

TO Kath Coombes, Acting Manager – Planning, Regional, North, West and Islands

FROM Ben Willis, Policy Planner – Planning, Regional, North, West and Islands

DATE 07/10/2025

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



I request an update to the AUP as outlined below:

Reason for update	Designation confirmed
Chapter(s)	Chapter K Designations Watercare Services Limited Auckland Unitary Plan GIS Viewer
Designation only	
Designation # 9382	Denehurst Wastewater Treatment Plant Watercare Services Ltd
Locations:	3 & 4 Denehurst Drive, Waimauku
Lapse Date	Given effect to (i.e. no lapse date)
Purpose	Wastewater purposes – wastewater treatment plant, disposal and associated structures
Changes to text (shown in underline and strikethrough)	New condition text in Chapter K Designation and Schedules – Watercare Services Limited. Refer to Attachment B.
Changes to diagrams	N/A
Changes to spatial data	Removal of the Plan Modification – Notice of Requirement Layer Replace with designation boundary and notation (same extent as above) in the AUP Unitary Plan – Management Layers - Designations
Attachments	Attachment 1 - Denehurst Wastewater Treatment Plant – Recommendation Attachment 2 - Watercare Acceptance letter – Denehurst Attachment 3 –Updated Watercare Services Limited Schedule and new designation 9382 Denehurst Wastewater Treatment Plant (Underscored) Attachment 4 - Updated Watercare Services Limited Schedule and new designation 9382 Denehurst Wastewater Treatment Plant (Clean) Attachment 5 – Designation 9382 Denehurst Wastewater Treatment Plant in the AUP GIS viewer (Before/After)

Maps prepared by: Mitesh Bhula Geospatial Specialist	Text Entered by: Bronnie Styles Planning Technician
Signature: 	Signature: 
prepared by: Ben Willis Policy Planner Regional, North, West and Islands Planning Unit, Planning and Resource Consents	Reviewed by: Peter Vari Team Leader Planning Regional, North, West and Islands
Signature: 	Signature: 
Authorised by: Kath Coombes Acting Manager Planning – Regional, North, West and Islands	
Signature: 	

Attachment 1
Denehurst Wastewater Treatment Plant
Recommendation

**Section 169 Notification report and Section 171
Recommendation and determination report -
Section 168 notice of requirement for a
designation the Denehurst Wastewater
Treatment Plant under the Resource
Management Act 1991 in the Auckland Unitary
Plan Operative in Part**



To: Hearing Commissioner

From: Ben Willis, Policy Planner, Planning – Regional, North, West, and Islands

Date: 19 June 2025

Notice of Requirement/Designation Number:	Notice of Requirement to provide for the Denehurst Wastewater Treatment Plant
Purpose of the proposed designation	For 'Wastewater purposes – wastewater treatment plant, disposal and associated structures'.
Requiring authority:	Watercare Services Limited
Site address:	3 Denehurst Drive, Waimauku 4 Denehurst Drive, Waimauku
Legal description:	Lot 20 DP 178692 Lot 3 DP 178692

Summary

Watercare Services Limited (**Watercare**), as the requiring authority, has served on Auckland Council a notice of requirement (**NoR**) for a designation for the Denehurst Wastewater Treatment Plant (**the Project**) in the Auckland Unitary Plan (operative in part) (**AUP**) under Section 168 of the Resource Management Act 1991 (**RMA**). Watercare requires a designation to provide for 'Wastewater purposes – wastewater treatment plant, disposal and associated structures'.

Watercare currently owns and operates the existing wastewater treatment plant at 3 and 4 Denehurst Drive, Waimauku. The wastewater treatment plant primarily processes wastewater from 19 residential properties along Denehurst Drive before transferring the treated wastewater to both a northern field of 1409 m² and a southern field of 1080 m² for drip irrigation disposal. The current WWTP has been operational at this site since the 1990s when it was established through the subdivision which created the 19 Denehurst Drive properties (SUB80066761). Watercare inherited the wastewater treatment plant and disposal field from Rodney District Council as part of the Auckland amalgamation under the Local Government (Auckland Transitional Provisions) Act

2010. A discharge consent (DIS60048047), granted in 2017, manages the wastewater discharge to land through the wastewater treatment system.

