construction of this infrastructure to enable this connection is proposed to be constructed as part of Stage 1, so the connection can occur at any time without requiring work within recently constructed roads within the development.

Reticulation

Both gravity and low pressure systems were considered for Option 2, however a gravity system was selected due to the staging of the development from the bottom of the catchment, to the north. Given the nature of the development, a low pressure system would need to pump from the bottom of the basin to the top, which would then result in discharges around the top of the catchment. This is not suited to collection for subsequent discharge in an Option 2 system.

Gravity:

Advantages	Disadvantages (Challenges)
Preferred by Watercare	Deeper pipelines
	High static lift – required pumps in series of positive displacement pump.

	Requires pipe bridges/directional drilling
--	--

Pressure Sewer:

Advantages	Disadvantages (Challenges)
Shallow / small diameter pipelines	Not preferred by Watercare
	Terminal pump station(s) would be required to overcome high static lifts.
	Discharge points not the highest points in the catchment. Would require gravity sections downhill to terminal WWPSs

For a new development, constructed to current standards, with separate wastewater and stormwater systems, wet weather flows should not be significantly different from dry weather flows during the operation of the interim solution. Infiltration (groundwater entering gravity pipes) should be minimal due to being a new pipework. Inflows should be minimal with no inflows from roof drainage systems (downpipes being connected to the stormwater network) and with gully traps constructed in accordance with the Acceptable Solutions and Verification Methods for New Zealand, Building Code Clause G13 Foul Water or AS/NZS 3500.2:2021, Plumbing and drainage, Part 2: Sanitary plumbing and drainage.

A proposed gravity wastewater system would be designed, and will be constructed, in accordance with The Auckland Code of Practice for Land Development and Subdivision Water and Wastewater Code of Practice for Land Development and Subdivision Chapter 5: Wastewater, and subsequent approval and vesting, in accordance with the standard Engineering Plan Approval process.

Provision for wastewater servicing from approximately 1250 residential lots of approximately 0.675 MLD ADWF (megalitres per day) using Watercare CoP figures of 3 people per dwelling at 180 l/p/d.

Table 1 - Wastewater flows

	Dwelling Unit Equivalents (DUE)	People	L/p /day	m ³ / day	ADWF (L/s)	PF	PWWF (L/s)	Emergency Storage for 8 Hours ADWF (m ³)
Stage 1	450	3	180	243	2.8	6.7	18.8	81
Full Development	1250	3	180	657	7.6	6.7	50.9	218

Pipe Bridge

Due to the undulating topography of the site, three pipe bridges are proposed to be constructed to ensure pipes are at an acceptable depth, and also to avoid wetlands through the development. The pipe bridges will be designed so that no works within the wetland are required. Piles can be designed to avoid the wetlands, with the pipe and/or necessary supporting beam, spanning the full width of the wetland.

It is proposed to install water service on one of the bridges in stage 2.

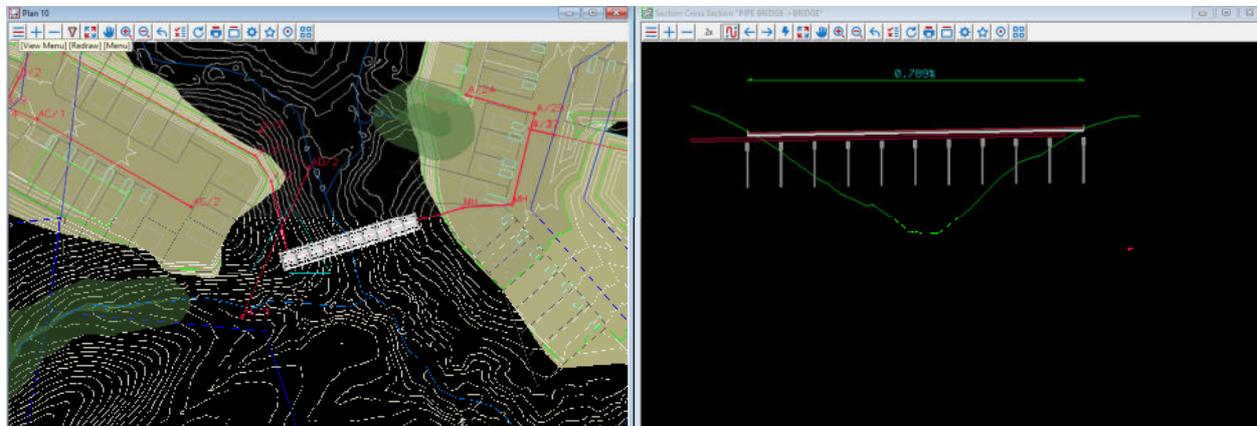


Figure 4 - Pipe bridge layout and longsection

This bridge piles will consist of reinforced concrete, with the pipe located on top of each pile.

Directional Drilled Section

Directional drilling will be required for one section of the wastewater line where it is not practical to open trench this section. No property connections will be on this line. The gradient of this section of pipe is greater than 1%. Geotechnical engineering input will be required at time of detailed design.

