

**BEFORE THE FAST-TRACK EXPERT PANEL**

**IN THE MATTER** of the Fast-track Approvals Act 2024 (the **FTAA**)

**AND**

**IN THE MATTER** of an application by Winton Land Limited under section 42 seeking approval for the Sunfield project (FTAA-2503-1039)

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**MEMORANDUM OF COUNSEL FOR THE AUCKLAND COUNCIL FAMILY  
ATTACHING WATERCARE BOARD MATERIAL ON POLICY RELATING TO  
SERVICING OUTSIDE THE RURAL URBAN BOUNDARY**

**Dated: 19 December 2025**

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**AUCKLAND**

**BROOKFIELDS**  
LAWYERS

**MAY IT PLEASE THE PANEL:**

**1. INTRODUCTION**

- 1.1 The Applicant has requested disclosure of historical Watercare Board material relating to Watercare's policy on not servicing land outside the Rural Urban Boundary (**RUB**).
- 1.2 Although the Panel itself has not requested this information, the Council family considers that the material may be of assistance to the Panel by providing context for the policy position referred to in earlier submissions.

**2. SUMMARY**

- 2.1 Watercare's Board-approved policy since 2015 is not to provide servicing outside the RUB, subject to a limited exception where servicing is requested by Council and undertaken on a full cost-recovery basis (an exception not engaged here).

**3. BACKGROUND**

- 3.1 In May 2014, Watercare adopted a Board-approved policy framework governing the provision of water and wastewater services to growth areas based on four categories (refer report to Board dated 23 May 2014, **Annexure A**).

- 3.2 Under that framework, land outside the RUB was addressed as follows:

Category 4: Outside of the RUB

Watercare will not provide service outside the RUB.

- 3.3 The Board approved those service categories for growth. The Board's consideration and approval are recorded in the minutes of a meeting held on 29 May 2014 (refer closed session minutes dated 29 May 2014, **Annexure B**).

- 3.4 In April 2015, Watercare further reported to the Board on its strategic direction for providing services to support urban growth (refer report to Board dated 30 April 2015, **Annexure C**). The Board's consideration of that report

is recorded in the minutes of a meeting on 30 April 2015 (refer open session minutes dated 30 April 2015, **Annexure D**).

- 3.5 Following that discussion, an updated report was presented to the Board in May 2015 (refer report to Board dated 17 May 2015, **Annexure E**). That report recorded a clarification of the wording of the policy as it applies outside the RUB to recognise a limited circumstance where services may be provided if requested by Council and subject to full cost recovery. The Board's approval of that report is recorded in the minutes of a meeting on 29 May 2015 meeting (refer open session minutes dated 29 May 2015, **Annexure F**).
- 3.6 Attachment A to the May 2015 report stated that outside the RUB (**Annexure E**):

Watercare does not provide service unless requested by Council (subject to full cost recovery).

And that:

Watercare will provide services outside the RUB where requested by Council. Any services provided outside the RUB will be on the basis that the developer fund the investment required to service the area.

- 3.7 The net effect of the matters summarised above is that, since 2015, Watercare's Board-approved policy is not to service land outside the RUB. The limited exception recognised in the policy is where servicing is requested by Council and undertaken on a full cost-recovery basis. That narrow exception does not apply in this case, as no such Council request has been made.<sup>1</sup>

**DATED** the 19<sup>th</sup> day of December 2025



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**Matt Allan / Rowan Ashton / Michelle Hooper**  
Counsel for the Auckland Council family

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<sup>1</sup> For completeness, it is noted that when the service categories were first developed in 2014, the policy assumed that a RUB would ultimately be delineated around all urban areas, including smaller rural and coastal settlements. The final AUP-OP did not include a RUB around all such settlements. In practice, Watercare services urban-zoned land in certain settlements notwithstanding the absence of a RUB, but does not service rural-zoned land around those settlements. This distinction does not arise in the case of Sunfield.

**ANNEXURE A**

**Report to Board Dated 23 May 2014**

## Report to the Board

**Subject:** **Proposal for Categories of Service**

**Date:** 23 May 2014

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### 1. INTRODUCTION

It is proposed that the Board approve a set of Service Categories which will underpin the planning for and funding of the growth component of the Watercare infrastructure capital programme.

The recommendations were endorsed by the Capital Working Group on 23 May 2014.

### 2. STATUTORY OBLIGATION

There is no statutory requirement on Watercare to provide bulk services. However, Watercare is in the business of supplying water and wastewater services. Watercare should be supportive of Auckland Council's strategies for projected growth. Watercare does have a statutory obligation to maintain existing water and wastewater services.

### 3. AUCKLAND'S FRAMEWORK FOR GROWTH

The Auckland Plan (adopted in March 2012) set out a 30-year strategy for the development of Auckland. This set out a vision for a "quality, compact" city with defined greenfield areas to accommodate growth. The strategy for achieving this is to "upzone" existing urban areas to allow for intensification and to set a Rural Urban Boundary (RUB) as the limit for urban expansion. The RUB is intended to provide sufficient greenfield land for 30 years of development. Except for the addition of RUB lines around the rural and coastal towns (the Council has yet to define the RUB for these areas), it is the Council's intention that the RUB will not change for the foreseeable future once the Unitary Plan becomes operative. The Proposed Auckland Unitary Plan is the regulatory mechanism to implement the Council's strategy.

### 4. WATERCARE'S ROLE IN ENABLING DEVELOPMENT

Watercare's role is to enable the provision of infrastructure necessary to support development in Auckland. Watercare should support land developers in the provision of residential, commercial and industrial development to the extent such development is consistent with Auckland Council's growth strategy and Watercare's Service Categories as set out below.

### 5. PROPOSED SERVICE CATEGORIES

It is proposed that Watercare adopt three service categories (see Figure 1). The proposed funding outcomes for each category are illustrated in Figure 2.

## **Category 1: Developments within the Area of Service**

These are developments within Watercare's Area of Service. As of May 2014, Watercare's Area of Service is largely consistent with the existing Metropolitan Urban Limit. The Metropolitan Urban Limit (MUL) is the growth limit for Auckland as set under the current operative Auckland Regional Policy Statement. The MUL will no longer be used once the Proposed Auckland Unitary Plan becomes operative. It will be replaced by the Rural Urban Boundary (RUB) which includes both operative urban zones and future urban land. Over time the Area of Service will expand (as it has done in the past) to reflect where Watercare provides service.

The key issue is whether or not there is a capacity to service the development, particularly in areas that are "upzoned" for intensification. These developments will be in areas that have an operative urban zone in place, but may already be at or near capacity.

- **Category 1A:** There is capacity – the development can connect subject to payment of Infrastructure Growth Charges (IGCs).
- **Category 1B:** There is limited or no capacity to service the development – the development will either need to wait for infrastructure upgrades in accordance with timing in Watercare's current Asset Management Plan (AMP) or the developers will need to fund the necessary infrastructure upgrade through an Infrastructure Funding Agreement (IFA).

An IFA is an agreement signed with a developer that sets out the responsibilities for providing and funding the infrastructure required to service the development. For Category 1B, the IFA will require the developer to pay the cost of bringing forward the installation of the infrastructure.

## **Category 2: Developments Contiguous with the Area of Service**

These are developments that are within the RUB and are contiguous with (but not within) Watercare's Area of Service. In most cases, these developments are in areas that are zoned rural and are required to go through a formal Council Plan Change process to change the zoning from rural to urban. These Plan Changes will be supported by a structure planning process which includes the development of a Water and Wastewater Servicing Plan agreed with Watercare. This is a requirement of the Proposed Auckland Unitary Plan. The purpose of this requirement is to avoid the situation which has occurred for some of the legacy Plan Changes (e.g.. Clevedon and Kingseat) whereby the development of the Plan Change has progressed without proper regard to the feasibility of water and wastewater servicing.

- **Category 2A:** The infrastructure is available or Watercare plans (subject to a Water and Wastewater Servicing Plan) to develop the bulk infrastructure to service the development, and the developer chooses to align the timing of the development with the installation of infrastructure. Connections are available subject to payment of the IGC.
- **Category 2B:** Watercare plans to develop the bulk infrastructure to service the development (subject to a Water and Wastewater Servicing Plan). However, the developer wants to proceed with the development in advance of the infrastructure being developed by Watercare. The developer would fund the infrastructure through an IFA.

## **Category 3: Developments that are not Contiguous with the Area of Service**

These are developments that are within the RUB but are not contiguous with the Area of Service. Watercare will assess whether it will provide service to the development based on technical, economic, and environmental factors. This will include factors such as the size of development and whether it forms part of a "transition" strategy for servicing the wider RUB area. Figure 3 illustrates the "decision-tree" for Watercare's decision-making process. Watercare will not fund infrastructure in this category.

- If Watercare provides service to the development, this will be subject to the developer funding the cost of the infrastructure and agreed through an IFA.
- If Watercare chooses not to provide service or the developer does not agree to pay the cost of the infrastructure, the developer will be able to build and operate its own service.

#### **Category 4: Outside of the RUB**

##### **Watercare will not provide service outside the RUB.**

Of specific note is that the Council has not yet undertaken the RUB work for rural and coastal towns, including several “legacy” plan changes and coastal areas like Snells-Algies. This means that Clevedon and Kingseat (both subject to legacy plan changes) are currently not included in the RUB as set out in the Proposed Auckland Unitary Plan. However, the intention is that a RUB will be identified around each of these towns. Council has signalled that the RUB for Kingseat will be set to align with the plan change area. Likewise, a RUB will be set for Snells-Algies where Watercare already provides wastewater services.

#### **6. IMPLEMENTATION METHODS**

The tools for implementing this approach to servicing growth are:

- Watercare’s Water Supply Area of Service Map and Wastewater Area of Service Map
- Watercare’s Asset Management Plan (with direction provided by Auckland Council for prioritising areas for growth)
- Watercare’s Infrastructure Growth Charges methodology (under development)
- Watercare’s Infrastructure Funding Agreements (to be developed).

#### **7. RECOMMENDATION**

- That the Board approve the Service Categories for Growth.

#### **ATTACHMENTS**

- Attachment 1 – Service Category Diagram (Figure 1), Proposed Funding Outcomes (Figure 1) and Decision Tree Diagram (Figure 3)
- Attachment 2 – Spreadsheet of Selected Developments
- Attachment 3 – Examples using service categories

Report prepared by:

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I Gotelli  
**Environmental Planning  
Manager**

Recommended by:

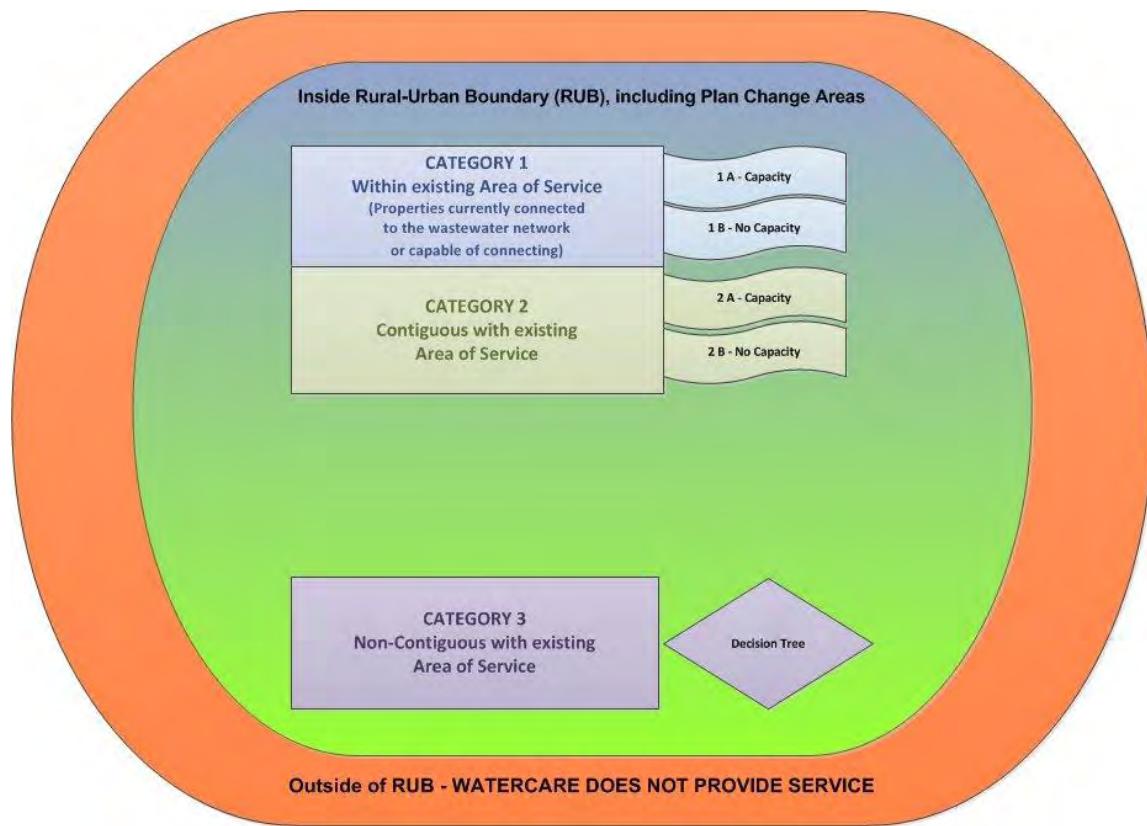
.....  
R Fisher  
**General Counsel**

Approved for submission by:

.....  
Raveen Jaduram  
**Acting Chief Executive**

## ATTACHMENT 1 – DIAGRAMS

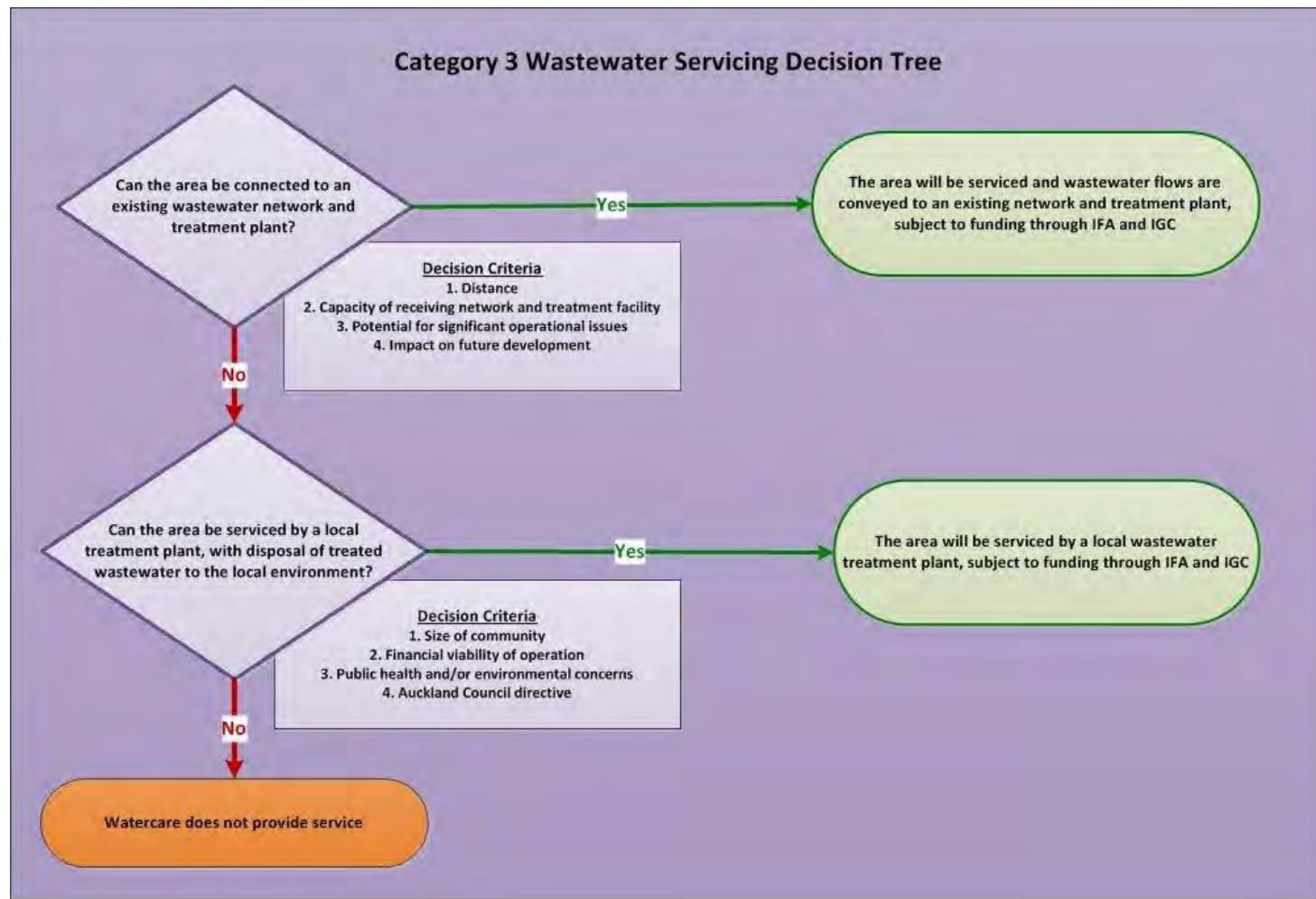
**Figure 1: Proposed Service Categories**



**Figure 2: Proposed Funding Outcomes by Service Category**

Category	Funding Outcome			
	In AMP	In AMP but developer wants to go early	Not in AMP	
1A	Watercare	n/a	n/a	n/a
1B	n/a	Watercare	Watercare and Developer (finance only)	n/a
2A	Watercare	n/a	n/a	n/a
2B	n/a	Watercare	Watercare and Developer (finance only)	Developer
3	n/a	n/a	n/a	Developer
4	n/a	n/a	n/a	n/a

Figure 3: Decision Tree for Category 3



**ATTACHMENT 2: SPREADSHEET OF SELECTED DEVELOPMENTS**

Area Type	AC Reference #	Schedule #	Development Area Name	Wastewater Servicing Categorisation								Outcomes			
				Is the area within the existing Area of Service?		Is there existing capacity in the trunk system?		Is there planned (as per AMP) capacity in the trunk system?		Is the area contiguous to the existing Area of Service?		Is there existing capacity in the trunk system?		Is there planned (as per AMP) capacity in the trunk system?	
				Category	Category	Sub-Category	Category	Sub-Category	Category	Sub-Category	Category	Sub-Category	Category	Outcomes	
SHA (T1)	1		Addison - Takanini <b>SEE EXAMPLE</b>	Y	1	Y		1A						Category 1A	
SHA (T1)	2		Alexander Crescent Otara <b>SEE EXAMPLE</b>	Y	1	N	Y	1A						Category 1B	
SHA (T1)	3		Anselmi Ridge - Pukekohe	Y	1	Y		1A						Category 2A	
SHA (T1)	4		Flat Bush Murphy's Road	Y	1	Y		1A						Category 2B	
SHA (T1)	5		Flat Bush School Rd	Y	1	Y		1A						Category 3	
SHA (T1)	6		Hobsonville (Cataline & Marine Industry Precincts)	Y	1	Y		1A							
SHA (T1)	7		Huapai Triangle	Y	1	Y		1A							
SHA (T1)	8		McWhirter Block - Massey	Y	1	Y		1A							
SHA (T1)	9		Orakei - Ngati Whatua	Y	1	Y		1A							
SHA (T1)	10		Wesley College <b>SEE EXAMPLE</b>	N					N	3					
SHA (T1)	11		Weymouth	N					Y	2	Y			2A	
SHA (T2)	12		Belmont - Pukekohe <b>SEE EXAMPLE</b>	N					Y	2	Y			2A	
SHA (T2)	13		Clinker Place & Thom St New Lynn	Y	1	Y	1A								
SHA (T2)	14		George Terrace - Onehunga	Y	1	Y	1A								
SHA (T2)	15		Hingaia	PART					Y	2	Y			2A	
SHA (T2)	16		Khyber Pass Rd - Newmarket	Y	1	Y	1A								
SHA (T2)	17		Lake Pupuke Drive - Takapuna	Y	1	Y	1A								
SHA (T2)	18		Northern Tamaki	Y	1	N	Y	1A							
SHA (T2)	19		Royal Rd - Massey	Y	1	Y	1A								
SHA (T2)	20		Scott Point, Sunderland Precinct, Hobsonville	N					Y	2	Y			2A	
SHA (T2)	21		Silverdale	Y	1	Y	1A								
SHA (T2)	22		Trent St Avondale	Y	1	Y	1A								
SHA (T3)			Great North Road Strategic Area	Y	1	Y	1A								
SHA (T3)			Otahuhu Coast Strategic Area	Y	1	Y	1A								
SHA (T3)			Flat Bush Strategic Area	Y	1	Y	1A								
SHA (T3)			Northcote Strategic Area	Y	1	Y	1A								
SHA (T3)			Albany East Strategic Area	Y	1	Y	1A								
SHA (T3)			Takanini Strategic Area	Y	1	Y	1A								
SHA (T3)			New Lynn Strategic Area	Y	1	Y	1A								
SHA (T3)			Akepiro Street, Kingsland	Y	1	Y	1A								
SHA (T3)			Haverstock Road, Sandringham	Y	1	Y	1A								
SHA (T3)			St Marks Road, Remuera	Y	1	Y	1A								
SHA (T3)			Northcote Road, Takapuna	Y	1	Y	1A								
SHA (T3)			Albany Highway, Albany	Y	1	Y	1A								
SHA (T3)			Whenuapai Village, Whenuapai	Y	1	Y	1A								
SHA (T3)			Walmsley Road, Mangere	Y	1	Y	1A								
SHA (T3)			Oruarangi Road, Mangere	Y	1	Y	1A								
SHA (T3)			Hulme Place, Henderson	Y	1	Y	1A								
SHA (T3)			Wilsher Village, Henderson	Y	1	Y	1A								
SHA (T3)			Fred Taylor Drive, Massey	Y	1	Y	1A								
SHA (T3)			Sandy Lane, Avondale	Y	1	Y	1A								
SHA (T3)			Glendale Road, Glen Eden	Y	1	Y	1A								
SHA (T3)			Crows Road, Swanson	N					Y	2	Y			2A	
SHA (T3)			Kohimarama Road, Kohimarama	Y	1	Y	1A		Y	2	Y			2A	
SHA (T3)			Burns Lane, Kumeu	N											

Area will be serviced subject to IGC payment

If capacity is provided for in the AMP, the area will be serviced subject to IGC payment

Area will be serviced subject to IGC payment

If capacity is not provided for in the AMP, the area will be serviced subject to IFA payment

If capacity is provided for in the AMP and the area is an existing urban zone, it will be serviced subject to IGC payment  
If capacity is not provided for in the AMP and the area is an existing urban zone, it will be serviced subject to IGC payment and provision of connection by the area developer.

If capacity is not provided for in the AMP and the area is a future urban zone, it will be serviced subject to an IFA

Decision about servicing is made on a case-by-case basis - go to Decision Tree

Area Type	AC Reference #	Schedule #	Development Area Name	Wastewater Servicing Categorisation								Outcomes						
				Is the area within the existing Area of Service?		Is there existing capacity in the trunk system?		Is there planned (as per AMP) capacity in the trunk system?		Is the area contiguous to the existing Area of Service?		Is there existing capacity in the trunk system?		Is there planned (as per AMP) capacity in the trunk system?				
				Category		Category		Sub-Category		Category		Sub-Category		Category 1A	Category 1B	Category 2A	Category 2B	Category 3
SHA (T3)			Rautawhiri Road, Helensville	N						N	3							
SHA (T3)			Asquith Avenue, Mt Albert	Y	1	Y		1A										
SHA (T3)			Waterview cluster	Y	1	Y		1A										
SHA (T3)			Mt Albert cluster	Y	1	Y		1A										
SHA (T3)			Pt Chevalier Road, Pt Chevalier	Y	1	Y		1A										
SHA (T3)			Jordan Avenue, Onehunga	Y	1	Y		1A										
SHA (T3)			Tuata Street, One Tree Hill	Y	1	Y		1A										
SHA (T3)			Meadowbank cluster	Y	1	Y		1A										
SHA (T3)			Orakei cluster	Y	1	Y		1A										
SHA (T3)			Mt Roskill cluster	Y	1	Y		1A										
SHA (T3)			Bristol Road, Mt Roskill	Y	1	Y		1A										
SHA (T3)			Bedford Road, Parnell	Y	1	Y		1A										
SHA (T3)			Surrey Crescent, Grey Lynn	Y	1	Y		1A										
SHA (T3)			Beach Haven cluster	Y	1	Y		1A										
SHA (T3)			Massey cluster	Y	1	Y		1A										
SHA (T3)			Coburg Street, Henderson	Y	1	Y		1A										
SHA (T3)			Denver Avenue, Henderson	Y	1	Y		1A										
Northern RUB			Warkworth	PART						Y	2	Y			2A			
Northern RUB			Silverdale (SHA 21)	PART						Y	2	Y			2A			
Northern RUB			Dairy Flat	N						N	3							
Western RUB			Kumeu-Huapai-Riverhead (SHA 7)	PART						Y	2	Y			2A			
Western RUB			Whenuapai	N						Y	2	Y			2A			
Southern RUB			Alfriston	N						Y	2	Y			2A			
Southern RUB			Drury/Opaheke	N						Y	2	N			2B			
Southern RUB			Paerata (Wesley College, SHA 10)	N						N	3							
Southern RUB			Pukekohe	PART						Y	2	Y			2A			
Plan Change			Puhinui - PC 35	N						Y	2	N			2B			
Plan Change			Kingseat - PC 28	N						N	3							
Plan Change			Clevedon - PC 32	N						N	3							
Plan Change			Whitford - PC 127	N						N	3							
Plan Change			Karaka - PC 15	N						N	3							