The objective of this NoR is to provide long-term land protection and certainty for the continued operation and maintenance of the Denehurst Wastewater Treatment Plant.

Auckland Council (**Council**) must assess a NoR in two broad steps under the RMA:

Step 1: Notification (s169)

Within 10 working days of receiving the notice of requirement, and where a requiring authority has not requested that a NoR be fully notified, or has requested limited notification or non-notification, a notification decision must be made by the Council under, s149ZCB(1) to (4), 149ZCC(1) to (4), 149ZCE, and 149ZCF (which need to be read alongside s169).

If the Council requests further information from the requiring authority under section 92(1), but the requiring authority does not provide the information before the deadline concerned, or refuses to provide the information, public notification is required (s169(1A)).

Step 2: Recommendation by Territorial Authority (s171)

The territorial authority must provide a recommendation on the NoR, avoiding all unreasonable delay (s21). The territorial authority can decide to recommend to the requiring authority that the requirement be confirmed, modified, subject to conditions or withdrawn (s171(2)).

This report is set out in two parts:

- Part A being the notification recommendation to the Hearings Commissioner under s169 of the RMA
- Part B being an assessment report to Hearings Commissioner under s171 of the RMA.

Part A: Recommendation

That in accordance with section 169 of the Resource Management Act 1991, the section 168 Notice of Requirement for the proposed public works for Denehurst Wastewater Treatment Plant (Lot 20 DP 178692 and Lot 3 DP 178692) for the following purpose:

‘Wastewater purposes – wastewater treatment plant, disposal and associated structures’

should proceed on a **NON-NOTIFIED** basis for the following reasons:

- under section 149ZCB(2)(a): Overall the adverse effects are likely to be no more than minor. The effects associated with the operation of the Denehurst Wastewater Treatment Plant are mainly confined to within the existing sites.
- under section 149ZCB(2)(b): The applicant has not requested public notification

- under section 149ZCB(2)(c): There is no rule in the AUP or a National Environmental Standard that requires public notification
- under section 149ZCB(4): There are no special circumstances that warrant notification
- under sections 149ZCC(1)(a) and 149ZCF: there are no persons who are considered as an affected person (under section 149ZCF) (s149ZCC(1)(a)).
- under section s149ZCC(1)(b): there are no affected protected customary rights groups or affected customary marine title groups (limited notification) s149ZCC(1)(b)).

Part B: Recommendation

In accordance with section 171(2) of the Resource Management Act 1991, Auckland Council makes the following recommendation that Watercare:

1. confirms the notice of requirement for a designation for '*Wastewater purposes – wastewater treatment plant, disposal and associated structures*'
2. imposes conditions, as shown in Attachment B, on the designation which are to be included in Chapter K Designations of the Auckland Unitary Plan (Operative in Part).

On receipt of Watercare's section 172 decision, Auckland Council will include the confirmed notice of requirement in Chapter K Designations of the AUP. The confirmed designation will also be identified in the AUP GIS maps.

1 The proposal, site and locality description

1.1 Proposal

Watercare, as the requiring authority, has served a notice of requirement (**NoR**) on Auckland Council (**Council**) pursuant to section 168 of the Resource Management Act 1991 (**RMA**) for the Denehurst Wastewater Treatment Plant, Waimauku (Lot 20 DP 178692 and Lot 3 DP 178692).

No works are proposed as part of the NoR.

The wastewater treatment plant is designed to service the 19 lots on Denehurst Drive and is not directly linked to the main municipal network as it manages peak flows from these properties disposal systems and discharges there to land under Discharge Consent DIS60048047. Each of these 19 properties are equipped with their own private septic tanks for initial wastewater treatment on-site, which is not managed by Watercare, before moving to the Denehurst wastewater treatment plant where it undergoes a secondary treatment which is a more advanced process that further cleans and prepares the water. After this treatment, the processed wastewater is distributed through a drip irrigation system spread across the two lots.

The wastewater treatment plant is not an actively manned site and is instead monitored remotely on a daily basis and with site visits once a week.

