

**From:** [ATaylor \(Amber\) 1](#)  
**To:** [Kasey Zhai](#)  
**Cc:** [Nick Roberts](#); [Melissa McGrath](#); [Sean Dickinson | Blue Barn](#); [Callum Bakker](#); [Andrew Reed](#); [Michele Perwick](#)  
**Subject:** RE: Pilkington Park - Watercare Pre-app  
**Date:** Monday, 22 May 2023 3:39:40 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Kia ora Kasey,

Thank you for engaging with Watercare prior to the proposed soft lodgement for the Pilkington Park development.

Please see below my notes from our meeting and feedback from our Planning and Operations teams.

**Pilkington Park Pre-app with Watercare – Notes taken:**

*Proposal to rezone 169-179 Pilkington Road (7ha) from Business - Light Industry to Business – Mixed Use.*

Water and Wastewater Servicing proposed by the applicant:

Wastewater

- Propose to connect the site directly to the Eastern Interceptor transmission sewer at an existing connection point.
- Therefore, the overall impact to the local wastewater network would be a reduction in flows.
- The overall change in wastewater generated by the change in use is considered to be negligible.
- Any development will need to consider the location of the Eastern Interceptor within the site.

Water

- Propose to connect the site to the existing 180mm watermain on Apirana Ave. This watermain has been assessed as having sufficient flows and pressure for the development.
- The overall change in water demand generated by the change in use is considered to be negligible.

**Watercare feedback on proposed servicing:**

Overall:

Master planning of the site will need to carefully consider the location of Watercare's critical Eastern Interceptor (bulk wastewater main) which is located within the site. Feasibility of a direct connection to this interceptor should be investigated.

Upgrades will be required to the local water network.

Funding of any local water and/or wastewater infrastructure necessary to service the development is at the cost of the applicant.

Detailed feedback:

### Wastewater

- The Eastern Interceptor (a 2.1m diameter bulk wastewater main) is a critical asset that runs through portion B of the subject site.
- Connections to interceptors of this size can be complex, even where there is an existing connection point. Watercare requests that the feasibility of the proposed direct connection be investigated.
- All works within 10m of the Interceptor will require a 'critical assets works over' approval from Watercare.
- Due to the high risk of works around critical assets, the associated works over approvals have considerably more conditions, and limits on what can be built over the asset.
- The future estimated peak calculation provided by the developer appears too low for a development that would enable 711 households. This calculation should be checked.

### Water

- The proposed development is located within a Kainga Ora future high growth area. This area is within the Glen Innes water supply zone supplied by the St John's reservoir.
- The local network currently lacks the capacity and resilience to provide for additional development.
- Short-term (3-5yrs) local network upgrades are proposed which will enable development within the area, however these are sized based on KO, Tamaki Village and infill assumptions. To support the proposed development potential commercial agreements / cost share should be considered linked with these early works.
- The existing 180mm watermain is not sufficient to support a development of this scale. It would be expected that additional pipe extensions would be required along Apirana Ave from the north towards Merton Rd/Apirana Ave Road roundabout.

Ngā mihi,

**Amber Taylor** | Development Planning Lead Major Developments

**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](http://www.watercare.co.nz)

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-----Original Appointment-----

**From:** Kasey Zhai <KaseyZ@barker.co.nz>

**Sent:** Wednesday, May 3, 2023 9:53 AM

# Kasey Zhai

**From:** Pam Butler <Pam.Butler@kiwirail.co.nz>  
**Sent:** Tuesday, 31 October 2023 10:38 am  
**To:** Kasey Zhai  
**Cc:** Royce Macleod  
**Subject:** KiwiRail reply Pilkington Park Plan Change

