

**TO** Celia Davison – Manager, Planning - Central South




**FROM** Nicholas Lau – Senior Policy Planner, Planning - Central South

**DATE** 3 December 2025

**SUBJECT** **Update requested to the Auckland Unitary Plan  
(Operative in Part 2016) (AUP)**

I request an update to the AUP as outlined below:

<b>Reason for update</b>	RMA Section 182 Partial Removal of designation confirmed
<b>Chapter(s)</b>	N/A
<b>Designation only</b>	
<b>Designation # 9502</b>	<b>Māngere Wastewater Treatment Plant – Watercare Services Limited</b>
<b>Locations:</b>	500 Island Road, Māngere Bridge
<b>Lapse Date</b>	Given effect to (i.e. no lapse date)
<b>Purpose</b>	Wastewater purposes - Māngere Wastewater Treatment Plant
<b>Changes to text (shown in underline and strikethrough)</b>	N/A
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	Partial removal of Designation 9502 from AUP GIS viewer – Unitary Plan Layer – Designations from 500 Island Road, Māngere Bridge (Section 9 SO 497537)
<b>Attachments</b>	Attachment 1 – Partial removal of designation under section 182 of the Resource Management Act 1991 report (including Watercare s182 notice of removal as attachment to the report) Attachment 2 - Updated AUP (OIP) GIS viewer (Before and After)

<b>Maps prepared by:</b> Mitesh Bhula Geospatial Specialist	<b>Text Entered by:</b> Planning Technician
<b>Signature:</b> 	<b>Signature:</b> N/A
<b>Prepared by:</b> Nicholas Lau Senior Policy Planner	<b>Reviewed by:</b> Marc Dendale Team Leader
<b>Signature:</b> 	<b>Signature:</b> 

**Authorised by:**

Celia Davison

Manager Planning – Central Southy

**Signature:**A handwritten signature in black ink, appearing to read 'C. Davison'. The signature is written in a cursive style with a large, looped 'C' and a stylized 'Davison'.

**Attachment 1**  
**s182 Report**

# Partial removal of a designation under section 182 of the Resource Management Act 1991



**To:** Marc Dendale, Team Leader Planning Central South  
**From:** Nicholas Lau, Senior Policy Planner, Planning Central South  
**Date:** 6 November 2025  
**Subject:** Partial removal of Designation 9502 in the Auckland Unitary Plan (Operative in Part)

## Summary

Auckland Council has received a request from Watercare Services Limited (Watercare) under section 182 of the Resource Management Act 1991 (RMA), dated 3 October 2025, to remove in part Designation 9502: Wastewater purposes - Māngere Wastewater Treatment Plant in the Auckland Unitary Plan (Operative in Part) (AUP).

A section 182(1) request is required to uplift the existing designation in part from land which has been deemed surplus by Watercare.

Auckland Council, as the territorial authority, is required to amend its district plan, without using the process in Schedule 1, as soon as reasonably practicable after receiving a section 182 request unless it considers that the effect of the removal of part of the designation on the remaining designation is more than minor.

It is recommended that the partial removal be accepted.

## Recommendation

1. That the section 182 request from Watercare Services Limited for the partial removal of Designation 9502: Wastewater purposes - Māngere Wastewater Treatment Plant in the AUP be **accepted** for the following reasons:
  - Part of the land within the designation at 500 Island Road, Māngere Bridge (Section 9 SO 497537) is no longer required for future development of the Wastewater Treatment Plant; and
  - Partial removal of Designation 9502 will accord with the purchase of this land by Auckland Council.
2. That 9502: Wastewater purposes - Māngere Wastewater Treatment Plant be partially removed from 500 Island Road, Māngere Bridge (Section 9 SO 497537), as soon as reasonably practicable, in the Designation overlay in the AUP.



## 1. Description

### 1.1. References

<b>Designation number:</b>	Designation 9502: Wastewater purposes - Māngere Wastewater Treatment Plant
<b>Lodgement date:</b>	3 October 2025
<b>Requiring authority:</b>	Watercare Services Limited
<b>Reporting officer:</b>	Nicholas Lau, Senior Policy Planner, Planning Central South, Planning and Resource Consents
<b>Site address:</b>	500 Island Road, Māngere Bridge
<b>Auckland Unitary Plan Zoning:</b>	Coastal – Coastal Transition Zone

## 2.0 Background

### 2.1 Details of designation

Watercare currently owns the site at and the entire site is within Designation 9502 in the AUP. The purpose of Designation 9502 is Wastewater purposes - Māngere Wastewater Treatment Plant.

