

11th April 2025

Nicholas Lau

Auckland Council

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Dear Nicholas,

Re: Water and Wastewater servicing for proposed Private Plan Change (PPC) – Campana and Puhunui Road

This advice is valid as at the date of this letter. Where more than six months has passed, or a Long-Term Plan review has occurred, it is recommended that you seek review of this information from Watercare.

We confirm that the lodged documents for the proposed PPC have been reviewed by Watercare. The advice in this letter is provided for the purpose of informing Council's decision on notification.

Overview PPC Campana and Puhunui Road

- The PPC sought by Campana Land Owners Consortium (the Applicant) seeks to rezone 31.5 ha of land at 5, 10 & 11 Campana Road and 467 & 485 SH20B (PPC Area).
- The current zoning under the Auckland Unitary Plan – Operative in Part (AUP-OP) is Future Urban Zone (FUZ) and General Coastal Marine Zone, and the proposed zoning under the PPC is Business – Light Industrial Zone.
- The Applicant seeks to update the existing Puhunui Precinct provisions in the AUP-OP to enable various activities.
- The PPC is located within the Puhunui (Stage 2) Future Urban area which is not anticipated under the Future Development Strategy (FDS) to be urbanised until 2030+.

Alignment with Council Plans and Strategies

Watercare's bulk infrastructure programme is planned, funded and sequenced in line with the Auckland Plan 2050, the Auckland Council Development Strategy (previously the Future Urban Land Supply Strategy 2017 (FULSS) and more recently the FDS), the Auckland Council Growth Scenario (previously i11v6 and more recently AGS23v1) (AGS), and the AUP-OP.

Watercare considers that the proposed PPC out of sequence with the FDS.

Watercare does not support out of sequence development that would impact Watercare's ability to deliver its planned infrastructure programme or result in reprioritisation or reallocation of funding in Watercare's Asset Management Plan (AMP).

Bulk Infrastructure Prerequisites

The FDS links the development readiness of the future urban areas to the key bulk infrastructure projects required to support development in each area. These projects are referred to as “infrastructure prerequisites” and are detailed in Appendix 3 and Appendix 6 of the FDS, noting that the prerequisites identified are not an exhaustive list.

Watercare’s bulk infrastructure for water supply includes water sources, water treatment plants, transmission pump stations and reservoirs, transmission water pipes, and bulk supply points, i.e. all infrastructure upstream of a bulk supply point. For wastewater bulk infrastructure includes wastewater treatment plants, outfalls, transmission wastewater pipes, and transmission wastewater pump stations. Local network infrastructure is identified for water supply as the network downstream from the bulk supply point, and for wastewater as the network from the transmission pipeline or transmission pump station (with local connections via a transition/satellite manhole).

The assessment of the required bulk prerequisites to support development of the proposed PPC set out below is subject to the AGSv1 which is a numerical form of the FDS. Where this PPC or other out of sequence private plan changes are approved, and land is live zoned earlier than anticipated under the AGS, the actual growth rate may become steeper than the AGS projection causing the capacity of Watercare’s bulk infrastructure to be taken up sooner than upgrades can be delivered.

It is noted that in the case of Puhunui (stage 2) there are no listed water and wastewater infrastructure prerequisites in the FDS however, that is not an exhaustive list.

Bulk Water Supply

There is available capacity in the existing bulk water supply network to enable development of the PPC Area.

Bulk Wastewater

The closest bulk wastewater main is the Southwestern Interceptor which is approximately 800m to the west of the PPC Area. There is currently available capacity in the Southwestern Interceptor to receive the proposed wastewater flows of 50l/s from the PPC Area, however this would take up most of the available capacity in the Southwestern Interceptor. If the PPC were approved and Watercare were to confirm servicing for proposed wastewater flows, this would preclude further development of the wider live zoned catchment until further capacity is provided via delivery of the Southwestern Interceptor Duplication Project. The Duplication Project is currently anticipated to be completed by 2036, with feasibility anticipated to begin in 2030.

Watercare notes that the 50l/s wastewater flows are a high-level wastewater generation calculation only based on conceptual development plans. Industrial wastewater flows may vary significantly depending on the industry type, size, and operational techniques. Also, peak flows may be significant because of the method of operation and work shifts. The actual wastewater flow will need to be provided as part of any future resource consent applications.

Local Networks

The local network upgrades required to support the PPC Area will be assessed at the time of resource consent application and engineering plan approval and are the responsibility of the developer to deliver at their cost.

Watercare notes that local water network upgrades will be required, over and above what is listed in the Infrastructure Report. This includes upgrading the 150mm PVC-U watermain crossing underneath State Highway 20 to a 200mm diameter PVC-U in order to support firefighting flows to the Light Industry and Future Urban Zones west of the State Highway.

Previous consultation with Watercare

A Consultation Letter was provided by Watercare on 14th December 2023. The Consultation Letter set out the constraints that related to the local water supply network (and in particular those that relate to achieving water supply for firefighting) and indicated that the wastewater demand from the PPC could be accommodated however, it would be taking up most of the available capacity in the Southwestern Interceptor.

Conclusion

Watercare does not support out-of-sequence and/ or unanticipated growth however, Watercare confirms that as of today's date and based on the above assessment, it is technically feasible to service the PPC Area for bulk water supply and bulk wastewater ahead of the 2030 timing in the FDS.

If the PPC were approved and Watercare were to confirm servicing for proposed wastewater flows, this would exhaust most of the available capacity in the bulk wastewater network, precluding development of the existing live zoned areas until the Southwestern Interceptor Duplication Project is delivered in 2036 (forecast date only). Given the current project status and delivery programme for the Southwestern Interceptor Duplication Project, Watercare is concerned that servicing the PPC area ahead of the FDS timing may lead to a future constraint in the ability to service the existing live zoned areas for wastewater

On this basis Watercare intends to make a submission opposing this PPC.

Yours faithfully,

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