

## Form 18

Notice of requirement by Watercare Services Limited to designate land at 372 Glenbrook Beach Road for wastewater treatment infrastructure.

To Auckland Council

### **Notice of Requirement**

Watercare Services Limited (**Watercare**), the water and wastewater services provider for Auckland and a council-controlled organisation of Auckland Council, gives notice of a requirement for a designation for a public work.

### **The site to which the requirement applies is as follows:**

372 Glenbrook Beach Road (Lot 1 DP 367461).

The location of the site, and extent of the land to be designated, is shown on the plan attached as Appendix 1 to this notice.

The Record of title for the site is attached as Appendix 2 to this notice.

### **The nature of the proposed public work is:**

The construction, operation and maintenance of infrastructure for wastewater treatment purposes, including a wastewater treatment plant, and the provision of an odour buffer area around a wastewater treatment plant (**WWTP**), within the designated site.

A new WWTP is needed to provide for growth in Southwest Auckland and enable Watercare to discharge treated wastewater into the Waiuku Channel in accordance with the high-quality effluent standards included within a discharge consent granted by the Environment Court in 2018.

### **The nature of the proposed conditions that would apply:**

As outlined in the Assessment of Environmental Effects and supporting specialist assessments, a comprehensive range of mitigation measures are proposed. Draft designation conditions will be provided to Auckland Council.

### **The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are:**

See Section 6 of the attached AEE for the detail and assessment of the effects that the public work will have on the environment.

The site is a large (56.06 ha) rural site on the Glenbrook Peninsula.

The site is currently accessed by a single driveway located between two bends of Glenbrook Beach Road, opposite 381-389 Glenbrook Beach Road. The bulk of the site is currently used for market gardening and is laid out either as tilled soil ready for planting or planted out in crops with unsealed access paths between blocks. The only buildings on the site are two large farming sheds located at the end of the driveway.

Areas on the site around streams, the areas of salt marsh adjacent to the CMA, and areas of natural wetland on the site are not used for horticulture and are fenced off and planted largely with native vegetation. Also located on the site are two constructed ponds fed from a consented bore used for irrigation.

The public work will have a range of positive effects that include:

- the new WWTP will provide wastewater treatment capacity to service the predicted population growth of 30,000 people across the south west area enabled under the discharge consent granted by the Environment Court in 2018. The site is of a sufficient area for an expanded WWTP to service a long-term population equivalent (PE) of 60,000 in Southwest Auckland.
- the WWTP will treat wastewater to higher treatment standards, and enable the existing older WWTPs Clarks Beach, Kingseat and Waiuku and their associated discharges to be decommissioned.
- comprehensive mitigation planting is proposed that will enhance the indigenous biodiversity on the site, by including native species.

Potential adverse effects associated with the construction and operation of the WWTP include:

- The loss of some highly productive land in the part of the site that is required for the operational area of the WWTP. The potential to use the highly productive land for land-based primary production within the majority of the site (i.e. outside the operational area of the WWTP) is not affected, and is retained.
- Effects on the existing 1% AEP flood plains and overland flow paths as a result of the construction of the WWTP and associated infrastructure. These effects can be managed by creating diversions for overland flow paths, and no increased risk from flooding has been identified.

- Traffic effects during construction. These will be managed through a construction traffic management plan. Once the WWTP is operational, daily vehicle movements from the WWTP are expected to be low and of a similar scale to those generated by market gardening or other permitted rural activities.
- Visual and landscape effects from buildings and structures. These effects will be appropriately managed through a combination of the separation distances of the proposed buildings and structures from the nearest dwellings, the presence of existing shelter belts, and proposed new planting.
- The risk of accidental archaeological damage. This will be addressed through an archaeological authority with an accidental discovery protocol and staff training.
- Potential noise effects from construction will be managed through a construction noise management plan. Noise effects from the operation of the WWTP will be moderate and will be managed to comply with a noise limit that is the same as the permitted standard for noise under the Rural - Mixed Rural zone.
- Odour and air quality effects during normal operating conditions are expected to be contained within the site. It is proposed that all odour creating processes in the operational WWTP will be set back at least 200m from the site's common boundaries with adjacent sites and 300m from dwellings on adjacent sites.