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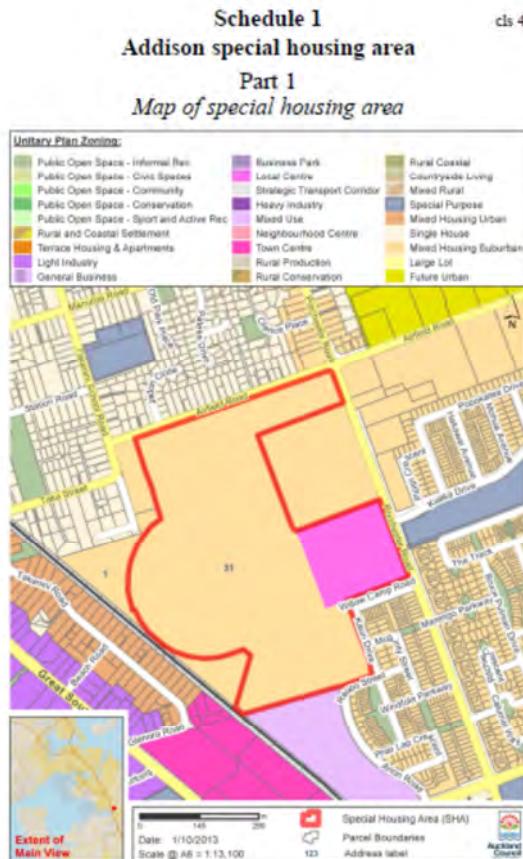
**ATTACHMENT 3: EXAMPLES OF CURRENT DEVELOPMENT AND IMPACT OF  
CATEGORIES OF SERVICE**

This attachment provides examples of how the Categories of Service are applied and the impact to developers.

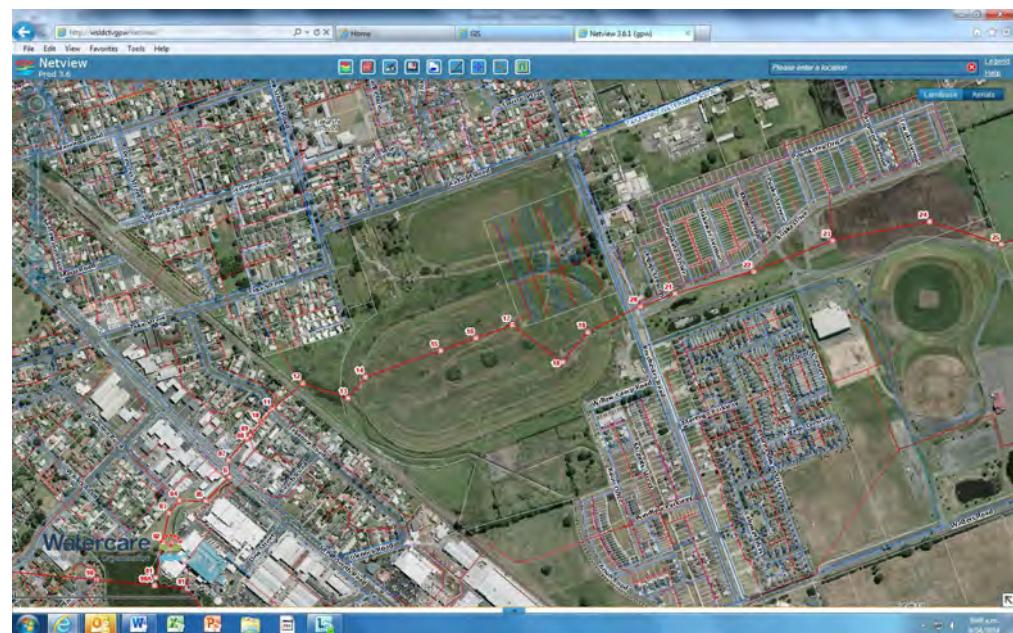
## Category 1A: Growth within Area of Service with available capacity

### Example: Addison Special Housing Area

The Addison SHA is shown on the following map.



As can be seen in the following network map, the Addison area is serviced by existing trunk infrastructure. The developer will be responsible for constructing the local infrastructure to service their development and connecting this infrastructure to Watercare's existing infrastructure.



## Category 1B: Growth within Area of Service but no available capacity

### Example: Alexander Crescent Special Housing Area

The Alexander Crescent SHA is shown on the following map:

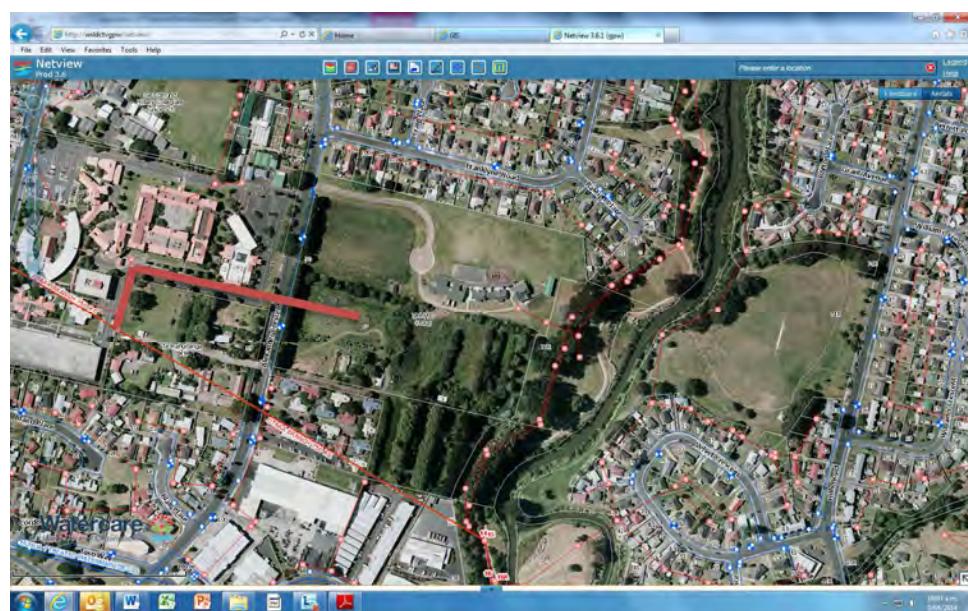
Schedule 2  
Alexander Crescent special housing area

Part 1

Map of special housing area



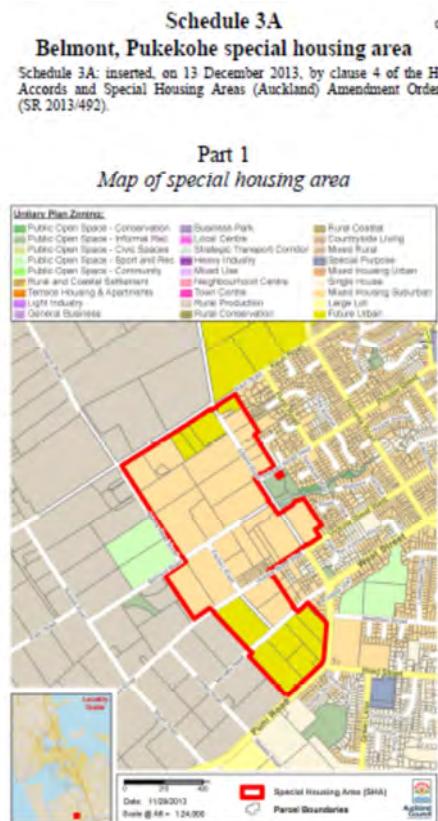
As can be seen in the following network map, the Alexander Crescent area is serviced by existing trunk infrastructure. However the local sewers to the Southeast of the site are running at capacity. The trunk sewer to the West of the site has capacity for additional flows at Manhole 13. The developer has been advised that in addition to being responsible for constructing the local infrastructure to service their development, they will be responsible for the provision of the connection from their site to Manhole 13 on the trunk sewer.



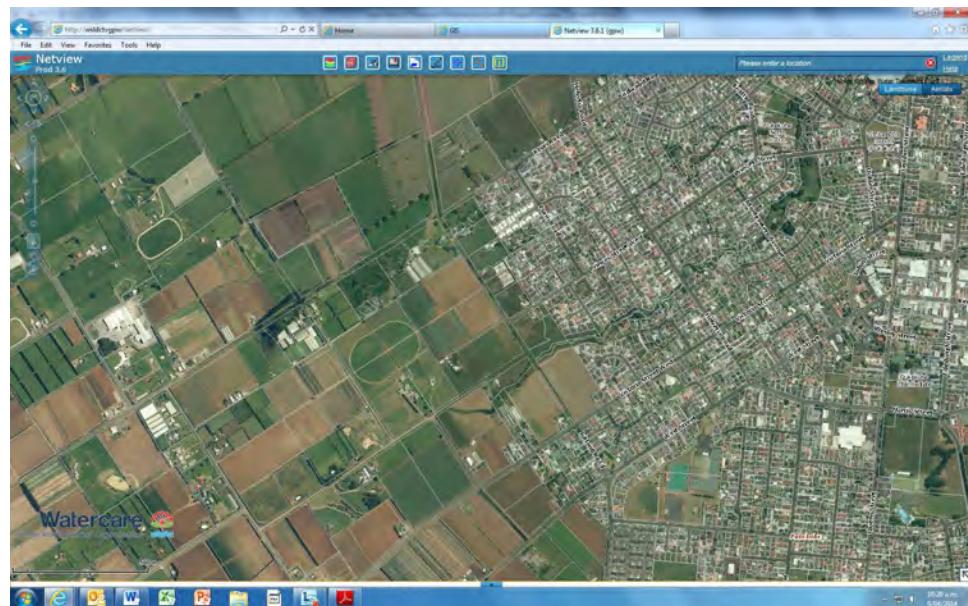
## **Category 2A: Growth Contiguous to existing Area of Service**

## Example: Belmont Special Housing Area

The Belmont SHA is shown on the following map:



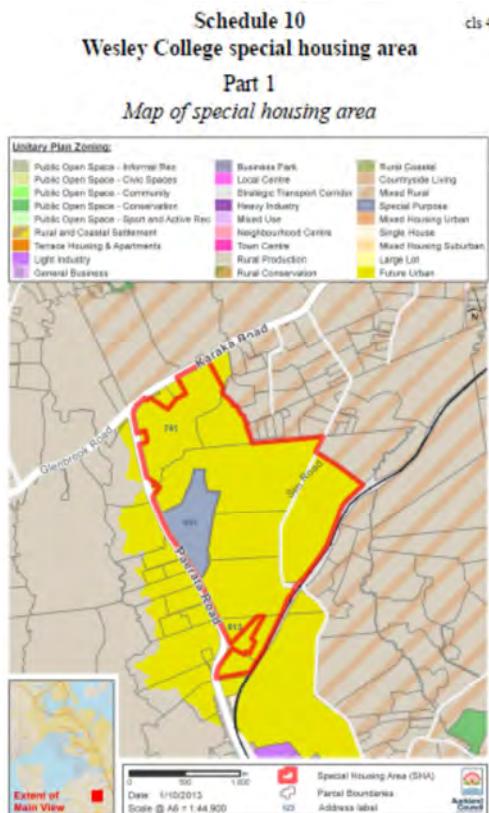
As can be seen in the following network map, the Belmont area is a greenfield area west and contiguous with the existing area of service in Pukekohe. The developers will be responsible for constructing the local infrastructure to service their developments and connecting this infrastructure to Watercare's existing infrastructure.