1.2 Locality Plan

The NoR will extend across two properties in Waimauku (3 and 4 Denehurst Drive, Waimauku) as shown in Figure 1 below:



Figure 1: Location of the Denehurst Wastewater Treatment Plant (Source: Auckland Council Geomaps Satellite Imagery 15 May 2025)

Figure 2 below shows the AUP zones which apply to the site.



Figure 2: Auckland Unitary Plan Zones of the sites subject to the NoR, showing the sites as Single House Zoning (Source: Auckland Unitary Plan Geomaps 15 May 2025)

1.3 Site and surrounding environment description

The project site is located at 3 and 4 Denehurst Drive in Waimauku, a low-density residential area surrounded by semi-rural sites near Auckland. Denehurst Drive is a local road with low traffic volumes, as it is a cul-de-sac that only serves the residences fronting onto the street. The surrounding environment is a mixed landscape of rural-residential and light agricultural properties. Nearby land uses include small agricultural equipment suppliers, rural contracting businesses, and a local convenience store approximately 300 meters away. The area is characterized by low-density residential properties, scattered native and exotic vegetation, and occasional small-scale agricultural operations.

There are existing dwellings in proximity to each disposal field: 8 Denehurst Drive is roughly 6 metres from the disposal field at 4 Denehurst Drive, and 5 Denehurst Drive is approximately 10 metres from the disposal field at 3 Denehurst Drive.

There is a small stream corridor with native vegetation along the eastern boundary of the site. As the immediate surrounding environment is primarily developed with low density residential lots, little of the natural environment remains.

1.4 Future Statutory Authorisations and Resource Consents

Watercare has an existing wastewater discharge consent (DIS60048047, granted July 2017). This regional discharge consent is for:

To discharge to land up to 14,800 litres per day of treated wastewater into an effluent disposal field of 2,500 m², at a rate between 2 and 4mm/day.

This consent was issued under regional rules, so it is not impacted by, nor does it impact, the proposed NoR.

1.5 Outline Plan of Works

No works are proposed as part of this NoR, however any future works would require an Outline Plan of Works.

1.6 Designation conditions

Watercare did not provide any conditions as part of the lodged documents, however after discussion with Watercare, Watercare offered the two following conditions in email correspondence (2nd May 2025):

- **Height**
The maximum height of treatment plant buildings, tanks and chemical storage facilities shall not exceed 9 metres. This limitation shall not apply to masts, antennas, aerials or other ancillary structures.
- **Yard**
The plant buildings, tanks and chemical storage facilities shall not be located closer than 1 metre from the adjoining boundaries of 5 and 8 Denehurst Drive and 5 Amber Place. This limitation shall not apply to masts, antennas, aerials or other ancillary structures.

I consider that these conditions are required to ensure that the designation manages the continued operation of the wastewater plant while allowing for future maintenance or upgrade as necessary which will not create more than minor effects adverse environmental effects on the adjacent sites.

2 Notification

Auckland Council must assess a NoR in two broad steps under the RMA. Firstly, where a requiring authority has not requested that a NoR be fully notified, or has requested limited notification or non-notification, a notification decision must be made under s149ZCB(1) to (4), 149ZCC(1) to (4), 149ZCE, and 149ZCF of the RMA (these sections must be read alongside section 169 of the RMA, which modifies these sections for the purposes of designations).

Secondly, a recommendation to the requiring authority needs to be made under s171(2) of the RMA, on whether the NoR should be confirmed, modified, or withdrawn or conditions are to be imposed.

In the case where Council is the requiring authority under s168A, the Council makes a decision to confirm, modify, or withdraw the requirement, or to impose conditions.

As Watercare is a Council-Controlled Organisation, the notification decision will be made by an Independent Hearings Commissioner under delegation in accordance with the Chief Executive's Delegations Register (March 2025, Version 1.8).

2.1 Public notification assessment (s149ZCB and 149ZCD)

A notice of requirement must be publicly notified if:

- the adverse effects on the environment are likely to be more than minor (s149ZCB(2)(a))
- the Requiring Authority has requested public notification (s149ZCB(2)(b)); or
- there is a rule or national environmental standard that requires public notification (s149ZCB(2)(c))

A notice of requirement may be publicly notified if there are special circumstances (s149ZCB(4))

A notice of requirement must not be publicly notified if:

- a rule or national environmental standard precludes public notification (s149ZCB(3)). However, public notification can still be recommended if: (a) the requiring authority requests it (s149ZCB(2)(b) and s149ZCB(3)(b)); or (b) special circumstances exist (s149ZCB(4))

The applicant has not requested public notification.

