

Comment on the Dominion Road Mixed-use Development Application

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Watercare Services Limited		
*First name	Tarso Luiz		
*Last name	Dos Santos Giro		
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*Home phone / Mobile phone		*Work phone	██████████
*Email (a valid email address enables us to communicate efficiently with you)	Tarso.DosSantosGiro@water.co.nz		

All sections of this form with an asterisk (*) are mandatory.

2. *We will email you draft conditions of consent for your comment

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this Application

Overall Summary:

Watercare initially evaluated the proposal in September 2020. A specialist response was issued on 23/09/20 and sent to Auckland Council to be addressed to the MfE as part of the fast-track process. Watercare provided relevant input and highlighted the water and wastewater network constraints.

In the interim, Watercare has been contacted directly by the developer, Silk Road Management Ltd, to provide comments on the proposal.

Watercare has reviewed the proposal in relation to the water and wastewater servicing for this development. Subject to the requirements below, we confirm that Watercare is able to provide water and wastewater services to the proposed **6-storey building with 118 Residential apartments, 4038 m² Retail units, 2,817m² Supermarket and associated car parking.**

The proposed extension to our networks are set out in the application, in particular, ROBERT BIRD GROUP 3-waters drainage plan drawing n^o N0263-RBG-ZZ-XX-DR-CV-86010/Rev P01 (EPA Appendix 13 - Infrastructure report appendix C - Engineering drawings) and the water and wastewater demand calculations included in the Infrastructure Report document n^o

N0263-RBG-ZZ-RP-CV-001 dated 29/04/21 (EPA Appendix 12 - Infrastructure report and appendices A, B, D, and E).

The documents/appendices mentioned in this response can be found on the Environmental Protection Authority (EPA) website:

<https://www.epa.govt.nz/fast-track-consenting/referred-projects/dominion-road-mixed-use-development>

Reassessment for water and wastewater capacity will be required if the construction of this development has not commenced within 2 years of the date of this response.

All public water supply and wastewater works required to service this subdivision/development shall be designed and constructed by the developer at no cost to Watercare.

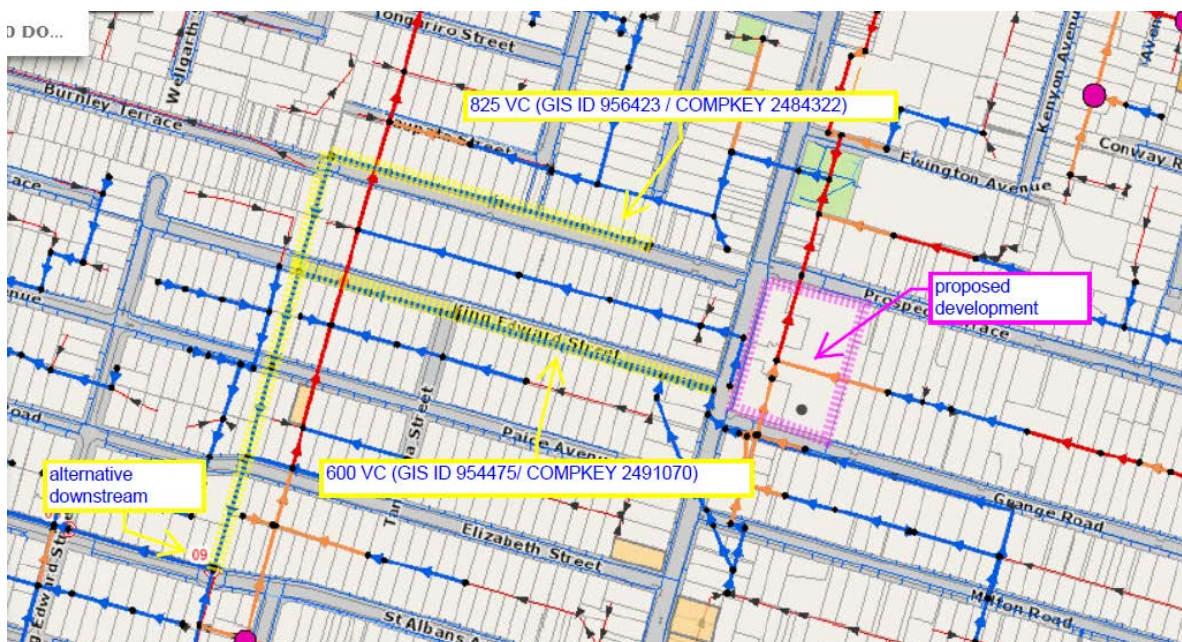
Water

Watercare confirms that there is enough water capacity in the network to supply this development. The proposed water connections at the time of this assessment are as follows:

- 200mm water main along Dominion Road
- 100mm water main (proposed network extension) along Grange Road
- 100mm water main along Prospect Terrace.

Wastewater

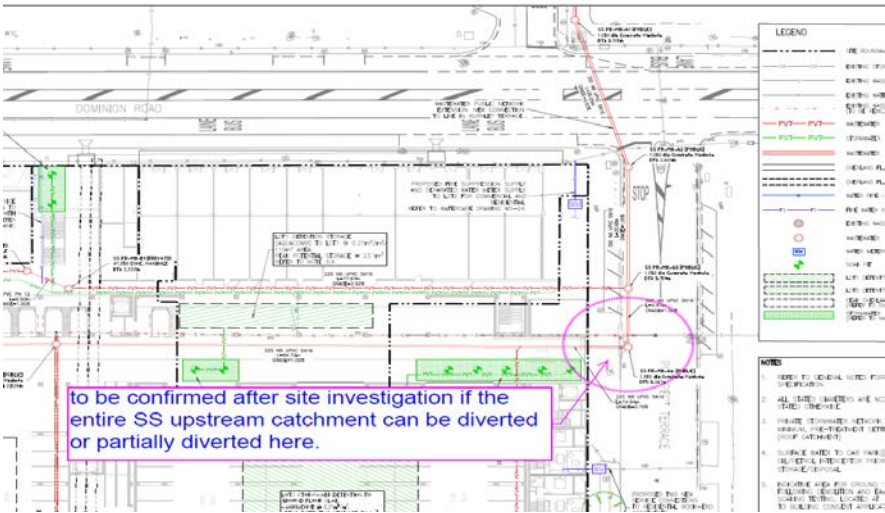
Watercare confirms that there is enough capacity in the network to supply this development by connecting the development to the 825mm VC line on Burnley Terrace or the 600mm VC on King Edward Street. Watercare has agreed that the proposed development can be connected to either of the combined lines (825mm or 600mm) shown in the diagram below rather than diverting the entire upstream catchment.



GIS screenshot with the wastewater lines mentioned above highlighted in yellow.

Based on the infrastructure report and proposed drainage design submitted as part of the application, the developer has chosen to make the wastewater connection through 140m of new 300mm wastewater network extension connecting to the 825mm VC on Burnley Terrace.

On the submitted 3-waters drainage plan drawing n° N0263-RBG-ZZ-XX-DR-CV-86010/Rev P01, it shows that they are proposing to divert the entire SS upstream catchment; however, this requires a further site investigation before we confirm that this will be acceptable. The connection to the 825mm can still proceed as per the current proposal but without capping the section/connection to the 225mm wastewater line on Prospect Terrace until the invert levels are confirmed.



Screenshot of 3-waters drainage plan drawing n° N0263-RBG-ZZ-XX-DR-CV-86010/Rev P01

The design and proposal must be based on actual site investigation. A CCTV inspection is required to confirm the wastewater line status, condition, invert levels and depths of the 825mm VC line or the 600mm VC before progressing with the design and the engineering plan approval (EPA).

Due to the absence of invert levels in GIS and recent asset survey data/results, it is not clear how the proposed upstream wastewater flow diversion will work hydraulically and whether there is enough gradient between the 225mm and the 825mm to connect appropriately. As the combined pipe (825mm) has a much larger diameter than the wastewater pipe (225mm), the connection of those pipes invert to invert can create potential backwater from the combined system to the wastewater system, which is not acceptable. Any proposal that may create a potential risk of backwater from a combined system to wastewater system must be reviewed and, if the risk or problem is identified, an alternative solution must be pursued.

Thank you for your comments