Overall, the adverse effects from the construction of the WWTP will be appropriately managed through construction management plans. Visual effects have been assessed as initially ranging from Low – Moderate to Moderate-High adverse effects, but reduce for most viewers to Low as a result of the proposed mitigation planting. Once operational, adverse effects from the WWTP are anticipated to be very low, and similar to those that arise from many of the permitted activities within the Rural-Mixed Rural zone. The size and shape of the site means the operational area of the WWTP will be well separated from adjoining sites, and any adverse effects from the operation of the WWTP will be contained within the site or mitigated by measures contained within the site. The bulk of buffer areas for the WWTP will either continue to be used for farming, or landscaped to ensure that the current rural amenity offered by the site is retained. Existing areas of planting around streams, ponds and wetlands on the site will be retained.

**Alternative sites, routes, and methods have been considered to the following extent:**

The site selection followed a five-step process that evaluated a long list of 35 potential sites to a short list of seven sites (including the existing designated WWTP site at Waiuku) and from there to selection of the site at 372 Glenbrook Beach Road as the preferred site. Engagement with mana whenua, adjoining neighbours, key stakeholders and the community occurred during this process and their feedback was considered as part of the assessment process.

The process followed is set out in full in “Southwest Wastewater Treatment Plant – Assessment of Alternative Sites”, Prepared for Watercare Services Ltd by Beca Limited dated 7 December 2022 and addendum dated 27 March 2023 refer Appendix C to the AEE.

**The public work and designation are reasonably necessary for achieving the objectives of the requiring authority because:**

Watercare’s objectives for this project are:

*To provide for the treatment of wastewater in southwest Auckland in a manner that:*

- a. Responds to planned growth.*
- b. Protects public health.*
- c. Provides for flexible implementation including potential wastewater reuse in the future.*
- d. Keeps the overall costs of service to customers at sustainable levels.*
- e. Helps Watercare achieve its targets for reducing carbon emissions.*
- f. Has regard to mana whenua’s cultural and spiritual values.*

As outlined in Section 7.3 of the attached AEE the public work and designation are reasonably necessary for achieving the objectives of the requiring authority as:

- The site is large enough to provide for the treatment of wastewater from the planned growth in the wider Southwest area over the foreseeable future to protect public health. The site area also enables the development of the WWTP in stages as required in the future, including for potential wastewater reuse.
- The site’s location between Waiuku and the discharge location and its environmental characteristics assist Watercare in keeping the overall costs of services at minimum levels to operate efficiently as required under legislation.

- The Southwest WWTP at Glenbrook Beach Road will be a new centralised wastewater treatment facility and will result in lower pipe lengths and lower embedded carbon, providing whole of life carbon savings.
- While on the coast, the site is not a headland and this reflects mana whenua feedback. In addition, avoiding the wetlands and minimising effects on streams present on the site has regard to mana whenua cultural and spiritual values.

A designation is necessary because the construction, operation and maintenance of infrastructure for wastewater treatment purposed in stages is not specifically provided for in the relevant Auckland Unitary Plan (Operative in Part) zone or Auckland -Wide provisions that apply to the site. A designation will provide Watercare certainty around its ability to develop and use the site and provide clarity to existing and future owners and occupiers in the area regarding the use of the site.

**The following resource consents are needed for the proposed activity:**

- Earthworks.
- Stormwater discharge.
- Air discharge.

Applications for resource consent for these activities are to be lodged with Auckland Council in the future.

**The following consultation has been undertaken with parties that are likely to be affected:**

Watercare has undertaken a separate and concurrent engagement process with mana whenua after identifying this project to mana whenua through its Kaitiaki Forum. Ngāti Te Ata, Ngāti Tamaoho, Te Ākitai Waiohua, Ngāti Maru and Te Kawerau a Maki indicated interest in the options assessment for this project, when this was identified in October 2021. Once the project moved from the options assessment to selection of a site in July 2022, Ngāti Te Ata, Ngāti Tamaoho and Te Ākitai Waiohua informed Watercare of their interest, Both Ngāti Te Ata and Ngāti Tamaoho have (at their request) been actively engaged with, predominately via meetings hosted online.