No rules in the relevant plans (or in any national environmental standard) preclude or require public notification of this application.

If the Council requests further information from the requiring authority under section 92(1), but the requiring authority does not provide the information before the deadline concerned, or refuses to provide the information, public notification is required (s169(1A)(b)).

No further information is required.

2.1.1 Adverse effects assessment (section 149ZCE)

The following assessment addresses the adverse effects of the activities on the environment.

Effects that must be disregarded - effects on persons who are owners and occupiers of the land in, on or over which the notice of requirement relates, or of land adjacent to that land

Under s149ZCE, Council is to disregard any effects on person who own or occupy any adjacent land. The adjacent land is shown in figure 3 below and consists of:

- the road network which adjoins the subject sites (Denehurst Drive)
- 2 Denehurst Drive

- 5 Denehurst Drive
- 8 Denehurst Drive
- 50 Muriwai Road
- 56 Muriwai Road
- 62 Muriwai Road
- 3 Amber Place
- 5 Amber Place

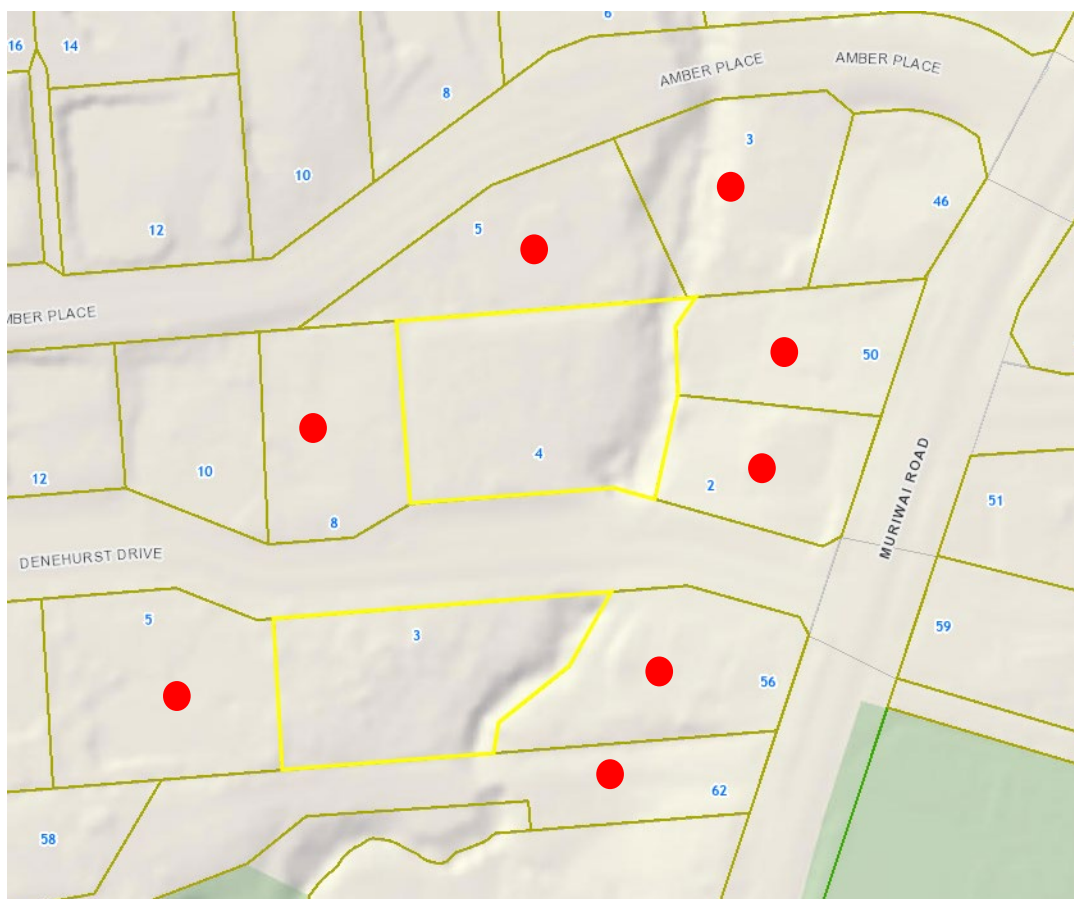


Figure 3: Properties adjacent to the two NoR sites.