Pumpstation

The proposal is for internal piped gravity reticulation network to an internal wastewater pump station (WWPS) vested to Watercare.

If on-site treatment is needed at the outset this would pump through a rising main to the on-site Wastewater Treatment Plant for Stage 1 and possibly some of Stage 2, depending on timing.

When the capacity becomes available at the Army Bay Wastewater Treatment Plant, the pumpstation would then pump into Rising Main 2, which discharges to the public wastewater network. If the development connects to the Watercare network immediately, and no on-site treatment is needed then the pumpstation would pump directly to Rising Main 2 from the outset.

This would pump via a rising main to connect to the existing Watercare gravity network within the Ara Hills development to the northeast.

Key components of the pumpstation are –

- Phase 1 Private – requires a minimum of 24 hours storage which calculates to 243m³ storage, for Stage 1 only. This may be increased if capacity in the Army Bay Wastewater Treatment Plant is not available when stage 2 commences.
- Phase 2 Public – 225m³ storage (8 hours) to comply with the current Watercare DP-06.

An Engineering Approval from Watercare will be required for the Pumpstation prior to construction.

Vesting and ownership

It is proposed that the gravity network, gravity pumpstation and rising mains are ultimately vested to Watercare. The wastewater treatment plant will be owned and operated by the Residents Society until such time as the Army Bay wastewater treatment plant capacity becomes available.

A contract between Watercare and the Residents Society shall be put in place to ensure the satisfactory operation of the Wastewater Treatment Plant.

Infrastructure growth charges (IGCs)

IGC s would get collected by Watercare when each private lot applies for a connection to the public wastewater system.

7. WATER SUPPLY

Existing water supply connections

There are two available water supply connection points in proximity to the development site, one located on Grand Drive, and a second in Wainui Road. There is currently no public water reticulation within the site.

Water supply staging

The water supply for the development, is proposed to be completed in two phases –

- 1- Connection from Grand Drive
- 2- Connection from Wainui Road.

The grand drive connection has capacity to service the full development, however a second connection is required to provide security of supply, once the number of lots reaches a threshold. The details of each phase are outlined below in more detail.

Phase 1 - Grand Drive, Ara Hills

An existing 355mm diameter Watercare main is located 200m east of the site boundary within the Grand Drive extension, as shown below in Figure 5. This pipe will be extended, along Grand Drive to the site boundary, and will be the primary feed for the development.



Figure 5 - Existing Water supply Connections

Conceptually a DN355 PE pipe can hydraulically supply 2,250 DUE (allowing 3m/km head-loss with a friction coefficient of $C=140$) at Peak Hour / Peak Day. However, supply via a single pipe is typically restricted to 1,000 DUE from a resilience perspective.

Watercare's Code of Practice states:

6.3.8.5 Types of system configuration

Network layouts shall be established in accordance with Watercare's practice **to provide security of supply** and zone management, and interconnected ring systems.

6.3.8.3 Mains layout

In determining the general layout of mains, the following factors shall be considered:

[...]

(e) Provision of **dual or alternate feeds to minimise service risk**;

The Ara Hills development is identified to ultimately have 550 properties (DUEs) allowing a further 450 DUE to be serviced within the Delmore Development prior to a second connection to be required.

Phase 2 – Second connection from Wainui Road

It is proposed that the second connection would be to the existing 250mm Watercare supply main located approximately 1700m to the south of the site, in Wainui Road, which subsequently increases to a 355mm dia PE pipe at the intersection of Wainui Road and Sidwell Road. A connection alignment via public roads to this point is shown below in Figure 6.