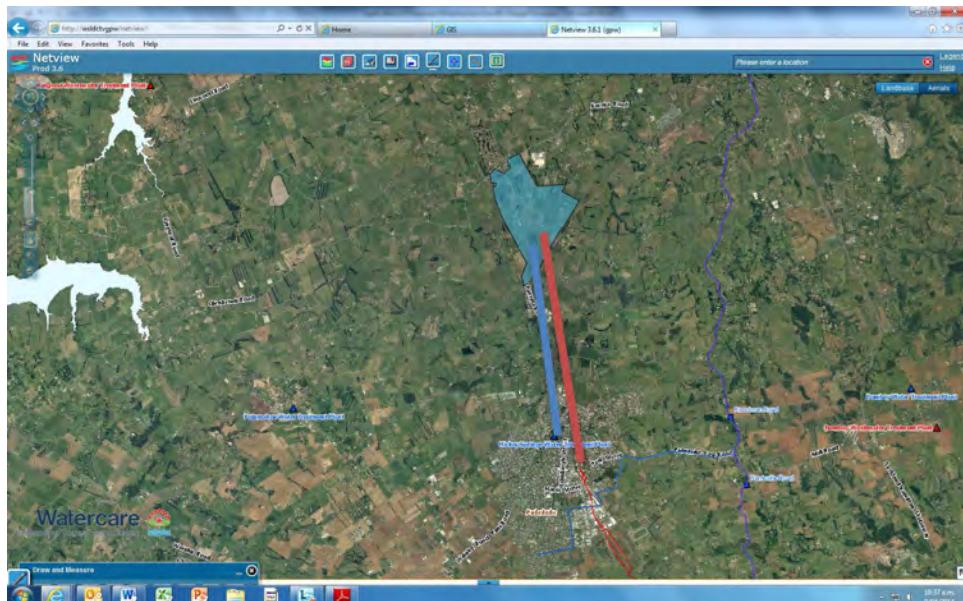
### **Category 3: Growth not contiguous with existing Area of Service**

## Example: Wesley College Special Housing Area

The Wesley College SHA is shown on the following map:

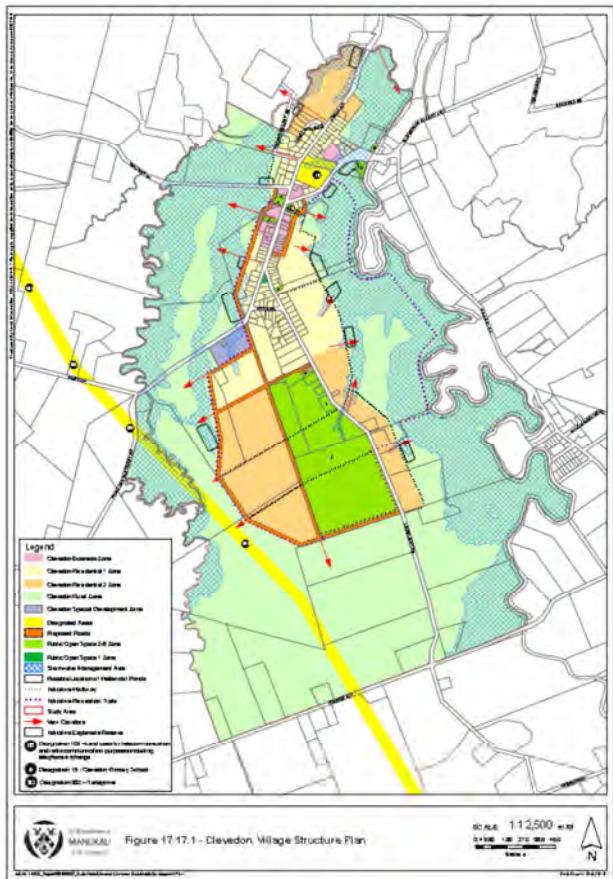


As can be seen in the following network map, the Wesley College area is remote from the existing Area of Service in Pukekohe. The developer has been advised that, should they wish to receive water or wastewater services from Watercare, in addition to being responsible for constructing the local infrastructure to service their development, they will be responsible for the provision of infrastructure to connect their development to locations within the existing Area of Service with capacity to service their development.



## Category 4: Growth outside of the RUB<sup>1</sup>

## Example: Clevedon Village Plan Change 32



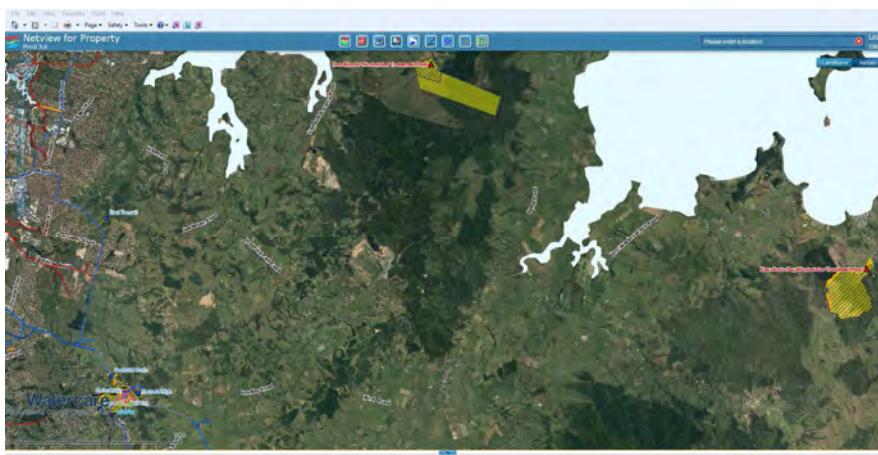
<sup>1</sup> Note – Clevedon will be included as part of the Stage 4 RUB development work undertaken by Council and will be part of a future RUB boundary investigation for Coastal and Rural towns. Following this a RUB will be applied to Clevedon, at which time Clevedon will revert to a Category 3 development.

As can be seen in the following network map, the Clevedon area is remote from all existing Watercare Area of Services and is outside the current Unitary Plan RUB.

Clevedon is a legacy plan change under the Manukau Operative District Plan rather than the Draft Unitary Plan. The plan change ruling provides Watercare the option of providing a public wastewater system. Under the proposed growth principles Watercare would provide a public system only if it was supported by the local community and funded by the developers through an Infrastructure Funding Agreement (“IFA”).

Each developer within the plan change area will be required to

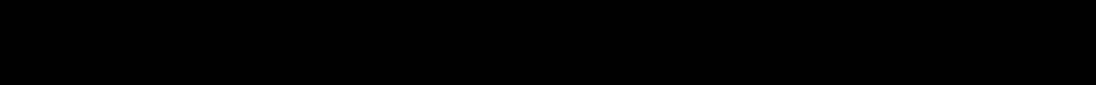
- contribute to the IFA which funds the Watercare treatment plant and trunk infrastructure
- construct local reticulation within their site and to connect the site to the Watercare trunk sewer



**ANNEXURE B**

**Board Minutes dated 29 May 2014**

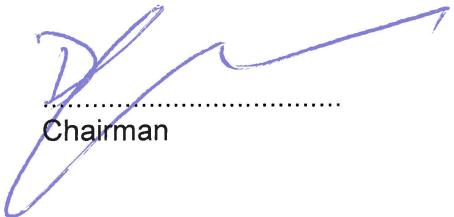
## MINUTES

	<p><b>Present:</b></p> <p>D Clarke (Chairman)      N Crauford      P Drummond      C Harland      J Hoare      S Huria      T Lanigan        A Delany (Board Observer)</p>	<p><b>In Attendance:</b></p> <p>R Chenery      R Fisher      R Jaduram      T Langridge      B Monk      J Redwood      D Sellars      G Wood      D Worsnop</p>	
	<p><b>Apologies</b></p> <ul style="list-style-type: none"> <li>• M Allen</li> <li>• M Ford</li> </ul>		
1.	<p><b>Minutes of Previous Meetings</b></p> 		
2.	<p><b>Matters Arising</b></p> 		
3.	<p><b>Chief Executive's Report</b></p> 		
4.	<p><b>Capital Projects Working Group Update</b></p> 		

5.	<p><b>Capital Programme</b></p> <p>[REDACTED]</p>
6.	<p><b>Long Term Plan and Associated Policy Decisions</b></p> <p>[REDACTED]</p>
7.	<p><b>Proposal for Categories of Service</b></p> <ul style="list-style-type: none"> <li>• Rob Fisher gave a presentation on the proposed categories of service.</li> </ul> <p>Dr Crauford asked what safeguards there were in situations where developers provided wastewater services themselves. Rob Fisher advised that the landowner/developer had to obtain consent to a plan change and the plan change had to be accompanied by a water and wastewater servicing plan. This is a requirement of the Proposed Auckland Unitary Plan (PAUP). Also, there is a provision in the PAUP that landowners/developers, in providing infrastructure, must meet Watercare standards. Watercare had standing to make submissions on private plan changes and resource consents where it is proposed that the landowner/developer provide their own infrastructure.</p> <ul style="list-style-type: none"> <li>• The Board approved the service categories for growth.</li> </ul>
8.	<p><b>North Shore, Waitakere and Rodney Water and Wastewater Maintenance Services Contracts</b></p> <p>[REDACTED]</p>
9.	<p><b>Service Performance Review – Office of the Auditor General</b></p> <p>[REDACTED]</p>
10.	<p><b>Customer, Billing and Asset Programme Update</b></p> <p>[REDACTED]</p>
11.	<p><b>Communications Update</b></p> <p>[REDACTED]</p>

	<b>Legal and Compliance</b> [REDACTED]
12..	[REDACTED]
13.	<b>General Business</b> [REDACTED]

CERTIFIED AS A TRUE AND CORRECT RECORD



.....  
Chairman

**ANNEXURE C**

**Report to Board dated 30 April 2015**

## Report to the Board of Watercare Services Limited

**Subject:** Strategic Direction for Providing Services to Support Urban Growth

**Date:** 30 April 2015

5

### 1. INTRODUCTION

The Board, in May 2014, approved the policy and principles of providing water and wastewater infrastructure to service development. This paper sets out the servicing categories, underlying funding principles and assigns a servicing category to all currently identified growth areas.

### 2. STATUTORY OBLIGATION

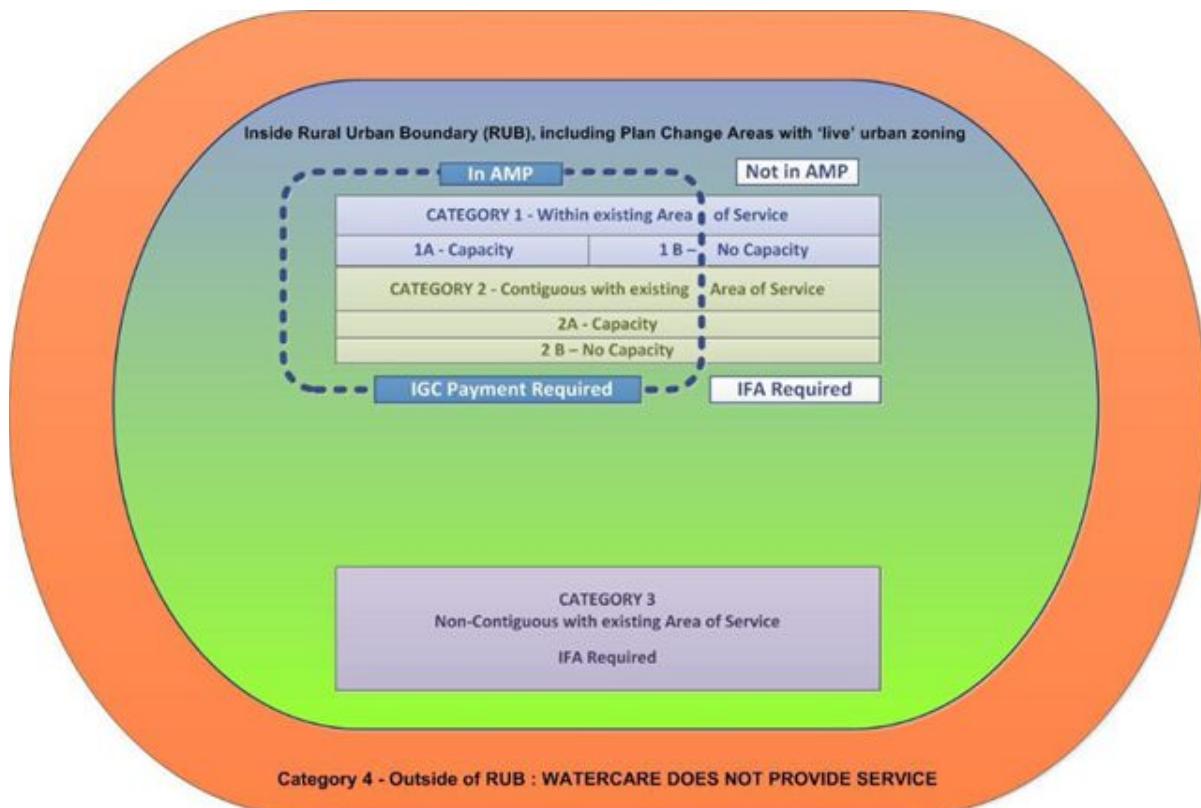
There is no statutory requirement on Watercare to provide new water and wastewater services, other than to *“give effect to the relevant aspects of the Long Term Plan”* and *“acting consistently with the relevant aspects of any other plan (including a local board plan) or strategy of the Council to the extent specified in writing by the governing body of the Council”*, as set out in s58 of the Local Government (Auckland Council) Act 2009.