The Franklin Local Board has also been consulted and members have attended community engagement events. Watercare presented updates on the WWTP and the lodgement timeframe at a meeting with the Franklin Local Board on 4 July 2023.

The wider community have been engaged with several times during the Project. Primarily, groups were kept informed through social media, email updates, the website and community letters. The main opportunity for people to provide feedback to Watercare was through drop-in Community Information Sessions.

Landowners of properties adjacent to 372 Glenbrook Beach Road were approached via hand-delivered letters, that invited them to one-on-one meetings, local meetings and open days, and urged them to call a direct line for a personal discussion with a Watercare representative. A number of landowners took up the opportunity for one on one meetings.

In addition to providing information via the website and meetings and Community Information Sessions, Watercare arranged two site visits to the Pukekohe WWTP to provide community and landowners the opportunity to witness the wastewater treatment process first-hand, whilst asking specific questions of the Watercare Team.

See Section 3 of the attached AEE for further details.

**Watercare Services Limited attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.**

- Assessment of Environmental Effects with supporting technical assessments.

Consultation record detailing the consultation undertaken.

- Designation Plan.



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**Tanvir Bhamji**

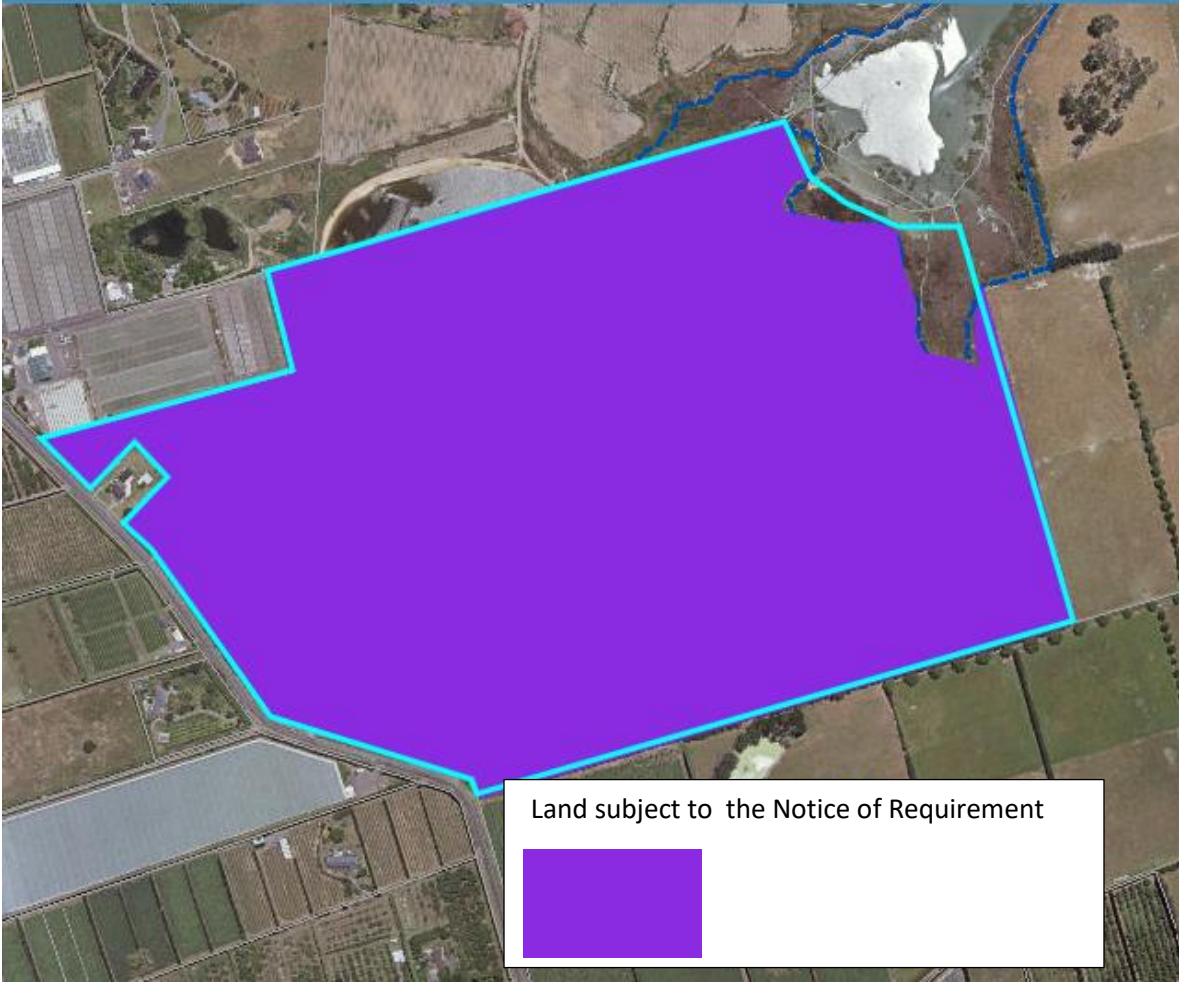
**Resource Consents Manager**

**Watercare Services Limited**

**Date 31 August 2023**

**Appendix 1**

Land Subject to the Notice of Requirement



## **Appendix 2**

Record of Title – 372 Glenbrook Beach Road





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 273820  
**Land Registration District** North Auckland  
**Date Issued** 21 February 2007

**Prior References**  
NA68C/989

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**Estate** Fee Simple  
**Area** 56.0600 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 367461

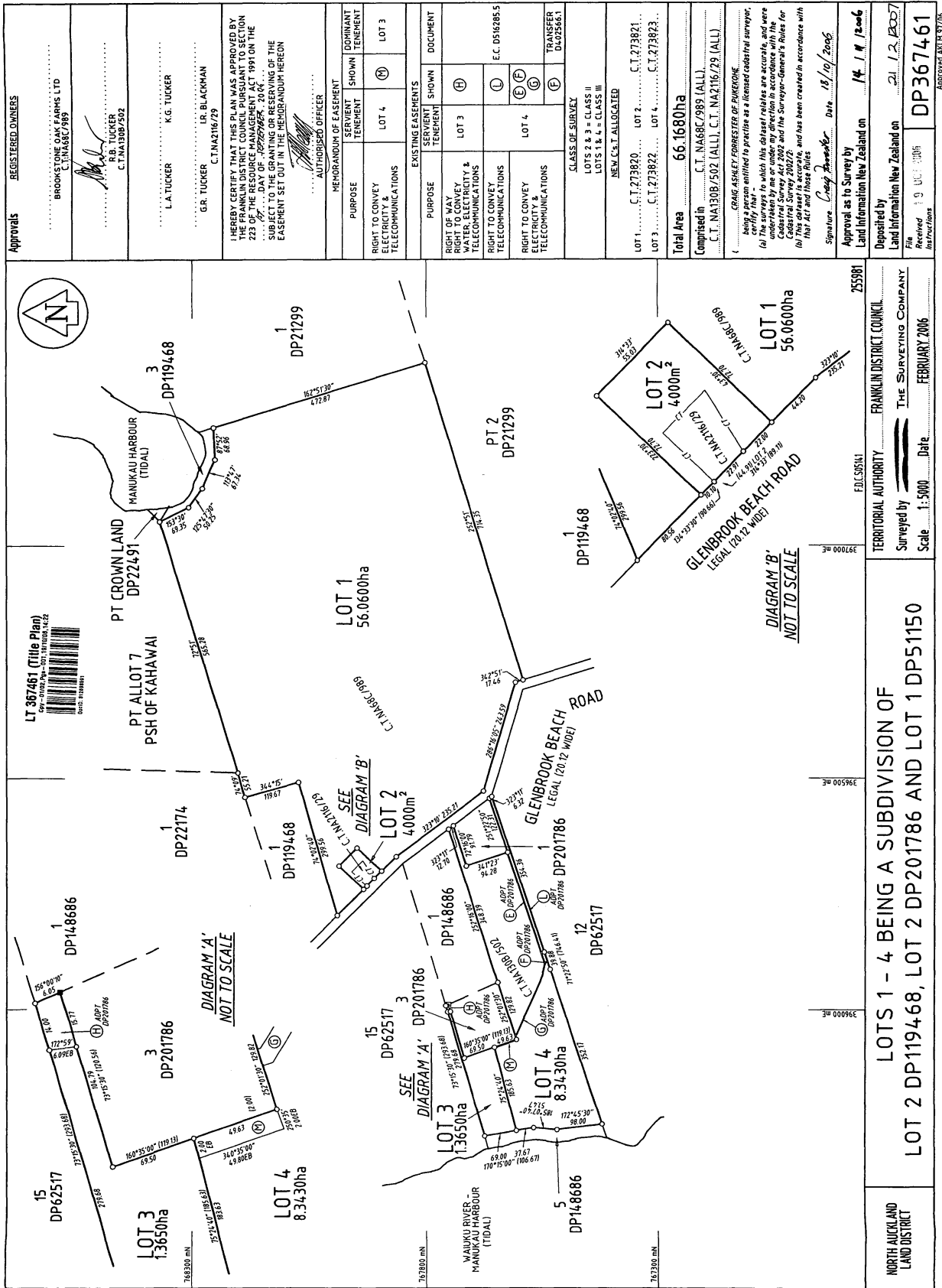
**Registered Owners**  
Watercare Services Limited