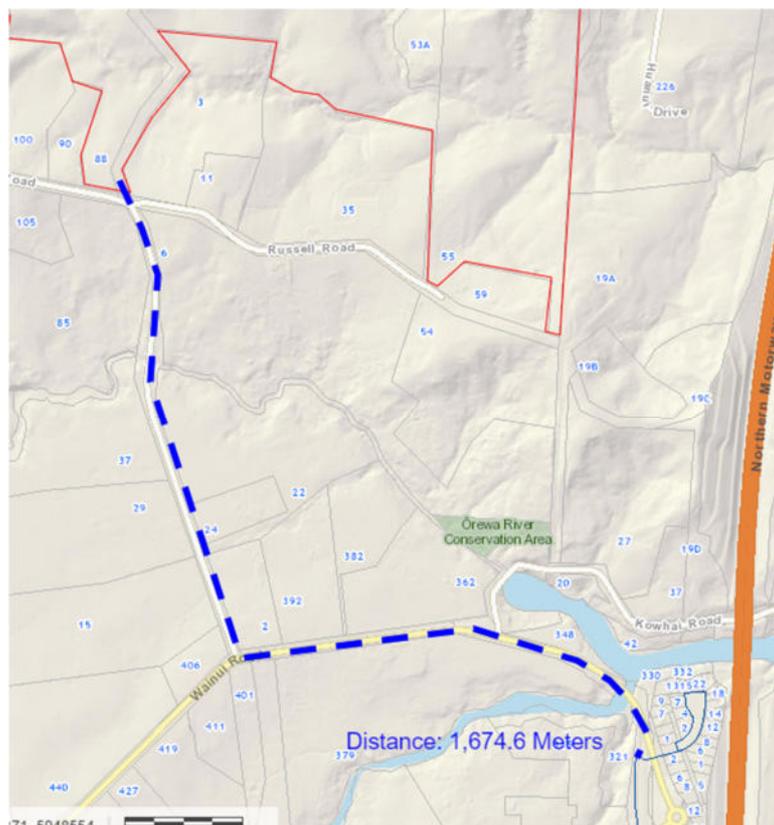


Figure 6 – 250mm Watercare connection on Wainui Road

Proposed Servicing

As previously highlighted, a single supply from the Grand Drive watermain is sufficient for approximately 1000 houses before a second main is required by Watercare from a network resilience perspective. This 1000 figure includes houses in the Ara Hills development currently being constructed directly northeast and east of the development site. This means that the Grand Drive watermain is sufficient for initial stages of the development, but insufficient to cater for the entire development.

As a result, the proposal is to extend the 355mm main westward along Grand Drive until a total of 1000 dwellings are serviced from that line, including the dwellings in Ara Hills. Capacity is reached based on number of dwellings connected (with close ongoing discussions with Watercare).

The remaining dwellings can be serviced by extending the watermain main southward along Upper Ōrewa Road to connect to the existing 250mm main at Wainui Road, providing security of supply via dual supply mains to the development area, as shown in Figure 6.

Internal watermains will be provided for potable/firefighting purposes. Local water reticulation will be designed and constructed in accordance with The Auckland Code of Practice for Land Development and Subdivision Water and Wastewater Code of Practice for Land Development and Subdivision Chapter 6: Water, and in accordance with the standard Engineering Plan Approval process.

For 1250 lots the average day demand is 0.825MLD, with a peak hour/peak day (PHPD) flow of 45.1 L/s and a fire scenario flow of 52.1 L/s (based on 6% of PHPD and a fire flow of 25 L/s).

Engineering drawings showing the proposed phase 2 water reticulation connection to Wainui Rd, are shown in the 6000 series drawings.

8. UTILITY SERVICES

Indicative positions for electricity and telecommunications utilities are shown on the drawings.

Utility companies have been approached and positive early discussions are underway, with correspondence attached in Appendix C.

The road cross sections show the proposed lay positions of the various utilities to ensure there is sufficient room to accommodate them within the road corridors.

Power & Gas

Initial discussions have been held with Vector who are still working through the capacity planning for this development, based on the staging and lot numbers provided.

Chorus

Initial discussions have been held with Chorus & Tuatahi Fibre, and its network checked for type

of services at the development site. Both providers have confirmed its fibre network is able to be extended to provide connection and capacity.

Gas

Piped medium pressure gas supply is present in Wainui Road and no upgrade work is required to supply the proposal.

9. CONSULTATION

Consultation with Watercare was undertaken during the early stages of planning. In December 2023, a meeting was held to discuss the capacity of the Army Bay WWTP and the feasibility of connecting the development within the WWTP upgrade timeframes.

Flow data from Army Bay was requested and received from Watercare to assess when the available capacity would be fully utilized.

Based on the feedback received, a private on-site treatment solution has been designed to manage and discharge wastewater in the interim until capacity becomes available.

Chorus and Tuatahi Fibre have both been consulted and confirm that the development can be serviced for fibre.

Vector has been consulted with and are working through the servicing of the development.

Correspondence with Watercare and utility providers is included in Appendix B .