However, to support Auckland Council's provisions for growth, Watercare has considered how to provide services by developing the servicing policy set out below.

### 3. SERVICE CATEGORIES

Watercare's servicing policy is based on the Rural Urban Boundary (RUB) concept set out in the Proposed Auckland Unitary Plan, and provides for urban development by establishing four Servicing Categories (Figure 1):

**Figure 1: Servicing Policy Categories**



- Category 1: Developments within the Area of Service
- Category 2: Developments Contiguous with the Area of Service
- Category 3: Developments that are not Contiguous with the Area of Service

- Category 4: Developments outside of the RUB

The key factor that determines how a proposed development is provided for is the available capacity within the transmission networks and the treatment plants (trunk infrastructure) to service the increased demand arising from the development. The local network required to connect to the nearest point within Watercare's existing network will always need to be provided by the developer, which is the approach currently in place.

#### **Category 1: Developments within the Area of Service**

These are developments that are within Watercare's existing Area of Service, which is largely consistent with existing urban areas or zones. Depending on the availability of capacity, there are two sub-categories:

- **Category 1A:** There is capacity. The development can connect subject to payment of the Infrastructure Growth Charge (IGC).
- **Category 1B:** There is limited or no capacity to service the development. The development will either need to be staged to remain within the available trunk capacity, wait for infrastructure upgrades in accordance with the timing in Watercare's current Asset Management Plan (AMP), or the developers will need to fund the necessary infrastructure upgrade through an Infrastructure Funding Agreement (IFA).

#### **Category 2: Developments Contiguous with the Area of Service**

These are developments that are within the Rural Urban Boundary and are contiguous with (but not within) Watercare's existing Area of Service. In most cases, these developments are in areas that are zoned rural and are required to go through a formal Council Plan Change process to change the zoning from rural to urban. These plan changes are normally supported by a structure planning process which includes the development of a Water and Wastewater Servicing Plan agreed with Watercare. This is a requirement of the Proposed Auckland Unitary Plan.

- **Category 2A:** The infrastructure is available or Watercare plans (subject to a Water and Wastewater Servicing Plan) to develop the transmission infrastructure to service the development, and the developer chooses to align the timing of the development with the installation of infrastructure. Connections are available subject to payment of the IGC.
- **Category 2B:** The infrastructure is not currently available, but Watercare plans to develop the transmission infrastructure to service the development (subject to a Water and Wastewater Servicing Plan) and has made provision for this in the AMP. However, if the developer wants to proceed with the development in advance of the infrastructure being developed by Watercare, the developer will need to fund the necessary trunk infrastructure through an IFA.

#### **Category 3: Developments that are not Contiguous with the Area of Service**

These are developments that are within the RUB (or future RUB) but are not contiguous with the existing Area of Service. Watercare will assess whether it will provide service to the development based on technical, economic, and environmental factors. This will include consideration of the size of development, and whether it forms part of a "transition" strategy for servicing the wider RUB area. Watercare will not fund infrastructure in this category. If Watercare provides service to the development, this will be subject to the developer funding the cost of the infrastructure as agreed through an IFA. If Watercare chooses not to provide service or the developer does not agree to pay the cost of the infrastructure, the developer will be able to build and operate its own service.

#### **Category 4: Outside of the RUB**

Watercare will not provide wastewater services outside the RUB.

#### **4. OVERVIEW OF IDENTIFIED GROWTH AREAS AND SERVICING CATEGORIES**

Attachment 1 lists all currently known Special Housing Areas (SHAs), approved plan changes and Future Urban Zones (FUZs) identified in the Proposed Auckland Unitary Plan. This list will be updated at regular intervals, as new areas of proposed urban growth are identified.

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#### **7. RECOMMENDATION**

That the Board receive this paper.

#### **ATTACHMENTS**

Attachment 1: List of known areas identified for future urban development and servicing categories

Report prepared and recommended by:      Approved for submission by:

.....  
D Blow  
**Infrastructure Planning Manager**

.....  
R Jaduram  
**Chief Executive**

**ATTACHMENT 1: GROWTH AREAS AND SERVICE CATEGORIES (STATUS MARCH 2015)****Explanations and Definitions**

- Watercare's Infrastructure Growth Charge (IGC) recovers a proportion of the costs associated with expanding the capacity of the existing treatment plants and transmission networks (trunk infrastructure) to service growth.
- The IGC is payable at the time a new connection is made to the network.
- The provision of the local reticulation within new developments and connection of the new development to the existing trunk networks and is the responsibility of the land developers.
- If existing local network infrastructure downstream of the proposed development requires upsizing to enable the proposed development to connect, this must be funded by the developer.
- **Future Urban Zones must become 'live' urban zones for services to be provided, regardless of funding provisions.**

**Category 1A - Within Area of Service and trunk capacity is available**

The area will be serviced subject to an IGC payment.

**Category 1B - Within Area of Service but limited or no trunk capacity is available**

If capacity is provided for in the AMP and the development is staged to remain within the available trunk infrastructure capacity, the area will be serviced subject to an IGC payment. If the developer wants to proceed in advance of the trunk infrastructure being provided by Watercare, the area will be serviced subject to an Infrastructure Funding Agreement (IFA).

If capacity is not provided for in the AMP, the area will be serviced subject to an IFA.

**Category 2A - Contiguous with Area of Service and trunk capacity is available**

The area will be serviced subject to an IGC payment.

**Category 2B - Contiguous with Area of Service but limited or no trunk capacity is available**

If capacity is provided for in the AMP and the development is staged to remain within the available trunk infrastructure capacity, the area will be serviced subject to an IGC payment. If the developer wants to proceed in advance of the trunk infrastructure being provided by Watercare, the area will be serviced subject to an Infrastructure Funding Agreement (IFA).

If capacity is not provided for in the AMP, the area will be serviced subject to an IFA.

**Category 3 - Non-Contiguous with existing Area of Service**

A decision about servicing is made on a case-by-case basis. If service is provided, it is subject to an IFA.

**Category 4 - Outside Rural Urban Boundary**

Watercare does not provide service.

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
SHA (T2)	12	North	Silverdale	1A	<ul style="list-style-type: none"> <li>Capacity is available within existing trunk infrastructure (treatment plants and networks) to service brownfield SHA development.</li> <li>Network and treatment plant capacity expansions are required to service FUZ land.</li> <li>Discharge consent limitations will require Warkworth wastewater to be conveyed to Snells/Algies WWTP in the short - medium term.</li> <li>Significant investment is required to expand trunk networks to service Silverdale and Dairy Flat FUZ land.</li> </ul>
SHA (T2)	15	North	Lake Pupuke Drive - Takapuna	1A	
SHA (T3)	24	North	Albany East Strategic Area	1A	
SHA (T3)	25	North	Albany Highway, Albany	1A	
SHA (T3)	26	North	Beach Haven cluster	1A	
SHA (T3)	27	North	Northcote Road, Takapuna	1A	
SHA (T3)	28	North	Northcote Strategic Area	1A	
SHA (T4)	64	North	West Hoe Heights, Orewa	2A	
SHA (T4)	65	North	East Coast Road, Pinehill	1A	
SHA (T4)	66	North	Takapuna Strategic Area	1A	
SHA (T4)	67	North	Akoranga Drive, Northcote	1A	
SHA (T4)	68	North	Mokoia Road, Birkenhead	1A	
SHA (T4)	82	North	Beach Haven Road, Beach Haven	1A	
Northern FUZ		North	Warkworth	2B	
Northern FUZ		North	Silverdale	2B	
Northern FUZ		North	Dairy Flat	3	
SHA (T1)	1	West	Huapai Triangle	1A	<ul style="list-style-type: none"> <li>Capacity is available within existing trunk infrastructure (treatment plant and networks) to service brownfield SHA development and part of the greenfield SHA development.</li> <li>The Northern Interceptor will alleviate future capacity constraints in the Whenuapai Branch Sewer by diverting NorSGA and Kumeu, Huapai and Riverhead to the Rosedale WWTP.</li> </ul>
SHA (T1)	2	West	Hobsonville (Catalina & Marine Industry Precincts)	1A	
SHA (T1)	3	West	McWhirter Block - Massey	1A	
SHA (T2)	13	West	Royal Rd - Massey	1A	
SHA (T2)	14	West	Scott Point, Sunderland Precinct, Hobsonville	2A	
SHA (T3)	23	West	Rautawhiri Road, Helensville	3	
SHA (T3)	29	West	Oraha Road, Kumeu	2A	
SHA (T3)	30	West	Whenuapai Village, Whenuapai	1A	
SHA (T3)	31	West	Fred Taylor Drive, Massey	1A	

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
SHA (T3)	32	West	Massey cluster	1A	<ul style="list-style-type: none"> <li>• Network and treatment plant capacity expansions are required to service FUZ land.</li> <li>• Developers will need to provide the local infrastructure in greenfield developments and fund the cost of connecting their development to the existing trunk networks.</li> </ul>
SHA (T3)	33	West	Crows Road, Swanson	2A	
SHA (T3)	34	West	Wilsher Village, Henderson	1A	
SHA (T3)	35	West	Coburg Street, Henderson	1A	
SHA (T3)	36	West	Hulme Place, Henderson	1A	
SHA (T3)	37	West	Denver Avenue, Henderson	1A	
SHA (T3)	38	West	Glendale Road, Glen Eden	1A	
SHA (T4)	69	West	Redhills (Fred Taylor Drive) Stage 1	2B	
SHA (T4)	81	West	Restall Road, Woodhill	4	
Western FUZ		West	Kumeu-Huapai-Riverhead	2B	
Western FUZ		West	Whenuapai	2B	<ul style="list-style-type: none"> <li>• Capacity is generally available within existing trunk infrastructure (treatment plants and networks) to service brownfield SHA development.</li> <li>• Depending on location and extent of development, local network upgrades may be required to service growth.</li> <li>• Developers will be responsible for funding local network upgrades required to service their development.</li> </ul>
SHA (T1)	4	Central	Orakei - Ngati Whatua	1A	
SHA (T1)	5	Central	Alexander Crescent Otara	1A	
SHA (T2)	16	Central	Clinker Place & Thom St New Lynn	1A	
SHA (T2)	17	Central	Trent St Avondale	1A	
SHA (T2)	18	Central	Khyber Pass Rd - Newmarket	1A	
SHA (T2)	19	Central	George Terrace - Onehunga	1A	
SHA (T2)	20	Central	Northern Tamaki	1A	
SHA (T3)	39	Central	New Lynn Strategic Area	1A	
SHA (T3)	40	Central	New Windsor Cluster	1A	
SHA (T3)	41	Central	Sandy Lane, Avondale	1A	
SHA (T3)	42	Central	Waterview cluster	1A	
SHA (T3)	43	Central	Pt Chevalier Road, Pt Chevalier	1A	
SHA (T3)	44	Central	Asquith Avenue, Mt Albert	1A	
SHA (T3)	45	Central	Haverstock Road, Sandringham	1A	
SHA (T3)	46	Central	Mt Albert cluster	1A	
SHA (T3)	47	Central	Mt Roskill cluster	1A	
SHA (T3)	48	Central	Bristol Road, Mt Roskill	1A	

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
SHA (T3)	49	Central	Akepiro Street, Kingsland	1A	
SHA (T3)	50	Central	Surrey Crescent, Grey Lynn	1A	
SHA (T3)	51	Central	Great North Road Strategic Area	1A	
SHA (T3)	52	Central	Bedford Road, Parnell	1A	
SHA (T3)	53	Central	St Marks Road, Remuera	1A	
SHA (T3)	54	Central	Orakei cluster	1A	
SHA (T3)	55	Central	Meadowbank cluster	1A	
SHA (T3)	56	Central	Kohimarama Road, Kohimarama	1A	
SHA (T3)	57	Central	Jordan Avenue, Onehunga	1A	
SHA (T3)	58	Central	Tuata Street, One Tree Hill	1A	
SHA (T3)	59	Central	Walmsley Road, Mangere	1A	
SHA (T3)	60	Central	Otahuhu Coast Strategic Area	1A	
SHA (T3)	62	Central	Oruarangi Road, Mangere	1A	
SHA (T4)	70	Central	Racecourse Parade, Avondale	1A	
SHA (T4)	71	Central	Cnr Great North Road and Walsall Street, Avondale	1A	
SHA (T4)	72	Central	St Lukes Road, Mt Albert	1A	
SHA (T4)	73	Central	Enfield Street, Mt Eden	1A	
SHA (T4)	74	Central	Morrin Street, Ellerslie	1A	
SHA (T4)	75	Central	Coates Avenue, Orakei	1A	
SHA (T4)	76	Central	Barrack Road, Mt Wellington	1A	
SHA (T4)	77	Central	Tamaki Regeneration Area	1B	
SHA (T4)	83	Central	Mt Eden Road Road and Haul Road, Three Kings	1B	
Plan Change		Central	Puhinui - PC 35	2B	