### 2.2 Land affected by removal

The section 182 notice of removal is provided in **Attachment A**.

The designation, as currently shown on AUP maps, and land to be removed from the designation at 500 Island Road, Māngere Bridge (Section 9 SO 497537) is contained in **Figure 1** and **Figure 2** below:



**Figure 1: AUP Designation 9503 at 500 Island Road, Māngere Bridge**



**Figure 2: Land to be removed from AUP Designation 9503 at 500 Island Road, Māngere Bridge (Section 9 SO 497537)**

## **23 Delegated authority to receive withdrawals of designations and to amend the AUP accordingly**

The Team Leader – Planning Central South (Planning and Resource Consents Tier 5) has delegated authority, in accordance with Schedule 2A of the Auckland Council

Delegations: Chief Executive Officer (updated July 2025, version 2.1), to exercise the Council's functions, powers, duties and discretions under the Resource Management Act 1991 in relation to Section 182 to approve the partial removal of a designation.

The section 182 request to partially remove the designation can therefore be considered by the Team Leader – Planning Central South (Planning and Resource Consents Tier 5) and accepted or declined.

## 2.4 Relevant Statutory Provisions

Section 182 of the RMA allows a requiring authority to remove a designation or part of a designation if it no longer requires it. This section also applies to a notice by a territorial authority, to withdraw its own designation or part of a designation within its own district.

Section 182(2) states that as soon as reasonably practicable the territorial authority shall, without using the process in Schedule 1, amend its district plan accordingly. If the territorial authority considers that the effect of the removal of part of a designation on the remaining designation is more than minor, it may, within 20 working days of receipt of a section 182 notice, decline to remove that part of the designation.

It is considered that Watercare has provided sufficient justification for the partial removal of Designation 9502: Wastewater purposes - Māngere Wastewater Treatment Plant for the following reasons:

- Part of the land within the designation at 500 Island Road, Māngere Bridge (Section 9 SO 497537) is no longer required for future development of the Wastewater Treatment Plant; and
- Partial removal of Designation 9502 will accord with the purchase of this land by Auckland Council.

## 3.0 Recommendation

That pursuant to section 182 of the Resource Management Act 1991 that the partial removal of Designation 9502: Wastewater purposes - Māngere Wastewater Treatment Plant be **accepted** and the AUP designation overlay be amended accordingly.

**Prepared by:** Nicholas Lau  
Senior Policy Planner –  
Planning Central South  
**Signature:**



Date: 6 November 2025

**Accepted by:** Marc Dendale  
Team Leader – Planning  
Central South  
**Signature:**



Date: 6 November 2025

## SCHEDULE OF ATTACHMENTS:

**Attachment A:** Section 182 notice of removal of part of Designation 9502 in the AUP

**Attachment A: Section 182 notice of removal of part of Designation 9502**

**3<sup>rd</sup> October 2025**

**Auckland Council Property Team**

**Private Bag 92300**

**Victoria Street West,**

**Auckland, 1142**

**PART REMOVAL OF DESIGNATION 9502 UNDER s182 OF THE RESOURCE MANAGEMENT ACT 1991**

This letter is to advise that as required under s182(1)(b) of the Resource Management Act 1991, Watercare Services Limited is requesting Auckland Council to remove in part Designation 9502 from the property at 500 Island Road Māngere Bridge.

The request to Auckland Council to remove the designation from Section 9 SO 497537 (Identifier: 795124; Address: 301 Oruarangi Road, Māngere, Auckland) will be carried out under section 182 of the Resource Management Act 1991. The subject area to be removed is abutting north of 56 Ihumatao Quarry Road, Mangere. Please see the image in Appendix A for the change to the designation.

Should you have any queries regarding this notice, please feel free to contact Asgari MasumniaBisheh via [asgari.masumniabisheh@water.co.nz](mailto:asgari.masumniabisheh@water.co.nz).