Table 1 below shows the addresses and details of the land subject to the notice of requirement.

Table 1

Address	Details
3 & 4 Denehurst Drive, Waimauku (Lot 20 DP 178692 & Lot 3 DP 178692)	• Owned by Watercare Services Ltd • Gazetted for sewerage purposes in favour of Watercare

Effects that must be disregarded - any effect on a person who has given written approval to the notice of requirement and not withdrawn that approval prior to the notification decision being made. (s149ZCE(e))

No persons have provided written approval.

Effects that must be disregarded - effects of trade competition

Under section s149ZCE(d) the Council must disregard trade competition and the effects of trade competition.

It is considered that there are no effects from trade competition.

Effects that may be disregarded – permitted baseline assessment

Sections 149ZCE(b) and 149ZCF(2)(a) provide that a territorial authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (this is referred to as the permitted baseline).

Application of the permitted baseline approach is at the discretion of Council and depends on the circumstances of the NoR.

Watercare has not discussed whether there are effects that may be disregarded.

In this case, there is an existing and lawfully established wastewater treatment plant and therefore a baseline of effects within the existing environment. The existing environment consists of low-density residential dwellings.

Watercare has proposed conditions relating to height and yard setback. Watercare will still be required to obtain regional resource consents, NES consents, and any other permits, or approvals, that may be required for works within the designation.

2.1.2 Assessment of adverse effects

The requiring authority has provided an AEE with the NoR which assesses the environmental effects of the proposed designation. These include the following effects:

2.1.2.1 Positive Effects

Section 5.1 of the requiring authority's AEE states the following:

The NoR for the site serves a critical purpose in safeguarding the existing WWTP. By designating this facility, the proposal ensures long-term safeguarding against potentially incompatible future developments that could compromise the WWTP's operational integrity. A designation provides Watercare with the necessary planning security to maintain, upgrade, and manage the wastewater infrastructure essential for serving the local community. The approach allows Watercare, as a requiring authority responsible for wastewater services to the households in Denehurst, to have dedicated land use provisions that support the continued efficient and uninterrupted operation of this vital utility asset.

Planning review

I agree with Watercare's assessment. The designation will provide positive effects to Watercare's ongoing operation, maintenance and any future upgrades of this wastewater infrastructure essential for serving the local community on Denehurst Drive, Waimauku.

2.1.2.2 Noise and Vibration effects

In regard to the noise and vibration effects, section 5.3 of the AEE states:

There are no discernible noise impacts from the WWTP, and there have been no registered complaints from surrounding residents or landowners. The designation will not result in any changes to the works or the operational noise effects, as it allows for the ongoing operation and maintenance of the WWTP. Any operational noise and vibration effects are existing.

Planning review

Watercare has not provided a specialist assessment in relation to the noise and vibration effects.

However, I agree with Watercare that the noise and vibration effects associated with the NoR will be less than minor. The operation of the plant involves collecting wastewater from the surrounding 19 residential properties on Denehurst Drive, treating the wastewater on site, and disposing of treated wastewater across the two properties via an irrigation system. The small scale of the operation and no plan to expand the number of residential properties being serviced reinforces this view.

Watercare is required to submit an Outline Plan for the future upgrades provided for by the NoR. Section 176A of the RMA requires, amongst other matters, that an outline plan must show any other matters to avoid, remedy, or mitigate any adverse effects on the environment (s176A(3)(f)).

In addition, there is a duty to avoid unreasonable noise (s16 of the RMA) and to avoid, remedy, or mitigate adverse effects whether or not the activity is carried out in accordance with a designation (s17 of the RMA).