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
SHA (T1)	6	East	Flat Bush School Rd	1A	<ul style="list-style-type: none"> <li>Capacity is available within existing trunk infrastructure (treatment plants and networks) to service brownfield SHA development and part of the greenfield SHA development.</li> </ul>
SHA (T1)	7	East	Flat Bush Murphy's Road	1A	<ul style="list-style-type: none"> <li>Developers will need to provide the local infrastructure in greenfield developments and fund the costs of connecting their development to the existing trunk networks.</li> </ul>
SHA (T3)	61	East	Flat Bush Strategic Area	1A	
SHA (T4)	84	East	Point View Drive, East Tamaki	2A	
Plan Change		East	Clevedon - PC 32	3	
Plan Change		East	Whitford - PC 127	3	
SHA (T1)	8	South	Weymouth	2A	<ul style="list-style-type: none"> <li>Capacity is available within existing trunk infrastructure (treatment plants and networks) to service brownfield SHA development and part of the greenfield SHA development.</li> </ul>
SHA (T1)	9	South	Addison - Takanini	1A	
SHA (T1)	10	South	Wesley College	3	
SHA (T1)	11	South	Anselmi Ridge - Pukekohe	1A	
SHA (T2)	21	South	Hingaia	2A	<ul style="list-style-type: none"> <li>Network and treatment plant capacity expansions are required to service FUZ land.</li> </ul>
SHA (T2)	22	South	Belmont - Pukekohe	2A	<ul style="list-style-type: none"> <li>Alfriston, Drury/Opaheke and Drury South will be serviced by the Mangere WWTP.</li> </ul>
SHA (T3)	63	South	Takanini Strategic Area	1A	<ul style="list-style-type: none"> <li>Paerata will be serviced by Pukekohe WWTP.</li> </ul>
SHA (T4)	78	South	Bunnythorpe Road, Papakura	1A	<ul style="list-style-type: none"> <li>Paerata North (Wesley College - Stage 1) will initially be serviced by Pukekohe WWTP and will be diverted to the Mangere WWTP in the future to enable capacity for Paerata growth.</li> </ul>
SHA (T4)	79	South	Harbourside Drive, Hingaia	2A	
SHA (T4)	80	South	Bellfield Road, Papakura	2A	
Plan Change		South	Kingseat - PC 28	3	
Plan Change		South	Drury South - PC 12 & 38	3	
Plan Change		South	Karaka - PC 15	3	
Southern FUZ		South	Alfriston	2B	
Southern FUZ		South	Drury/Opaheke	2B	
Southern FUZ		South	Paerata (Wesley College, SHA 10)	3	
Southern FUZ		South	Pukekohe	2B	
Southern FUZ		South	Clarks Beach	2B	
Southern FUZ		South	Glenbrook Beach	2B	

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
					<p>system from Hingaia to Mangere.</p> <ul style="list-style-type: none"> <li>• Kingseat will need to be reticulated to Clarks Beach and the plant expanded due to discharge limitations in Kingseat.</li> <li>• Developers will need to provide the local infrastructure in greenfield developments and fund the costs of connecting their development to the existing trunk networks.</li> </ul>

**ANNEXURE D**

**Board Minutes dated 30 April 2015**

## MINUTES

WATERCARE SERVICES BOARD MEETING											
VENUE	Boardroom Level 2, Watercare Services Limited, 73 Remuera Road, Remuera, Auckland										
DATE	30 April 2015										
TIME	11:10										
STATUS	Open Session										
<table border="1"> <thead> <tr> <th>Present:</th><th>In Attendance:</th><th>Public in Attendance:</th><th></th></tr> </thead> <tbody> <tr> <td>M Allen D Clarke (Chairman) N Crawford P Drummond C Harland J Hoare T Lanigan D Thomas</td><td>R Chenery S Cunis R Jaduram B Monk T Munro B Taplin S Vitas</td><td>One</td><td></td></tr> </tbody> </table>				Present:	In Attendance:	Public in Attendance:		M Allen D Clarke (Chairman) N Crawford P Drummond C Harland J Hoare T Lanigan D Thomas	R Chenery S Cunis R Jaduram B Monk T Munro B Taplin S Vitas	One	
Present:	In Attendance:	Public in Attendance:									
M Allen D Clarke (Chairman) N Crawford P Drummond C Harland J Hoare T Lanigan D Thomas	R Chenery S Cunis R Jaduram B Monk T Munro B Taplin S Vitas	One									
1.	<p><b>Apologies</b></p> <ul style="list-style-type: none"> <li>There were no apologies.</li> </ul>										
2.	<p><b>Minutes of Previous Meeting</b></p> <ul style="list-style-type: none"> <li>The Board <b>resolved</b> that the Minutes of the public section of the Board meeting held on 19 March 2015 be confirmed as correct.</li> </ul>										
3.	<p><b>Directors Corporate Governance Items</b></p> <ul style="list-style-type: none"> <li>Corporate Planner 2015</li> </ul> <p>The Corporate Planner for 2015 was noted.</p> <ul style="list-style-type: none"> <li>Disclosure of Interests</li> </ul> <p>The Disclosure of Interests was noted.</p> <p>J Hoare advised that she has been appointed to the Advisory Panel of External Reporting Board.</p>										
4.	<p><b>Chief Executive's Report and Scorecard</b></p> <ul style="list-style-type: none"> <li>R Jaduram spoke to the report.</li> </ul> <p>Water losses are still high and unlikely to meet target this year. Management will provide an update on how Watercare proposes to meet the SOI target of 13%.</p> <ul style="list-style-type: none"> <li>Health and Safety</li> </ul> <p>It was noted that tertiary ACC accreditation has been retained by Watercare.</p> <ul style="list-style-type: none"> <li>Customer Services</li> </ul> <p>All customer KPIs were met and there has been a decrease in the incidence of issues/calls being escalated to management.</p> <ul style="list-style-type: none"> <li>Operations</li> </ul> <p>Management noted that lake levels were 10% lower than average for this time of year. The use of the Waikato source is being maximised. The rain forecast for Autumn and Winter is expected to lift lake levels before next summer.</p> <p>S Cunis noted that rains are projected to come and should average rainfall occur, storage levels should increase to average levels.</p>										

	<p>A watching brief is being maintained. If lake levels do not increase as anticipated, the Auckland Drought Management Plan will be implemented.</p> <ul style="list-style-type: none"> <li>• Finance</li> </ul> <p>B Monk spoke to financials. Revenue is above budget largely due to IGC revenue and non-cash vested asset income.</p> <p>Water and wastewater revenue is below that budgeted by 1%. It is expected that revenue for full year will be above budget and controllable costs, capital expenditure and debt will be below budget.</p> <p>The Chairman noted that Watercare continues to focus on efficiencies and driving down costs.</p> <ul style="list-style-type: none"> <li>• Communications</li> </ul> <p>The Board noted that positive feedback from customers was received following the Albany incident.</p> <ul style="list-style-type: none"> <li>• Maori Engagement</li> </ul> <p>Role of Mana Whenua was discussed. Auckland Council's Te Waka Angamua is reviewing the issue of water supply to rural marae. It was noted that Central Government is providing some assistance to iwi in this respect. Watercare is providing ongoing advice.</p> <ul style="list-style-type: none"> <li>• Long Term Plan 2015-2025</li> </ul> <p>Public submissions regarding the LTP are important to Watercare and areas of greatest submission are being considered.</p> <p>The Board resolved to approve financial inputs to Long Term Plan (LTP) subject to IGC price increase being set at 2.5% for the first year. It was noted that this would result in some cross-subsidisation of new customers by existing customers.</p> <ul style="list-style-type: none"> <li>• Auckland Utilities Operators Group</li> </ul> <p>It was noted that although Watercare had previously been a member of the Auckland Utilities Operators Group, Watercare specifically excluded itself from the submission that the AUOG made to Auckland Council's Unitary Plan.</p>
5.	<p><b>Strategic Direction for Providing Services to Support Urban Growth</b></p> <ul style="list-style-type: none"> <li>• D Blow spoke to the paper.</li> </ul> <p>Watercare's fundamental role is to be an enabling organisation whilst giving effect to the Long Term Plan. It is recognised that customers have a choice as to whether they wish to connect to Watercare's network. It is recognised that Watercare must be fair to existing customers when making provision for new connections.</p> <p>The Board noted the concerns of the NZ Fire Service in relation to pressure and supply of water for firefighting purposes in private scheme areas.</p> <p>The Board requested that the paper be amended to reflect discussions and feedback from the directors.</p>
6.	<p><b>AMDD Trade Waste Charges</b></p> <ul style="list-style-type: none"> <li>• S Cunis spoke to the paper.</li> </ul> <p>The Board resolved to carry the recommendation to confirm final trade waste charges for 2013/2014 at the same level as provisional trade waste charges invoiced for 2013/14, subject to acceptance by the EMA.</p>

	<p><b>General Business</b></p> <ul style="list-style-type: none"> <li>• The matter of application of herbicide and 1080 in the Hunua catchments was discussed.</li> </ul> <p>It was confirmed by S Cunis that no application can take place without adherence to agreed protocols. That protocol must be approved by Auckland Council and Watercare has input into the development of the protocol.</p> <p>Increased testing/monitoring of water supply will be put in place by Watercare. If, for any reason, a lake storage reservoir has to be taken out of service, the approval of the Medical Officer of Health will be obtained before a reservoir can be returned to service.</p> <p>7.</p> <ul style="list-style-type: none"> <li>• Watercare Harbour Clean Up Trust (WHCUT) – verbal report from P Drummond.</li> </ul> <p>P Drummond advised that the Watercare Harbour Clean Up Trust has recently been recognised by way of an international award. The Watercare Harbour Clean Up Trust received the 2014 Annual Honor Award from the Waterfront Center (Washington DC) for Excellence on the Waterfront. P Drummond advised that a successful 2 month trial was recently undertaken by WHCUT in the Manukau Harbour. The trial was received very positively by the community and local boards.</p> <p>The Chairman noted how proud and grateful Watercare is for the excellent work of the WHCUT.</p> <ul style="list-style-type: none"> <li>• The public section of the meeting closed at 12.15pm.</li> </ul>
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CERTIFIED AS A TRUE AND CORRECT RECORD

Chairman



**ANNEXURE E**

**Report to Board dated 17 May 2015**



## Report to the Board of Watercare Services Limited

**Subject:** Strategic Direction for Providing Services to Support Urban Growth

**Date:** 17 May 2015

6

### 1. INTRODUCTION

A paper on the Strategic Direction for Providing Services to Support Urban Growth was presented to Directors at the April Board meeting. The paper sets out the policies that apply in respect of wastewater servicing in areas identified for growth.

The paper has been reviewed in light of Board discussion. The updated document is appended to this paper as Attachment A for Board approval. Changes incorporated:

- Revised wording on the obligation to provide service
- The principle of user pays in respect of funding growth infrastructure has been clearly outlined
- Service provision outside the Rural Urban Boundary has been amended to reflect full cost recovery when a Council has requested service to these areas
- The requirement that servicing of specific non-contiguous growth areas will be considered in the context of the long-term strategy for servicing wider growth areas has been clarified
- The attachment to the document has been revised to align the servicing strategy with specific areas.

### 2. GROWTH AREAS AND SERVICE CATEGORIES

An updated list of all currently known Special Housing Areas (SHAs), Future Urban Zones (FUZs) under the Proposed Auckland Unitary Plan and other plan change areas is appended as Attachment B.

### 3. RECOMMENDATION

That the Board approve the strategic direction for providing services to support urban growth.

Report prepared by: ..... Recommended by: ..... Approved for submission by: .....

.....  
D Blow  
Infrastructure Planning  
Manager

.....  
J van Brink  
General Manager Strategy  
and Planning

.....  
R Jaduram  
Chief Executive

## ATTACHMENT A

### Strategic Direction for Providing Services to Support Urban Growth (30 April 2015)

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#### 1. INTRODUCTION

The Board, in May 2014, approved the policy and principles of providing water and wastewater infrastructure to service development. This paper sets out the servicing categories, underlying funding principles and assigns a servicing category to all currently identified growth areas.