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**Interests**

Subject to a right to convey water over part marked A on DP 548458 created by Easement Instrument 12670898.1 - 22.2.2023 at 3:11 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 12670898.1 - 22.2.2023 at 3:11 pm



**REGISTERS OWNERS**  
 BROOKSTONE OAK FARMS LTD  
 C.T. NA1687/985  
 L.A. TUCKER  
 K.G. TUCKER  
 C.T. NA1308/202  
 L.A. TUCKER  
 K.G. TUCKER  
 G.R. TUCKER  
 I.R. BLACKMAN  
 C.T. NA2116/729

HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE FRANKLIN DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE ... DAY OF ... 2006.  
 I, THE GRANTOR, HEREBY MANIFEST MY INTENTION TO CONVEY TO THE GRANTEE THE EASEMENT SET OUT IN THE MEMORANDUM HEREON

**MEMORANDUM OF EASEMENT**  
 AUTHORIZED OFFICER

PURPOSE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	LOT 4	(N)	LOT 3
RIGHT OF WAY	LOT 3	(H)	
RIGHT TO CONVEY TELECOMMUNICATIONS	LOT 3	(L)	E.C. DS162855
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	LOT 4	(E)	
RIGHT TO CONVEY TELECOMMUNICATIONS	LOT 4	(E)	TRANSFER DA025663

**CLASS OF SURVEY**  
 LOTS 2 & 3 = CLASS II  
 LOTS 1 & 4 = CLASS III  
 NEW C.S.T. ALLOCATED

LOT 1 ..... C.T. 273820 ..... LOT 2 ..... C.T. 273821 .....  
 LOT 3 ..... C.T. 273822 ..... LOT 4 ..... C.T. 273823 .....

**Total Area** 66.1680ha  
 Comprised in C.T. NA68C/989 (ALL)  
 C.T. NA1308/502 (ALL), C.T. NA2116/729 (ALL)

CRAIG ASHLEY, FORESTER OF FRANKLIN.  
 I have been appointed to practice as a licensed cadastral surveyor, and I have surveyed the land shown on this plan in accordance with the provisions of the Resource Management Act 1991 and the Survey Act 2002. I have also surveyed the land shown on this plan in accordance with the provisions of the Resource Management Act 1991 and the Survey Act 2002. This plan is accurate, and has been created in accordance with the provisions of the Resource Management Act 1991 and the Survey Act 2002.

Signature: *Craig Ashley* Date: 15/10/2006  
 Approval as to Survey by Land Information New Zealand on 14/11/2006

Deposited by Land Information New Zealand on 21/12/2007  
 File Received 19 OCT 2006  
 Instructions DP367461  
 Approved RCHP/9706

FOLDS: 25591  
 TERRITORIAL AUTHORITY FRANKLIN DISTRICT COUNCIL  
 Surveyed by THE SURVEYING COMPANY  
 Scale 1:500 Date FEBRUARY 2006

LOTS 1 - 4 BEING A SUBDIVISION OF  
 LOT 2 DP119468, LOT 2 DP201786 AND LOT 1 DP51150

NORTH AUCKLAND LAND DISTRICT