

26th January 2024

To: Hannah Pettengell hannahp@barker.co.nz
cc: Jo Hart jo.hart@aucklandcouncil.govt.nz
Oliver MacKinnon oliver.mackinnon@water.co.nz

Dear Hannah,

Re: Private Plan Change Request for 13 Cresta Ave and 96 Beach Haven Road, Beach Haven

Plan Change Lodged 2021

In 2021 Watercare reviewed the proposal to develop 75-100, 3-4 bedroom units on the proposed Plan Change site and found that the local downstream wastewater network had sufficient capacity for the proposal, but that the local water supply network required an upgrade to enable the development.

These findings were confirmed in a letter dated 17 June 2021 which also noted that *The timing of development is critical and we will need to assess including any future upgrade requirements in more detail when you apply for resource consent.*

Subsequently an Infrastructure Funding Agreement was signed on 29 November 2021 for a cost contribution to the water supply network upgrade required to enable the development.

Plan Change 78

On 18 August 2022 Auckland Council notified Plan Change 78 ("PC78") in response to the government's direction for intensification via the NPS-UD and the RM (Enabling Housing Supply and Other Matters) Amendment Act. As part of PC78, Watercare has identified Water and Wastewater Servicing Constraints as a Qualifying Matter (W/WWQM). The proposed W/WWQM applies to 50,918 sites in Auckland that are subject to limitations related to the provision of bulk water supply and wastewater services that will not be able to be addressed in the next ~10 years. The proposed W/WWQM will require resource consent to be obtained for new dwellings on sites subject to the QM.

The proposed Plan Change site is identified as being subject to the proposed "Infrastructure – Water and/or Wastewater Constraints Control", a spatially identified QM in PC78. As such, if the W/WWQM is made operative as proposed, resource consent would then be required under the Auckland Unitary Plan ("AUP") for development on the site to infringe the W/WWQM. In assessing any such consent application, Watercare would assess the capacity of both the local network and the bulk networks. PC78 is currently subject to the statutory Independent Hearings Process and will be made operative approximately in March 2025.

The section 32 report for PC78 identifies the subject site as being subject to wastewater transmission constraints. A technical assessment has identified that the bulk wastewater network within the Beach Haven catchment is significantly constrained due to capacity issues within the existing Transmission

network where there are already a number of wastewater overflow events occurring without the level of intensification and new development anticipated by the Amendment Act. Wastewater overflows occur during wet weather from each of the key transmission assets in Beach Haven Branch, Glenfield West Branch and the Birkdale West Branch Sewer. This is mainly due to these transmission sewers having limited or no capacity (ie there is more flow entering the pipe than the pipe can convey) during wet weather events.

The solution to address the wastewater network capacity issues within the Beach Haven catchment is to increase the capacity of the Kahika pumpstation along with construction of 2 new transmission branches to relieve capacity constraints within the Beach Haven and Birkdale West Branches. The solution will also involve reduction in wet weather flows through detection of illegal connections (storm water connected to the wastewater network) and renewal of pipes in poor condition.

Currently there are a number of projects identified in Watercare's Asset Management Plan, all of which need to be constructed and operational before the existing capacity constraints will be fully addressed in the Beach Haven catchment. At the time of notification, these projects were expected to be completed and all constraints remediated by 2030.

Plan Change restarted 2023

Notwithstanding the notification of PC78, it is Watercare policy that Private Plan Changes must assess the impact of the Plan Change on the bulk water supply and wastewater network. Where new bulk network upgrades are required to service the Plan Change, or planned upgrades are required to be brought forward, these are at the cost of the Applicant.

An assessment of the impact of the proposed Plan Change on Watercare's bulk water supply and wastewater networks is required to understand the effects of the proposed rezoning. This assessment can be undertaken by Watercare under a standard Development Consultation.

Any future application for Resource Consent will need to be supported by an updated Watercare capacity assessment for the local network given that more than two years has lapsed since the original assessment was provided.

It is recommended that the Applicant apply to Watercare for an assessment of the bulk network capacity under a Development Consultation prior to notification of the Plan Change.

Should Council decide to accept the Plan Change, Watercare reserves its right to make a submission.

Yours faithfully,

Amber Taylor
Development Planning Lead
Major Developments | Infrastructure
Watercare Services Limited