#### 2. OBLIGATION TO PROVIDE SERVICE

Watercare is required to “*give effect to the relevant aspects of the Long Term Plan*” and “*acting consistently with the relevant aspects of any other plan (including a local board plan) or strategy of the Council to the extent specified in writing by the governing body of the Council*”, as set out in s58 of the Local Government (Auckland Council) Act 2009.

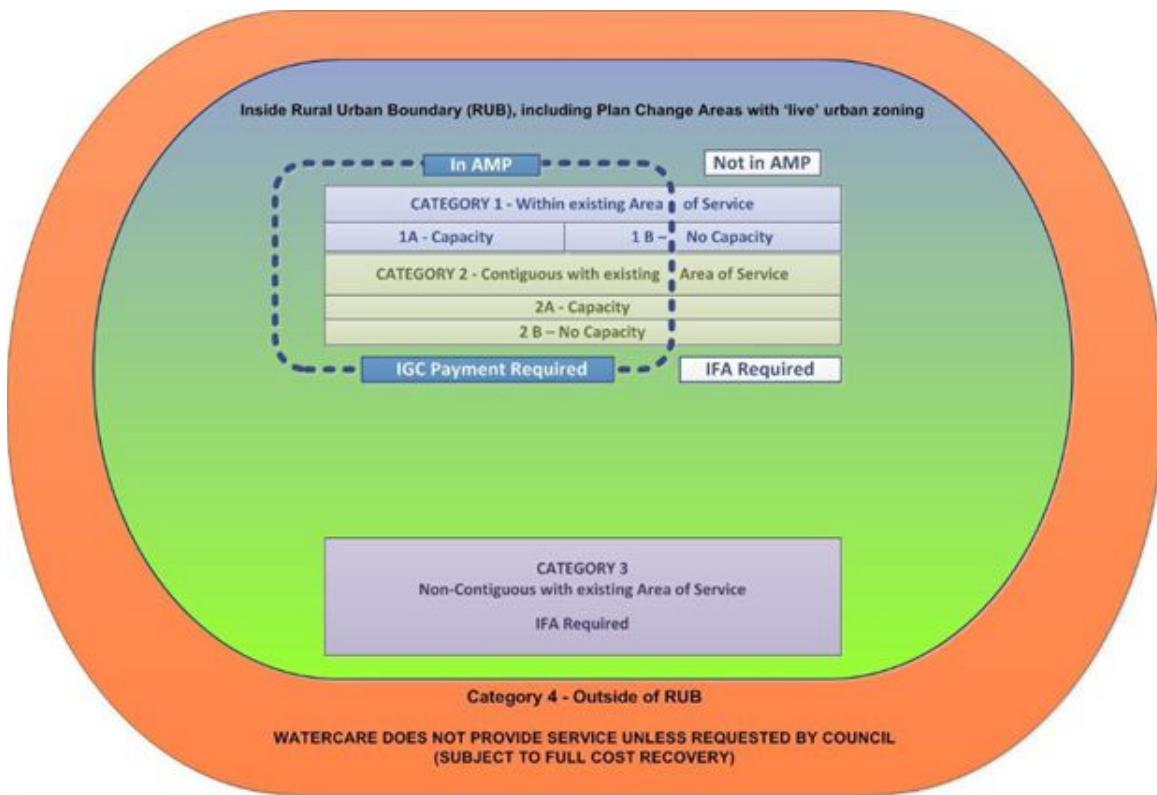
One of Watercare’s objectives is to provide water and wastewater services in support of Auckland Council’s priorities for growth. Services are made available in accordance with the policy set out below. The policy follows the principle that new customers creating additional demand are responsible for funding the costs of the infrastructure required to service that demand. This avoids cross-subsidy from existing customers.

#### 3. SERVICE CATEGORIES

Watercare’s servicing policy is based on the Rural Urban Boundary (RUB) concept set out in the Proposed Auckland Unitary Plan, and provides for urban development by establishing four Servicing Categories (Figure 1):

- Category 1: Developments within the existing Area of Service
- Category 2: Developments Contiguous with the existing Area of Service
- Category 3: Developments that are not Contiguous with the existing Area of Service
- Category 4: Developments outside of the RUB

The key factor that determines how the increased demand from a proposed development is provided for is the available capacity within the trunk infrastructure (transmission networks and treatment plants) needed to service the development. Developers of subdivisions are required to construct the water and wastewater reticulation and vest these in Council/Watercare.

**Figure 1: Servicing Policy Categories**

### Category 1: Developments within the existing Area of Service

These are developments that are within Watercare's existing Area of Service, which is largely consistent with existing urban areas or zones. There are two sub-categories:

- **Category 1A:** There is capacity in Watercare's infrastructure and Watercare will connect the new development.
- **Category 1B:** There is limited or no capacity to service the development. The development will either need to be staged to remain within the available trunk capacity, progress with infrastructure upgrades as programmed in Watercare's Asset Management Plan (AMP). Alternatively the developer requests Watercare to accelerate the infrastructure investment and agrees to fund the additional costs through an Infrastructure Funding Agreement (IFA).

### Category 2: Developments Contiguous with the existing Area of Service

These are developments that are within the Rural Urban Boundary and are contiguous with (but not within) Watercare's existing Area of Service. In most cases, these developments are in areas that are zoned rural and are required to go through a formal Council Plan Change process to change the zoning from rural to urban. These plan changes are normally supported by a planning process which includes the development of a Water and Wastewater Servicing Plan. This is a requirement of the Proposed Auckland Unitary Plan. Depending on the availability of capacity, there are two sub-categories:

- **Category 2A:** The infrastructure is available or Watercare plans (subject to a Water and Wastewater Servicing Plan) to develop the transmission infrastructure, and the developer chooses to align the timing of the development with the installation of infrastructure.
- **Category 2B:** The infrastructure is not currently available, but Watercare plans to develop the transmission infrastructure to service the development (subject to a Water and Wastewater Servicing Plan) and has made provision for this in the AMP. However, if the developer wants to proceed with the development earlier, then Watercare will bring forward its infrastructure investment and require the developer to fund the additional costs through an IFA.

### **Category 3: Developments that are not Contiguous with the existing Area of Service**

These are developments that are within the RUB (or future RUB) but are not contiguous with the existing Area of Service. Watercare will assess whether it will provide service to the development based on technical, economic, and environmental factors. The evaluation takes into consideration the size of development and whether the provision of service forms part of a long-term strategy for the wider RUB area. The provision of service will be on a cost-recovery basis funded through an IFA. The developer retains the option of building and operating its own water and/or wastewater system, or to contribute towards the costs of a Watercare service through an IFA.

### **Category 4: Outside of the RUB**

Watercare will provide services outside the RUB where requested by Council. Any services provided outside the RUB will be on the basis that the developer fund the investment required to service the area.

#### **4. INFRASTRUCTURE GROWTH CHARGES**

When physical water and/or wastewater connections are provided to individual buildings (domestic or non-domestic), an Infrastructure Growth Charge (IGC) is levied on the applicant. The IGC contributes to funding Watercare's transmission and treatment plant infrastructure, as identified in the Asset Management Plan. The IGCs currently contribute approximately 25% of the funds required to service growth, with the balance being recovered from existing customers.

Developers who undertake subdivisions do not generally pay the IGCs unless they are the same entity that constructs the buildings and requires water and/or wastewater connections.

## ATTACHMENT B: GROWTH AREAS AND SERVICE CATEGORIES (STATUS MARCH 2015)

### Explanations and Definitions

- Watercare's Infrastructure Growth Charge (IGC) recovers a proportion of the costs associated with expanding the capacity of the existing treatment plants and transmission networks (trunk infrastructure) to service growth.
- The IGC is payable at the time a new connection is made to the network.
- The provision of the local reticulation within new developments and connection of the new development to the existing trunk networks and is the responsibility of the land developers.
- If existing local network infrastructure downstream of the proposed development requires upsizing to enable the proposed development to connect, this must be funded by the developer.
- **Future Urban Zones must become 'live' urban zones for services to be provided, regardless of funding provisions.**

#### **Category 1A - Within existing Area of Service and trunk capacity is available**

The area will be serviced subject to an IGC payment.

#### **Category 1B - Within existing Area of Service but limited or no trunk capacity is available**

If capacity is provided for in the AMP and the development is staged to remain within the available trunk infrastructure capacity, the area will be serviced subject to an IGC payment. If the developer wants to proceed in advance of the trunk infrastructure being provided by Watercare, the area will be serviced subject to an Infrastructure Funding Agreement (IFA).

If capacity is not provided for in the AMP, the area will be serviced subject to an IFA.

#### **Category 2A - Contiguous with existing Area of Service and trunk capacity is available**

The area will be serviced subject to an IGC payment.

#### **Category 2B - Contiguous with existing Area of Service but limited or no trunk capacity is available**

If capacity is provided for in the AMP and the development is staged to remain within the available trunk infrastructure capacity, the area will be serviced subject to an IGC payment. If the developer wants to proceed in advance of the trunk infrastructure being provided by Watercare, the area will be serviced subject to an Infrastructure Funding Agreement (IFA).

If capacity is not provided for in the AMP, the area will be serviced subject to an IFA.

#### **Category 3 - Non-Contiguous with existing Area of Service**

A decision about servicing is made on a case-by-case basis. If service is provided, it is subject to an IFA.

#### **Category 4 - Outside Rural Urban Boundary**

Watercare does not provide service.

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
SHA (T2)	12	North	Silverdale	1A	Capacity is available within existing trunk infrastructure (treatment plants and networks) to service brownfield SHA development.
SHA (T2)	15	North	Lake Pupuke Drive - Takapuna	1A	
SHA (T3)	24	North	Albany East Strategic Area	1A	
SHA (T3)	25	North	Albany Highway, Albany	1A	
SHA (T3)	26	North	Beach Haven cluster	1A	
SHA (T3)	27	North	Northcote Road, Takapuna	1A	
SHA (T3)	28	North	Northcote Strategic Area	1A	
SHA (T4)	64	North	West Hoe Heights, Orewa	2A	
SHA (T4)	65	North	East Coast Road, Pinehill	1A	
SHA (T4)	66	North	Takapuna Strategic Area	1A	
SHA (T4)	67	North	Akoranga Drive, Northcote	1A	
SHA (T4)	68	North	Mokoia Road, Birkenhead	1A	
SHA (T4)	82	North	Beach Haven Road, Beach Haven	1A	
Northern FUZ		North	Warkworth	2B	Discharge consent limitations will require Warkworth wastewater to be conveyed to Snells/Algies WWTP in the short - medium term.
Northern FUZ		North	Silverdale	2B	Significant investment is required to expand trunk networks to service Silverdale and Dairy Flat FUZ land.
Northern FUZ		North	Dairy Flat	3	
SHA (T1)	1	West	Huapai Triangle	1A	Capacity is available within existing trunk infrastructure (treatment plant and networks) to service brownfield SHA development and part of the greenfield SHA development.
SHA (T1)	2	West	Hobsonville (Catalina & Marine Industry Precincts)	1A	
SHA (T1)	3	West	McWhirter Block - Massey	1A	
SHA (T2)	13	West	Royal Rd - Massey	1A	
SHA (T2)	14	West	Scott Point, Sunderland Precinct, Hobsonville	2A	
SHA (T3)	29	West	Oraha Road, Kumeu	2A	
SHA (T3)	30	West	Whenuapai Village, Whenuapai	1A	
SHA (T3)	31	West	Fred Taylor Drive, Massey	1A	

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
SHA (T3)	32	West	Massey cluster	1A	
SHA (T3)	33	West	Crows Road, Swanson	2A	
SHA (T3)	34	West	Wilsher Village, Henderson	1A	
SHA (T3)	35	West	Coburg Street, Henderson	1A	
SHA (T3)	36	West	Hulme Place, Henderson	1A	
SHA (T3)	37	West	Denver Avenue, Henderson	1A	
SHA (T3)	38	West	Glendale Road, Glen Eden	1A	
SHA (T3)	23	West	Rautawhiri Road, Helensville	3	Developers will need to provide the local infrastructure and fund the cost of connecting their development to the existing trunk networks.
SHA (T4)	69	West	Redhills (Fred Taylor Drive) Stage 1	2B	
SHA (T4)	81	West	Restall Road, Woodhill	4	Will be serviced privately.
Western FUZ		West	Kumeu-Huapai-Riverhead	2B	
Western FUZ		West	Whenuapai	2B	Developers will need to provide the local infrastructure and fund the cost of connecting their development to the existing trunk networks.
SHA (T1)	4	Central	Orakei - Ngati Whatua	1A	
SHA (T1)	5	Central	Alexander Crescent Otara	1A	
SHA (T2)	16	Central	Clinker Place & Thom St New Lynn	1A	
SHA (T2)	17	Central	Trent St Avondale	1A	
SHA (T2)	18	Central	Khyber Pass Rd - Newmarket	1A	
SHA (T2)	19	Central	George Terrace - Onehunga	1A	
SHA (T2)	20	Central	Northern Tamaki	1A	
SHA (T3)	39	Central	New Lynn Strategic Area	1A	
SHA (T3)	40	Central	New Windsor Cluster	1A	
SHA (T3)	41	Central	Sandy Lane, Avondale	1A	
SHA (T3)	42	Central	Waterview cluster	1A	
SHA (T3)	43	Central	Pt Chevalier Road, Pt Chevalier	1A	
SHA (T3)	44	Central	Asquith Avenue, Mt Albert	1A	
SHA (T3)	45	Central	Haverstock Road, Sandringham	1A	
SHA (T3)	46	Central	Mt Albert cluster	1A	