10. CONCLUSION

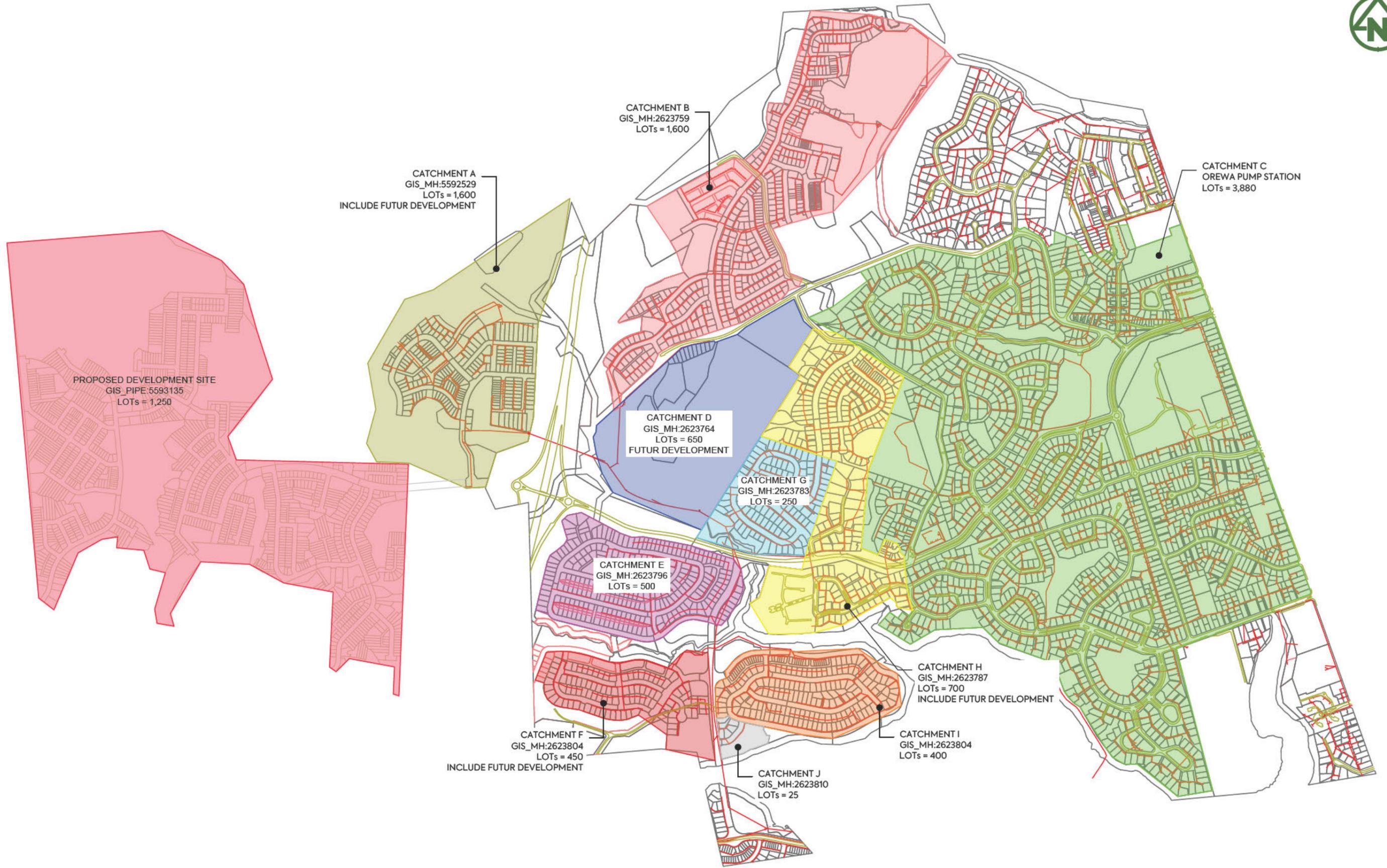
The proposed development is able to be adequately serviced in terms of wastewater, water and utilities.

The design has taken into consideration the possible impact of the proposed development and has minimised impacts to the receiving environment using accepted engineering practices.

APPENDIX A – ENGINEERING PLANS

BOUND SEPARATELY

APPENDIX B – DOWNSTREAM CATCHMENT ANALYSIS



CLIENT:

PROJECT:

TITLE:

PURPOSE OF ISSUE:



VINEWAY LIMITED

DELMORE
53A, 53B & 55 RUSSELL RD
OREWA

WASTEWATER
CATCHMENT ASSESSMENT
OVERALL PLAN

FOR RESOURCE CONSENT

SCALE:
1:12000m @ A3

DO NOT SCALE

DRAWING NO:
3725-0-5100

REV:
A

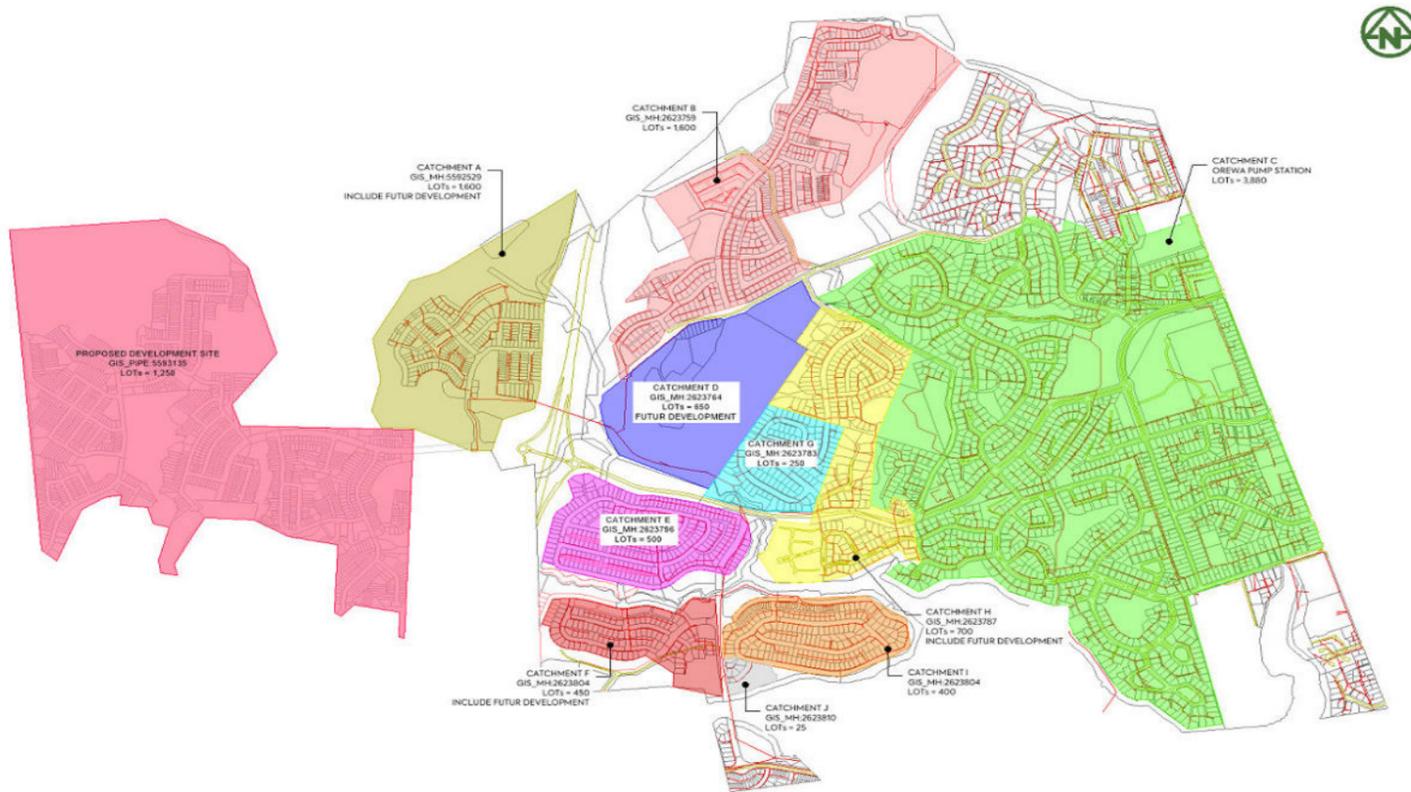
REV	DESCRIPTION	DRN BY	CHK BY	APP BY	DATE
A	FOR CONSENT	ZW	JK		31/01/25



WASTEWATER CATCHMENT PARAMETERS
CATCHMENT AND FLOW DEMAND ASSESSMENT

PROJECT NAME:	DELMORE 53A, 53B & 55 RUSSELL RD	CREATED BY:	ZW	DATE:	5/02/2025
PROJECT No:	3725	CHECKED BY:	JK	DATE:	5/02/2025
LOCAL AUTHORITY	Auckland City Council				

Catchment Area - Wastewater Assessment (GIS_5592529 - GIS_2623818)



CATCHMENT FLOWS

Domestic/Residential	DESIGN CRITERIA		Assumption
Daily demand	180	l/p/d	
Total population	3	p/LOT	Assumption 3 people/dwelling
Peaking factor: Self-cleansing	3.00		
PF - Peaking factor	6.70		
Delmore GIS_PIPE: 5593135			
LOTs NO.	1218		
Total population	3654	person	
ADWF - Average Dry Weather Flow	7.6125	l/s	
PDWF - Peak Dry Weather Flow	22.838	l/s/p	Self-cleaning design flow
PWWF - Peak Wet Weather Flow	51.00	l/s	
CATCHMENT A - Ara Hills GIS_MH: 5592529			
LOTs NO.	1600		
Total population	4800	person	
ADWF - Average Dry Weather Flow	10.0000	l/s	
PDWF - Peak Dry Weather Flow	30.000	l/s/p	Self-cleaning design flow
PWWF - Peak Wet Weather Flow	67.00	l/s	
CATCHMENT B GIS_MH: 2623759			
LOTs NO.	1600		
Total population	4800	person	
ADWF - Average Dry Weather Flow	10.0000	l/s	
PDWF - Peak Dry Weather Flow	30.000	l/s/p	Self-cleaning design flow
PWWF - Peak Wet Weather Flow	67.00	l/s	

