

To: James Kitchen – McKenzie & Co

From: Gus Finlayson – Barker & Associates Limited

Date: 2 July 2025

Re: Delmore – Water and Wastewater Capacity

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This memorandum is provided to support the Delmore Fast-track Application ('Delmore'), in response to formal comments provided by Watercare on 25 June 2025. It is both complementary to, and intended to be read in conjunction with the Water and Wastewater Capacity Memorandums prepared by McKenzie & Co ('McKenzie'), in response to Watercare's comments. It sets out the approximate number of consented residential lots within the Delmore water and wastewater catchment within the development areas identified in Figure 1 below, and explains how that number was reached. It also sets out how many of those residential lots already have connections to the public water supply and wastewater network and how many do not.

The specific Watercare comments which this Memorandum is intended to address are stated below:

*"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."*<sup>1</sup>

*"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."*<sup>2</sup>

## McKenzie Capacity Memorandums

Section 8 of the McKenzie Water Capacity Memorandum ('Capacity Assessment - Overview') identified two demand areas which comprise developments located within the public water network catchment (as established in Figure 4 of McKenzie's Water Capacity Memorandum). These areas are also applicable in the wastewater capacity context. For visual reference, a spatial diagram indicating the extent of the demand areas is provided below as **Figure 1**.

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<sup>1</sup> Refer para 8, page 7 of the Watercare Memorandum dated 25/06/2025.

<sup>2</sup> Refer para 2, page 5 of the Watercare Memorandum dated 25/06/2025.



**Figure 1: Developments within the water catchment that have informed the ‘Demand Areas’ noted above. Source: B&A.**

The demand areas are as follows:

#### Demand Area 1

- **Existing connections within Figure 1 development areas<sup>3</sup>:** This has been informed by a review of Auckland Council’s GIS, which shows individual lot connections to the public network. Refer to **Table 1**, below.

**Table 1: Demand Area 1**

Developments within Public Network Catchment	Existing Connections to Public Network
Strathmill	0

<sup>3</sup> McKenzie Capacity Memorandum captures all existing connections, including both within and outside of the ‘development areas shown in **Figure 1** above.

Ara Hills	196
Milldale <sup>4</sup>	2,376
Pacific Heights	224
Millwater <sup>5</sup>	494
Woodlands Rise	0
East Coast Heights	287
<b>TOTAL</b>	<b>3,577</b>

## Demand Area 2

- **Consented, but not yet connected, residential dwellings within the Figure 1 development areas:** The extent of consented residential lots/dwellings has been identified following a detailed review of the resource consent decision documents and masterplan documents for these development areas. Refer to **Table 2**, below.

It should be noted that the table below excludes superlots (unless the superlots have been clearly granted subdivision consent or constructed based upon visual review of Auckland Council's GIS). Due to the nature of superlot development, the street addresses and applicant names typically differ from the underlying/enabling masterplan consent listed in **Table 2**. Consents for further subdivision of superlots may also currently be processing, in which case the consent decision documents have not yet been issued. In several instances, a review of the relevant developer's websites has also confirmed where particular superlots remain unsold or unsubdivided. It is acknowledged that only Auckland Council and Watercare will have complete access to the approved, lodged and processing consents relating to residential superlots.

In the case of Milldale, we have taken a conservative approach to estimating the total consented residential lots and included the Fast Track Application which is currently being processed by the EPA. This includes an additional 1,184 dwellings.

It is noted that the review undertaken by B&A to inform this Memorandum has endeavoured to capture as many clearly consented or constructed superlots as possible, and separate these from consented residential lots. This is because it is in the applicant's best interest to capture these subdivided superlots as existing lots, as doing this will not only provide greater certainty as to the accuracy of the figures provided by B&A, it will also reduce the potential number of 'consented but not connected' residential lots which may compete in the near future with Delmore for individual lot connections.

**Table 2: Demand Area 2**

Developments within Public Network Catchment	Total Consented Residential Lots (Excluding Superlots)	Consent Reference Number
Strathmill	443	• BUN60419327
Ara Hills	575	• LUC60010513-J & SUB60035991-J

<sup>4</sup> The Milldale area includes developments that have been completed to date or are under construction (reference: Milldale Development Plan, drawing number P16-269-00-0100-GE, prepared by Woods)

<sup>5</sup> For the purpose of this calculation the Millwater development area comprises Arran Hills and Arran Point.

