

# Memorandum

To: Peter Reaburn | Processing Planner on behalf of Auckland Council

From: Amber Taylor, Development Planning Team Lead, Watercare

Subject: Private Plan Change Request for land at 50 Westney Road, Mangere – Water Supply and Wastewater Servicing - Clause 23 further information request

Date: 1<sup>st</sup> May 2025

---

## **1.0 Introduction**

1.1 Rotokohu Investments Limited (the Applicant) has lodged a private plan change (PPC) request with Auckland Council (the Council) to rezone a 4.0468ha property, at 50 Westney Road, Mangere (PPC Area), under the Auckland Unitary Plan Operative in Part 2016 (AUPOP), from Residential – Mixed Housing Suburban to Business Light Industry and remove the Māngere 1 Precinct. This memo addresses the further information request from Watercare Services Limited (Watercare).

1.2 The following information has been reviewed:

### *Lodged documents*

- Statutory Assessment, dated 4 October 2024 and prepared by Mt Hobson Group
- Private Plan Change – Infrastructure Assessment, dated August 2024, and prepared by Envelope Engineering Limited

### *Clause 23 Response documents*

- Envelope Memo (Ref.1636-02), dated 27 March 2025, prepared by Andrew Jackson, Envelope

## **2.0 Further information request(s)**

2.1 Watercare is providing this request for further information under clause 23 of the First Schedule of the Resource Management Act 1991.

2.2 The making of this request does not preclude Watercare from later lodging a submission or further submission on this PPC application, should the PPC application be publicly notified, or limited notified to Watercare.

2.3 Any recommendations contained within this memorandum are without prejudice.

2.4 Watercare have reviewed the application and at this stage do not require any further information to understand the effects of the proposal on the water supply and wastewater networks. If this changes, Watercare will update the applicant accordingly.

**3.0 Comments on water supply and wastewater servicing**

- 3.1 The advisory comments below address any incorrect or outdated information regarding bulk water supply and/or bulk wastewater servicing in the PPC application.
- 3.2 Overall, the assessment of the bulk infrastructure requirements for the PPC Area is consistent with comments provided in previous correspondence with the Applicant.
- 3.3 Based on current assessment, the Westney Road bulk supply point (BSP) has sufficient capacity to provide the required level of service (LOS) of bulk water supply to the PPC Area.
- 3.4 Based on a connection to the 225 mm public wastewater main to the west of the PPC Area, there is sufficient capacity within the bulk wastewater network to service the PPC Area.
- 3.5 Therefore, no further information is required, at this stage, to understand the impacts on Watercare's bulk infrastructure network as a result of this PPC application.