CATCHMENT C		OREWA PUMP STATION		Discharge to pump station directly	
LOTs NO.	3880				
Total population	11640	person			
ADWF - Average Dry Weather Flow	24.2500	l/s			
PDWF - Peak Dry Weather Flow	72.750	l/s/p		Self-cleaning design flow	
PWWF - Peak Wet Weather Flow	162.48	l/s			
CATCHMENT D		GIS_MH: 2623764			
LOTs NO.	650				
Total population	1950	person			
ADWF - Average Dry Weather Flow	4.0625	l/s			
PDWF - Peak Dry Weather Flow	12.188	l/s/p		Self-cleaning design flow	
PWWF - Peak Wet Weather Flow	27.22	l/s			
CATCHMENT E		GIS_MH: 2623796			
LOTs NO.	500				
Total population	1500	person			
ADWF - Average Dry Weather Flow	3.1250	l/s			
PDWF - Peak Dry Weather Flow	9.375	l/s/p		Self-cleaning design flow	
PWWF - Peak Wet Weather Flow	20.94	l/s			
CATCHMENT F		GIS_MH: 2623804			
LOTs NO.	450				
Total population	1350	person			
ADWF - Average Dry Weather Flow	2.8125	l/s			
PDWF - Peak Dry Weather Flow	8.438	l/s/p		Self-cleaning design flow	
PWWF - Peak Wet Weather Flow	18.84	l/s			
CATCHMENT G		GIS_MH: 2623783			
LOTs NO.	250				
Total population	750	person			
ADWF - Average Dry Weather Flow	1.5625	l/s			
PDWF - Peak Dry Weather Flow	4.688	l/s/p		Self-cleaning design flow	
PWWF - Peak Wet Weather Flow	10.47	l/s			
CATCHMENT H		GIS_MH: 2623787			
LOTs NO.	700				
Total population	2100	person			
ADWF - Average Dry Weather Flow	4.3750	l/s			
PDWF - Peak Dry Weather Flow	13.125	l/s/p		Self-cleaning design flow	
PWWF - Peak Wet Weather Flow	29.31	l/s			
CATCHMENT I		GIS_MH: 2623804			
LOTs NO.	400				
Total population	1200	person			
ADWF - Average Dry Weather Flow	2.5000	l/s			
PDWF - Peak Dry Weather Flow	7.500	l/s/p		Self-cleaning design flow	
PWWF - Peak Wet Weather Flow	16.75	l/s			
CATCHMENT J		GIS_MH: 2623810			
LOTs NO.	25				
Total population	75	person			
ADWF - Average Dry Weather Flow	0.1563	l/s			
PDWF - Peak Dry Weather Flow	0.469	l/s/p		Self-cleaning design flow	
PWWF - Peak Wet Weather Flow	1.05	l/s			

APPENDIX C – CORRESPONDENCE WITH UTILITY PROVIDERS

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 17 April 2024 12:58 pm
To: [REDACTED]
Subject: RE: Water and Wastewater servicing
Attachments: DTARB - Rolling annual mean dry weather flow.csv

Hi [REDACTED]

Please see attached Army Bay WWTP outflow data. This includes data from 1 January 2022 till now. The earlier data which suggested a 2028 capacity constraint date was based on the inflow meter at the WWTP. This data has since been determine to possibly be suspect and consequently we have switched to the outflow data which is used for the consent compliance reporting. As such, this is probably the better data.

The data shows the daily 12 month rolling average dry weather flow for the plant. This can be projected forwards to give an indication of when the plant is likely to be at capacity.

Hopefully this gives you sufficient information for your requirements.

Kind regards

[REDACTED] | Programme Lead
Major Developments

Watercare Services Limited
Mobile no. [REDACTED]
Customer service line: +64 9 442 2222
Postal address: Private Bag 92 521, Wellesley Street, Auckland 1142, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz

From: [REDACTED] >
Sent: Wednesday, February 7, 2024 4:14 PM
To: [REDACTED]
Subject: RE: Water and Wastewater servicing

Hi [REDACTED],

I trust you have had a fantastic summer break.

I was wondering if it is possible to obtain the data that underpins the projected growth for flows entering the Army Bay treatment plant, which puts it to capacity in 2028?

We would like to review this, to do our own independent analysis on this.

Let me know if this is possible,

Many thanks !

Ngā mihi,

[REDACTED] CEngNZ, CPEng, IntPE(NZ)
Director

mckenzieandco.co.nz



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From: [REDACTED]
Sent: Monday, December 11, 2023 4:16 PM
To: [REDACTED]
Subject: RE: Water and Wastewater servicing

Hi [REDACTED]s,

Wednesday afternoon would suit me, and I'll just confirm with our client that it suits also. You mentioned last time we chatted that your network planner could meet with us, to provide more detail on the upgrades. It would be appreciated if they could join also.

Thanks a lot,

Ngā mihi,

[REDACTED] CMEngNZ, CPEng, IntPE(NZ)
Director
[REDACTED]



mckenzieandco.co.nz



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From: [REDACTED]
Sent: Monday, December 11, 2023 3:31 PM
To: [REDACTED]
Subject: RE: Water and Wastewater servicing

Hi [REDACTED],

I will be available to have a quick chat this week. Wednesday after 11am is pretty good as Thursday after 1pm. If either of those fit, please book in a Teams meeting.