Milldale <sup>6</sup>	3,917	<p>Stage 1</p> <ul style="list-style-type: none"> <li>• SUB60067244</li> <li>• SUB60067244-B</li> <li>• SUB60067244-C</li> </ul> <p>Stage 2</p> <ul style="list-style-type: none"> <li>• SUB60313357-E &amp; LUC60313358-B</li> <li>• LUC60313358-E SUB60313357-I</li> </ul> <p>Stage 3</p> <ul style="list-style-type: none"> <li>• LUC60322548-A &amp; SUB60322546-C</li> <li>• BUN60322544</li> </ul> <p>Stage 4</p> <ul style="list-style-type: none"> <li>• BUN60352918</li> <li>• LUC60386917</li> </ul> <p>Stage 5</p> <ul style="list-style-type: none"> <li>• BUN60395597</li> </ul> <p>Stage 6</p> <ul style="list-style-type: none"> <li>• BUN60415298</li> <li>• BUN60425396</li> </ul> <p>Stage 7</p> <ul style="list-style-type: none"> <li>• BUN60425347</li> </ul> <p>Stage 8</p> <ul style="list-style-type: none"> <li>• BUN60430899</li> </ul> <p>Stage 9</p> <ul style="list-style-type: none"> <li>• BUN60427756</li> </ul> <p>Sidwell Stage 1</p> <ul style="list-style-type: none"> <li>• LUC60385135</li> <li>• LUC60322669</li> </ul> <p>Sidwell Stage 2</p> <ul style="list-style-type: none"> <li>• BUN60385134</li> </ul>
Pacific Heights	358	<p>Stage 1-3</p> <ul style="list-style-type: none"> <li>• SUB60036453</li> </ul>
Millwater	610	<p>Arran Hills (P6-1 and P6-2)</p> <ul style="list-style-type: none"> <li>• (BUN60305554, LUC60305555-C, SUB60305557-D)</li> </ul> <p>Arran Point (P5-1 to P5-6)</p> <ul style="list-style-type: none"> <li>• (No decision held by B&amp;A, lots have been calculated using Council GIS and Arran Point Masterplan).</li> </ul>
Woodlands Rise	91	<ul style="list-style-type: none"> <li>• LUC60345911, SUB60345912</li> </ul>
East Coast Heights	655	<p>Stage 1</p> <ul style="list-style-type: none"> <li>• LUC60343365</li> </ul>

<sup>6</sup> The total consented residential lots for Milldale includes the recently lodged FTA application (which comprises Stages 4C and 10-13) as if it were an approved resource consent.

		<ul style="list-style-type: none"> <li>• LUC60316037</li> <li>• LUC60366184/BUN60366183</li> <li>• LUC60370436</li> <li>• BUN60394715</li> </ul> Stage 2 <ul style="list-style-type: none"> <li>• LUC60394716</li> </ul> Stage 3 and 4 <ul style="list-style-type: none"> <li>• COVID-19 FT Decision titled 'East Coast Heights – Silverdale Project' dated 28/09/2022</li> </ul> Stage 5 <ul style="list-style-type: none"> <li>• BUN60418934</li> </ul>
<b>TOTAL</b>	6,649	

### Derived Capacity

In order to take a conservative approach, the capacity analysis has been prepared on the basis that all consented residential lots would connect to the network ahead of Delmore. This may not be the case. But adopting this approach means Vineway Ltd can be confident there is capacity in the network for Delmore.

As such, to realise the remaining capacity within the public network, McKenzie requested that B&A provide the total existing connections to the public network within the Figure 1 development areas (Demand Area 1) subtracted from the total consented residential lots with the Figure 1 development areas (Demand Area 2). This number is identified as **3,072 residential lots** that are consented but do not currently have a connection in accordance with **Table 3**, below.

**Table 3: Total consented lots not connected to the public water network.**

Developments within Public Network Catchment	Demand Area 1 (Existing Connections to Public Network)	Demand Area 2 (Total Consented Residential Lots (Excluding Superlots))	Total Consented Lots not Connected to the Public Network
Strathmill	0	443	443
Ara Hills	196	575	379
Milldale	2,376	3,917	1,541
Pacific Heights	224	358	134
Millwater	494	610	116
Woodlands Rise	0	91	91
East Coast Heights	287	655	368
<b>TOTAL</b>	3,577	6,649	<b>3,072</b>