Ngā mihi,



---

**Tanvir Bhamji**

**Resource Consenting Manager**

**Watercare Services Limited**

Appendix A – Designation Location Plan

Mangere WWTP, Partial Designation Removal



Figure 1 – Proposed Partial Designation Removal (Source: Watercare)

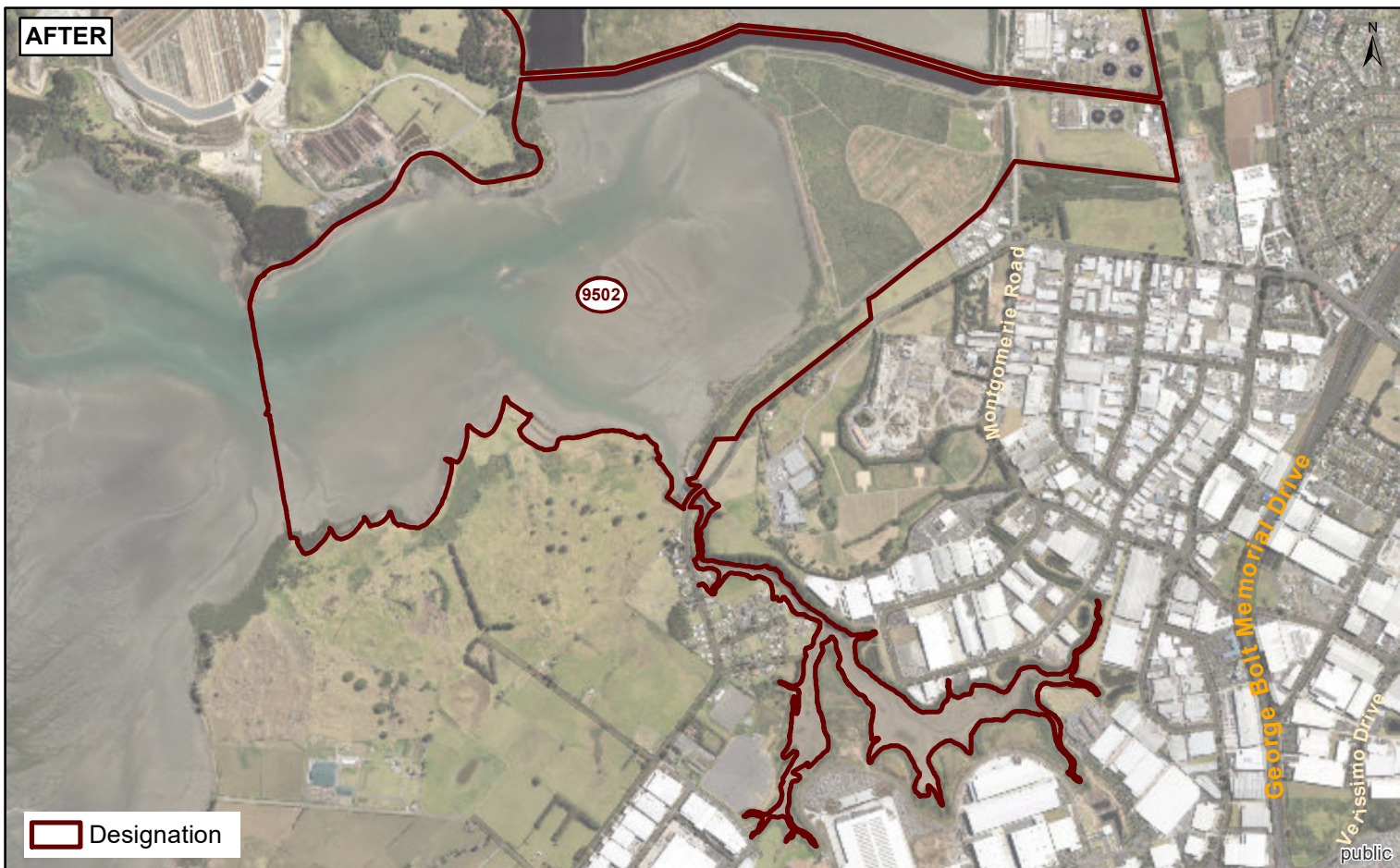
**Attachment 2**  
**AUP (OIP) GIS Viewer**  
**Designation 9502 Māngere Wastewater Treatment Plant**  
**(Before/After)**



BEFORE



AFTER



0 195 390 780 M

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 2/12/2025

**Partial removal of Designation 9502 from  
500 Island Road, Māngere Bridge  
(Section 9 SO 497537)  
Watercare**