Kind Regards

██████████ | Programme Lead
Major Developments

Watercare Services Limited
Mobile no. ██████████
Customer service line: +64 9 442 2222
Postal address: Private Bag 92 521, Wellesley Street, Auckland 1142, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz

From: ██████████ >
Sent: Monday, December 11, 2023 2:36 PM
To: ██████████
Cc: ██████████
Subject: RE: Water and Wastewater servicing

Hi ██████████

Just following up on this meeting, is there any chance to catch up with Watercare this week please with our client?

Many thanks,

Ngā mihi,

██████████ CMEngNZ, CPEng, IntPE(NZ)
Director
██████████



mckenzieandco.co.nz



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From: ██████████
Sent: Thursday, November 2, 2023 10:56 AM
To: ██████████
Cc: ██████████ >
Subject: Water and Wastewater servicing

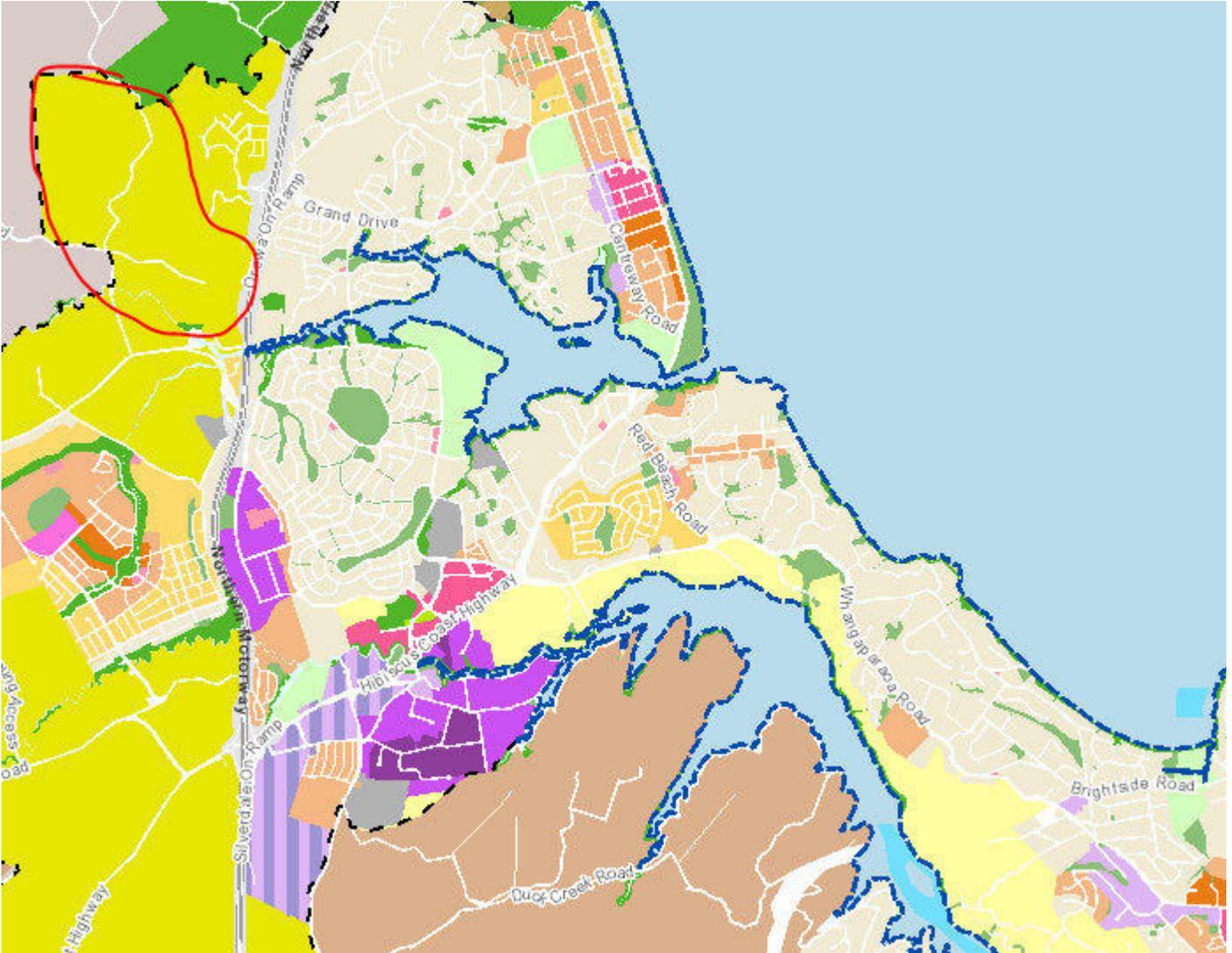
Hi ██████████,

I trust you are doing well.

I am doing some investigation on a few parcels in the area circled in red for a client, and I was wondering if you would be available for a quick call either today or tomorrow to discuss? Mainly around any constraints and timing of Army Bay upgrades etc which may have a material impact on providing water and wastewater servicing for this area?

If this would be possible I would really appreciate 5 minutes of your time .