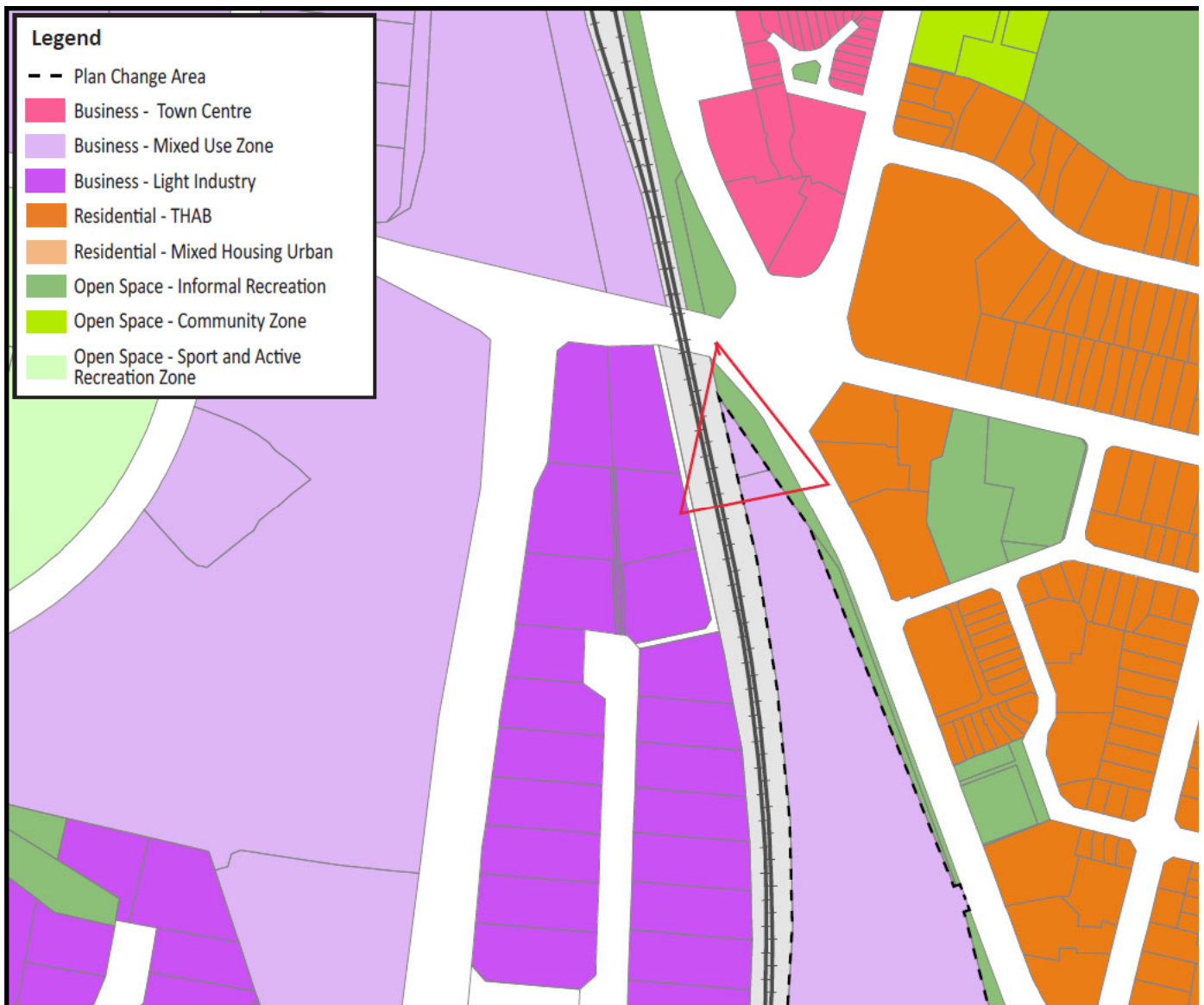
Hi Kasey

I can confirm that KiwiRail has no objections to the inclusion of the triangle of land (shown on the planning map below) in the proposed plan change rezoning.

I note that this land will not be included in the precinct controls. This land is owned/managed by Kiwirail Holdings Limited and is designated for the NIMT AUPOP Ref 6302.

Let me know if you need anything further on this matter.

I do have some comments about the precinct provisions in terms of KiwiRail's health and safety requirements in plans and will forward those separately.