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
SHA (T3)	47	Central	Mt Roskill cluster	1A	
SHA (T3)	48	Central	Bristol Road, Mt Roskill	1A	
SHA (T3)	49	Central	Akepiro Street, Kingsland	1A	
SHA (T3)	50	Central	Surrey Crescent, Grey Lynn	1A	
SHA (T3)	51	Central	Great North Road Strategic Area	1A	
SHA (T3)	52	Central	Bedford Road, Parnell	1A	
SHA (T3)	53	Central	St Marks Road, Remuera	1A	
SHA (T3)	54	Central	Orakei cluster	1A	
SHA (T3)	55	Central	Meadowbank cluster	1A	
SHA (T3)	56	Central	Kohimarama Road, Kohimarama	1A	
SHA (T3)	57	Central	Jordan Avenue, Onehunga	1A	
SHA (T3)	58	Central	Tuata Street, One Tree Hill	1A	
SHA (T3)	59	Central	Walmsley Road, Mangere	1A	
SHA (T3)	60	Central	Otahuhu Coast Strategic Area	1A	
SHA (T3)	62	Central	Oruarangi Road, Mangere	1A	
SHA (T4)	70	Central	Racecourse Parade, Avondale	1A	
SHA (T4)	71	Central	Cnr Great North Road and Walsall Street, Avondale	1A	
SHA (T4)	72	Central	St Lukes Road, Mt Albert	1A	
SHA (T4)	73	Central	Enfield Street, Mt Eden	1A	
SHA (T4)	74	Central	Morrin Street, Ellerslie	1A	
SHA (T4)	75	Central	Coates Avenue, Orakei	1A	
SHA (T4)	76	Central	Barrack Road, Mt Wellington	1A	
SHA (T4)	77	Central	Tamaki Regeneration Area	1B	
SHA (T4)	83	Central	Mt Eden Road and Haul Road, Three Kings	1B	
Plan Change		Central	Puhinui - PC 35	2B	Developers will need to provide the local infrastructure and fund the cost of connecting their development to the existing trunk networks.

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
SHA (T1)	6	East	Flat Bush School Rd	1A	Capacity is available within existing trunk infrastructure (treatment plants and networks) to service brownfield SHA development and part of the greenfield SHA development.
SHA (T1)	7	East	Flat Bush Murphy's Road		
SHA (T3)	61	East	Flat Bush Strategic Area		
SHA (T4)	84	East	Point View Drive, East Tamaki		
Plan Change		East	Clevedon - PC 32	3	Developers will need to provide the local infrastructure in greenfield developments and fund the costs of connecting their development to the existing trunk networks.
Plan Change		East	Whitford - PC 127	3	Will be serviced privately.
SHA (T1)	8	South	Weymouth	2A	Capacity is available within existing trunk infrastructure (treatment plants and networks) to service brownfield SHA development and part of the greenfield SHA development.
SHA (T1)	9	South	Addison - Takanini		
SHA (T1)	11	South	Anselmi Ridge - Pukekohe		
SHA (T2)	21	South	Hingaia		
SHA (T2)	22	South	Belmont - Pukekohe		
SHA (T3)	63	South	Takanini Strategic Area		
SHA (T4)	78	South	Bunnythorpe Road, Papakura		
SHA (T4)	79	South	Harbourside Drive, Hingaia		
SHA (T4)	80	South	Bellfield Road, Papakura		
SHA (T1)	10	South	Wesley College		
Plan Change		South	Kingseat - PC 28	3	Kingseat can be reticulated to an expanded Clarks Beach plant expanded due to discharge limitations in Kingseat. Developers will need to provide the local infrastructure and fund the costs of connecting their development to the existing trunk networks.
Plan Change		South	Drury South - PC 12 & 38	3	Developers will need to provide the local

Area Type	Auckland Council Reference	Geographic Area	Development Area Name	Servicing Category	Servicing Strategy
Southern FUZ		South	Alfriston	2B	infrastructure and fund the costs of connecting their development to the existing trunk networks. These areas will be serviced by the Mangere WWTP. Significant investment is required to expand the capacity of the Southern trunk wastewater system from Hingaia to Mangere.
Southern FUZ		South	Drury/Opaheke	2B	Developers will need to provide the local infrastructure and fund the costs of connecting their development to the existing trunk networks. These areas will be serviced by the Pukekohe WWTP.
Southern FUZ		South	Paerata	3	Developers will need to provide the local infrastructure and fund the costs of connecting their development to the existing trunk networks. The Clarks Beach WWTP will need to be expanded.
Southern FUZ		South	Pukekohe	2B	Developers will need to provide the local infrastructure and fund the costs of connecting their development to the existing trunk networks. The Clarks Beach WWTP will need to be expanded.
Southern FUZ		South	Clarks Beach	2B	Developers will need to provide the local infrastructure and fund the costs of connecting their development to the existing trunk networks. The Clarks Beach WWTP will need to be expanded.
Southern FUZ		South	Glenbrook Beach	2B	Developers will need to provide the local infrastructure and fund the costs of connecting their development to the existing trunk networks. The Clarks Beach WWTP will need to be expanded.

**ANNEXURE F**

**Board Minutes dated 29 May 2015**

## MINUTES

SUBJECT	WATERCARE SERVICES BOARD MEETING		
VENUE	Boardroom Level 2, Watercare Services Limited, 73 Remuera Road, Remuera, Auckland		
DATE	29 May 2015		
TIME	10:30		
STATUS	Open Session		
	<b>Present:</b> M Allen D Clarke (Chairman) N Crauford C Harland J Hoare T Lanigan D Thomas	<b>In Attendance:</b> M Bridge R Chenery S Cunis R Fisher D Hawkins R Jaduram B Monk T Munro B Taplin J van Brink S Vitas S Webster	<b>Public in Attendance:</b> 5 Members of the public
1.	<b>Apologies</b> <ul style="list-style-type: none"> <li>P Drummond</li> </ul>		
2.	<b>Minutes of Previous Meeting</b> <ul style="list-style-type: none"> <li>The Board <b>resolved</b> that the Minutes of the public section of the Board meeting held on 30 April 2015 be confirmed as correct.</li> </ul>		
3.	<b>Directors Corporate Governance Items</b> <ul style="list-style-type: none"> <li>Corporate Planner 2015</li> </ul> <p>The Corporate Planner for 2015 was noted.</p> <p>The Board was advised that the August meeting would be held at the Ardmore WTP and the November meeting at the Rosedale WWTP.</p> <ul style="list-style-type: none"> <li>Disclosure of Interests</li> </ul> <p>The Disclosure of Interests was noted.</p> <ul style="list-style-type: none"> <li>Organisation Chart</li> </ul> <p>The organisation chart was noted.</p>		
4.	<b>Chief Executive's Report and Scorecard</b> <ul style="list-style-type: none"> <li>Service Delivery</li> </ul> <p>The Board noted the position of water levels in the water storage lakes which are below the average storage levels for the end of April.</p> <p>Abstraction from the Waikato River and Onehunga aquifer continue to be maximised to reduce drawdown in the storage lakes.</p> <p>The Board was advised of a trial, using smart meters, to be undertaken at Waiuku which is a good size for a pilot trial. There are also high unaccounted water losses occurring at Waiuku and it is hoped that the pilot trial will assist in sorting that issue also.</p>		

	<ul style="list-style-type: none"> <li>• Finance           <p>Brian Monk spoke to the paper. He said that the recent trends continue with water and wastewater revenues close to budget; IGC revenue is ahead of budget due to increased construction activity; costs are down across the business; interest costs are lower; and debt levels are less than budget.</p> <p>He sees those trends continuing until financial year end.</p> </li> <li>• Communications           <p>The Watercare publications "Tapped In" and "Your Source" are to be provided to Board members by electronic means.</p> </li> </ul>
5.	<p><b>2015 – 2018 Statement of Intent</b></p> <ul style="list-style-type: none"> <li>• Rebecca Chenery spoke to the paper and reminded the Board of the process which had been followed to date.</li> </ul> <p>The Board made a number of amendments to the draft document and approved the SOI and the proposed approach to the shareholders comments on the 2015-16 SOI subject to the amendments recommended in the paper and those raised at the meeting.</p>
6.	<p><b>Strategic Direction for Providing Services to Support Urban Growth</b></p> <ul style="list-style-type: none"> <li>• John van Brink spoke to the paper which had been amended following comments made by the Board at the April meeting.</li> </ul> <p>In particular, the Board's attention was drawn to new Section 4 dealing with IGCs and that the amendments give greater clarity to the development community.</p> <p>The Chair noted, with approval, the assistance being given by Watercare to Special Housing Areas. The Board resolved to reconfirm the importance and urgency for the strategic direction for providing services to support growth within the rural urban boundary.</p>
7.	<p><b>Proposed Water Supply and Wastewater Network Bylaw 2015</b></p> <ul style="list-style-type: none"> <li>• The Board received a presentation from Jim Gladwin and another from Penny Bright in respect to the proposed new bylaw.</li> </ul> <p>Rob Fisher then spoke to the paper reminding the Board that the new bylaw was to replace the eight legacy bylaws which Watercare inherited from the former Councils. These bylaws were often contradictory and were outdated.</p> <p>The proposed new bylaw is a vital tool to enable Watercare to protect the important public water and wastewater assets.</p> <p>Catherine Harland was the Chairperson of the joint Auckland Council/Watercare Hearings Panel. She addressed the extensive pre-consultation which had been undertaken with Local Boards, iwi and the general public. Consultation followed the special consultative procedures of Auckland Council. The matter was publicly notified and 14 submissions were received from private persons and large corporations representing a range of views. Mr Fisher explained each of the nine resolutions following which the Board resolved to:</p> <ol style="list-style-type: none"> <li>Note that the joint Watercare-Auckland Council Hearings Panel had heard submissions and deliberated on the Proposed Water Supply and Wastewater Network Bylaw 2015 and the proposal to revoke the legacy water supply and wastewater bylaws (with the exception of the onsite wastewater disposal provisions);</li> <li>Receive and accept the Hearings Panel's recommended amendments to the Proposed Water Supply and Wastewater Network Bylaw 2015, subject to the Hearings Panel Chair's suggested corrections to clause 4(b) and the definition of "water supply" in clause 5, as set out in the report to the Board;</li> <li>Receive and accept the Hearings Panel's recommendation that the legacy water supply and wastewater bylaws be revoked with effect from 1 July 2015 (with the exception of the onsite wastewater disposal provisions);</li> </ol>

	<p>D. Amend clause 14(2)(a) of the Proposed Water Supply and Wastewater Network Bylaw 2015 by adding, for greater clarity, the words "as a resource consent authority or building consent authority" after the words "council approval";</p> <p>E. Confirm the Proposed Water Supply and Wastewater Network Bylaw 2015 as modified and set out in Attachment A of the report to the Board;</p> <p>F. Recommend to Auckland Council that it adopt the Proposed Water Supply and Wastewater Network Bylaw 2015 as modified and set out in Attachment A of the report to the Board, subject to the further amendment in resolution D above.</p> <p>G. Recommend to Auckland Council that it revoke the legacy water supply and wastewater bylaws of Auckland's former city and district councils (with the exception of the onsite wastewater disposal provisions);</p> <p>H. Give notice of its decisions to the Governing Body of Auckland Council, and to that end approves the Chairman writing to the Mayor of Auckland to communicate resolutions A to G above;</p> <p>I. Thank the members of the Hearings Panel, submitters and stakeholders for their contribution.</p> <p>The Board commended the work of Catherine Harland as Chair of the Hearings Panel, Mr Drummond for his membership of the panel as well as the management team of Ilze Gotelli, Daniel Newman and Jared Boow.</p>
8.	<p><b>General Business</b></p> <ul style="list-style-type: none"> <li>• The public section of the meeting closed at 11:30.</li> </ul>

CERTIFIED AS A TRUE AND CORRECT RECORD

  
Chairman