Many thanks,



Ngā mihi,

██████████ CMEngNZ, CPEng, IntPE(NZ)
Director



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Chorus NZ Ltd
4 Graham Street
Auckland CBD
Auckland

██████████
McKenzie and Co
PO Box 259 309
Botany
Auckland 2163

11th November 2024

Hi ████████,

Thank you for providing an indication of your development plans in the Orewa, area. I can confirm that we have infrastructure in the general land area that you are proposing to develop at South of Ara Hills, Grand Drive and Russell Road, Orewa

Chorus will be able to extend their network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

The cost can only be finalised at the time that you are ready to proceed.

Chorus is happy to work with you on this project as the network infrastructure provider of choice. What this ultimately means is that the end customers (business and homeowners) will have their choice of any retail service providers to take their end use services from once we work with you to provide the physical infrastructure.

Please reapply with a detailed site plan once you are ready to proceed.

Kind Regards,

██████████
Group Account Manager
Chorus NZ Ltd
██████████

[REDACTED]

From: [REDACTED] >
Sent: Wednesday, 20 November 2024 11:28 am
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [#3725] Orewa development

Hi [REDACTED]

Thanks for your email.

Please note we are in the midst of our busiest season, and unfortunately the high volume means longer wait times as we try our best to work through all our customers using a fair queue system.

You are on my list, and I will aim to call you this afternoon.

This will likely need to go through to our projects team to progress. However I will need to understand what capacity the development requires first.

Regards,

[REDACTED] Business Relationship Manager
Vector Limited | PO Box 99882, Newmarket 1149 | Auckland 1023
DDI: [REDACTED]
[REDACTED] | www.vector.co.nz



From: [REDACTED]
Sent: Wednesday, November 20, 2024 11:07 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: [#3725] Orewa development

Hi [REDACTED], could you give me a call this morning about this please.

We have a Client meeting tomorrow morning and need to update them on these comms.

Regards

[REDACTED]

[REDACTED]
Senior Development Manager
[REDACTED]

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From: [REDACTED]
Sent: Wednesday, 20 November 2024 10:53 am
To: [REDACTED] >
Cc: [REDACTED]
Subject: FW: Orewa development

Hi [REDACTED],

As discussed.

Cheers

[REDACTED]

From: [REDACTED]
Sent: Monday, November 11, 2024 10:01 AM
To: [REDACTED]
Subject: FW: Orewa development

Hi [REDACTED],

This is the one we discussed. Are you able to respond or direct it to the correct person.

I have advised [REDACTED] that I cannot help but someone will contact him.

Thank you.

[REDACTED]

From: [REDACTED] >
Sent: Friday, November 8, 2024 2:15 PM
To: [REDACTED]
Cc: [REDACTED] >
Subject: Orewa development

Hi [REDACTED]

We are working on a 1250 lot development just west of Orewa, and would like to engage with vector to provide a letter confirming electrical supply and start working through network requirements and layout.

We are aiming to submit for Resource Consent early in the new year.

Are you the right person to coordinate this with?

Many thanks !

Ngā mihi,

[REDACTED] CMEngNZ, CPEng, IntPE(NZ)
Director
[REDACTED]



[mckenzieandco.co.nz]mckenzieandco.co.nz



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29/11/2024

CONDITIONAL ACCEPTANCE BY TUATAHI FIRST FIBRE LIMITED AS TELECOMMUNICATIONS OPERATOR

Development: Delmore, Orewa
Location: 88, 130, 133 Upper Orewa Road & 53a, 53b, 55 Russell Road

1. Tuatahi First Fibre Limited (TFF) confirms that a TFF telecommunications connection will be made available for each lot in the development, **providing the developer was to sign a TFF Installation Agreement**. Upon approval of this agreement, TFF will undertake to become the telecommunications operator of the telecommunications reticulation in the proposed development (the "**Subdivision**"), to provide network connections to the lots, in the Subdivision (the "**Reticulation**").
2. The Reticulation will be installed in accordance with:
 - (a) the requirements and standards set by the Auckland Council and advised to TFF via the Council's website; and
 - (b) the requirements of the Telecommunications Act 2001 and all other applicable laws, regulations and codes (as amended).
3. The Reticulation will be installed by our preferred provider to TFF's satisfaction.
4. TFF will be the owner, operator and maintainer of the Reticulation.
5. One or more retail service providers will be available to supply telecommunications services over the completed Reticulation when service is available, provided that TFF shall not be responsible if the retail service provider's offer to supply such telecommunications services or the number of such providers varies from time to time.

SIGNED for and on behalf of **TUATAHI FIRST FIBRE LIMITED** by:

Signature:



Name:


Business Development Manager





Delmore

- Project Site
88 / 130 / 133
Upper Orewa Road
- Project Site
55a / 55c / 55
Russell Road
- Not e
- Area title by AV Jennings
Under Construction
- Streets 11 by Myland Partners
450 lots under construction
- Development
Under construction
- Ecological
Covenant
- Significant
Ecological Area
- Total Lots
1180