Ngā mihi | Regards

**Pam Butler** | Senior RMA Advisor

MOB: +64 0275 708571

Level 1, KiwiRail Building, 604 Great South Road, Ellerslie, Auckland 1051 | Private Bag 92138, Victoria Street West, Auckland 1142



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**From:** Kasey Zhai <KaseyZ@barker.co.nz>  
**Sent:** Tuesday, 17 October 2023 12:26 pm  
**To:** Pam Butler <Pam.Butler@kiwirail.co.nz>  
**Subject:** RE: Pilkington Park Plan Change

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Thanks Pam, much appreciated!

Ngā mihi | Kind regards,

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KASEY ZHAI  
Senior Planner  
027 305 8458  
KaseyZ@barker.co.nz



barker.co.nz 

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**From:** Pam Butler <Pam.Butler@kiwirail.co.nz>  
**Sent:** Tuesday, 17 October 2023 12:21 pm  
**To:** Kasey Zhai <KaseyZ@barker.co.nz>  
**Cc:** Nick Roberts <NickR@barker.co.nz>; Melissa McGrath <MelissaM@barker.co.nz>; Callum Bakker <Callum@wc.co.nz>; Andrew Reed <Andrew@wc.co.nz>  
**Subject:** RE: Pilkington Park Plan Change

Hi Kimberley – thanks for the call.  
I've sent a request through to our leasing manager about the zoning of the triangle land.  
I'll confirm as soon as I have feedback.

Ngā mihi | Regards

**Pam Butler** | Senior RMA Advisor

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**From:** Kasey Zhai <[KaseyZ@barker.co.nz](mailto:KaseyZ@barker.co.nz)>  
**Sent:** Wednesday, 6 September 2023 8:52 am  
**To:** Pam Butler <[Pam.Butler@kiwirail.co.nz](mailto:Pam.Butler@kiwirail.co.nz)>  
**Cc:** Nick Roberts <[NickR@barker.co.nz](mailto:NickR@barker.co.nz)>; Melissa McGrath <[MelissaM@barker.co.nz](mailto:MelissaM@barker.co.nz)>; Callum Bakker <[Callum@wc.co.nz](mailto:Callum@wc.co.nz)>; Andrew Reed <[Andrew@wc.co.nz](mailto:Andrew@wc.co.nz)>  
**Subject:** RE: Pilkington Park Plan Change

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Hi Pam,

I hope you've been well. I'm getting back in touch in relation to the project at Pilkington Park.

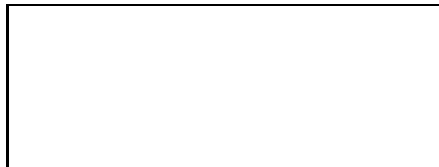
Please find attached the proposed draft precinct provisions and plan change mapping. The northernmost land owned by KiwiRail has been included in the zoning change, and excluded from the proposed precinct.

Wyborn will be making a full application to Auckland Council shortly. We look forward to continuing working with you on this project post-lodgement.

Ngā mihi | Kind regards,

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KASEY ZHAI  
Senior Planner  
027 305 8458  
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**From:** Kasey Zhai  
**Sent:** Thursday, 27 April 2023 8:46 am  
**To:** 'Pam.Butler@kiwirail.co.nz' <[Pam.Butler@kiwirail.co.nz](mailto:Pam.Butler@kiwirail.co.nz)>  
**Cc:** Nick Roberts <[nickr@barker.co.nz](mailto:nickr@barker.co.nz)>; Melissa McGrath <[MelissaM@barker.co.nz](mailto:MelissaM@barker.co.nz)>; 'Callum Bakker' <[Callum@wc.co.nz](mailto:Callum@wc.co.nz)>; 'Andrew Reed' <[Andrew@wc.co.nz](mailto:Andrew@wc.co.nz)>; 'Jon' <[jon@stylesgroup.co.nz](mailto:jon@stylesgroup.co.nz)>  
**Subject:** Pilkington Park Plan Change

Good morning Pam,

Thanks for your time last week and the opportunity for us to introduce the Pilkington Park project. Attached is a copy of the presentation.

We'll also be in touch in the next few weeks with the draft provisions for noise/vibration.

Please feel free to be in touch if you have any queries in the meantime.

Ngā mihi | Kind regards,

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**KASEY ZHAI**

Senior Planner

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