

Ila Daniels

From: Amber Taylor <Amber.Taylor2@water.co.nz>
Sent: Friday, 9 August 2024 4:47 pm
To: Ila Daniels
Cc: Katelyn Orton; Dave Paul; Monica De Magalhaes; Michael Campbell; Lars Fog
Subject: Ara Hills - RC and PPC
Attachments: Precinct Provisions - Greenfields or Constraints.docx

Categories: Important

Kia ora Ila,

In following up from the meeting early last week please see below and attached.

Existing Resource Consent

In relation to the existing RC and the remaining 253 lots that have not yet been lodged for EPA, I will need some further time to confirm our position on this. I will aim to come back to you within the next 1-2 weeks. Feedback from water planning confirms that the EPA will need to include the developer delivered water network reservoir.

Question: When do you expect to be ready to lodge the EPA by?

Plan Change

As discussed, I consider the Plan Change to be a separate matter to the existing RC and whether the full extent of development approved under the RC can be serviced immediately or by the future Army Bay WWTP upgrade.

Any new development proposals/subdivision consents from the Plan Change area would not be able to connect to the public wastewater network until the Army Bay WWTP Stage 1 upgrade is completed and commissioned (currently anticipated in 2031).

Please see attached a set of provisions that Watercare are recommending for plan change precincts where either the bulk infrastructure is not yet in place, or the existing bulk infrastructure is at capacity.

We have since reviewed the capacity of the proposed wastewater network servicing option 1 and consider that there is capacity for the full 900 DUE anticipated to be developed within the plan change area. This assessment is as of today's date and will need to be reassessed at the resource consent stage.

Given the FDS is silent on the timing of the development of this future urban area, we would not oppose a plan change to rezone the land subject to precinct provisions that require consideration of the capacity of the bulk network at the time of RC application, and upon the clear expectation that new development proposals from the plan change area would be required to wait for the WWTP upgrade due 2031.

Ngā mihi,

Amber Taylor

Development Planning Lead | Major Developments

Kaihautū Mataamua Whakamahere Whanaketanga | Ngā Hanganga Matua

Watercare Services Limited

Mobile: 022 158 4426

Customer service line: +64 9 442 2222

Postal address: Watercare, Private Bag 92 521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

Disclaimer: This e-mail message and any attachments are privileged and confidential.
They may contain information that is subject to statutory restrictions on their use.

Without Prejudice

Watercare's preferred Precinct provisions for greenfield developments and/or areas with bulk capacity constraints

Precinct description

...

Subdivision and development is restricted until the land within the XX Precinct is able to be connected to functioning bulk water supply and bulk wastewater infrastructure with sufficient capacity to service subdivision and development in the Precinct area.

...

Objectives

...

(x) Subdivision and development is coordinated with the supply of sufficient transport, **water supply**, **wastewater**, stormwater, energy and communications infrastructure.

(xx) Subdivision and development does not occur in advance of the availability and capacity of bulk water supply and bulk wastewater infrastructure.

...

Policies

...

(x) Ensure that subdivision and development in the precinct is coordinated with the provision of sufficient stormwater, **wastewater**, **water supply**, energy and telecommunications infrastructure.

(xx) Avoid subdivision and development in advance of the provision of functioning bulk water supply and bulk wastewater infrastructure with sufficient capacity to service subdivision and development within the Precinct.

...

Activity table

...

Activity		Activity Status
Use and Development		
(Ax)	Use and development that does not comply with Standard X.1 Bulk Water Supply and Wastewater Infrastructure	NC
Subdivision		
(Axx)	Subdivision that does not comply with Standard X.1 Bulk Water Supply and Wastewater Infrastructure	NC

Notification

(1) Except as provided for by (1A), any application for resource consent for an activity listed in Activity Table XX will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(1A) Any application for resource consent that infringes the following standard will be considered without public or limited notification to any person other than Watercare or the need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:

(a) Standard IX6.11 Bulk Water Supply and Wastewater Infrastructure

(2) When deciding on who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

Standards

(1) All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table XX.

(2) In addition to Standard (1) activities listed in Activity Table XX must comply with the following Standards X.1 - ...

...

X.1 Bulk Water Supply and Wastewater Infrastructure

Purpose:

- To ensure subdivision and development within the Precinct is adequately serviced with bulk water and wastewater infrastructure.
- (1) Bulk water supply and wastewater infrastructure with sufficient capacity for servicing the proposed development must be completed, commissioned and functioning:
- a. in the case of subdivision, prior to issuing of title pursuant to 224(c);
 - b. in the case of land use only, prior to construction of all buildings. ...