2.1.2.3 Transport effects

Section 5.4 of the requiring authority's AEE addresses the transport effects related to the NoR and states:

The WWTP is not actively manned. Watercare staff check it remotely daily and visit the site once a week with one vehicle. If there is a critical alarm, the on-call process technician is alerted and attends to the site. There will be no changes to the traffic effects associated with the operation of the WWTP once the designation is confirmed. The WWTP and associated structures and features are existing, and the NoR will not result in any new adverse traffic effects. The existing parking and access arrangements will not be altered as a result of the designation once confirmed.

Planning review

Watercare has not provided a specialist assessment in relation to the transport effects, however I consider that the traffic effects of the NoR will be no more than minor.

An OPW for any works provided for by a confirmed designation must show the vehicular access, circulation, and the provision for parking (s176A(3)(d)) and any other matters to avoid, remedy or mitigate any adverse effects on the environment (s176A(3)(f)).

2.1.2.4 Natural Hazards

2.1.2.4.1 Flooding/stormwater

A stream runs along the eastern side of the two sites and roughly the eastern half of each property lies within a flood plain including parts of the disposal fields. However, no new works are proposed within any of these features.



Figure 4; showing the flood plain and overland flow paths over the WWTP sites (Source: Auckland Unitary Plan Geomaps 7 July 2025)

Section 5.4 of the AEE addresses natural hazards and states:

Considering no works are proposed, the NoR is for operation and maintenance of the existing wastewater treatment infrastructure on the site, and the majority of the site houses disposal fields with minimal structures, there are no effects associated with natural hazards arising as a result of the proposed NoR.

Planning review

I consider that the stormwater and flooding effects of the NoR will be less than minor, the discharge consent adequately addresses the matter through consent conditions which requires consistent monitoring and maintenance to achieve “good working order at all times”. The consent conditions also require a specified treatment standard, limits

the quantity of discharge and stops any ponding, overland run off or surface seepage to or beyond the disposal area.

Additionally, there is no intention for there to be any future works. Any works would require Watercare to submit an Outline Plan for the future upgrades provided for by the NoR and apply for a variation to the discharge consent. Section 176A of the RMA requires, amongst other matters, that an outline plan must show any other matters to avoid, remedy, or mitigate any adverse effects on the environment (s176A(3)(f)).

2.1.2.5 Odour

The assessment for the discharge consent (DIS60048047) for the sites, concludes that:

Subject to the design, site layout and routine operation and maintenance procedures in place, potential odour and noise adverse effects from the discharge of wastewater to land on the site will be adequately avoided or mitigated to the extent that any potential adverse effects on persons will be less than minor.

Planning review

I consider that odour effects of the NoR will be less than minor, as the discharge consent adequately addresses the matter through consent conditions which requires consistent monitoring and maintenance to achieve “good working order at all times”.

2.1.2.6 Archaeology effects/cultural heritage and tāngata whenua values

The requiring authority's AEE has addressed archaeology in Section 2.3.3 of its AEE and concluded that there no effects resulting from this.

Watercare has not specifically addressed the potential adverse effects on Mana Whenua values. However, Watercare has undertaken consultation with the mana whenua on Watercare's Kaitiaki list (refer to Section 3.1 of the AEE) and received no adverse comments.

Planning review:

There are no mapped historic heritage and special character sites, archaeological sites or sites of significance to Mana Whenua, within the proposed designation boundary, shown on the AUP GIS viewer maps. As identified by Watercare, there are archaeological sites within the vicinity of the sites. However, these archaeological sites are 400m west of the sites and will not be affected by the NoR.

There is also a process required under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act). The HNZPT Act applies to all archaeological sites, as defined by the Act, whether recorded, or the site only becomes known about as a result of ground disturbance. The HNZPT applies irrespective of whether the works are a permitted activity under a district/regional plan or a resource/building consent has been issued under the RMA. In the case of accidental discovery, all works must cease until an Archaeology Authority has been obtained from Heritage New Zealand Pouhere Taonga (HNZPT).

I have no comment regarding cultural heritage and tāngata whenua values as the matters of importance to mana whenua are determined by mana whenua, noting they have had the opportunity to provide comment and have chosen not to provide comments.

I consider that the effects on archaeology and mana whenua values from the NoR will be less than minor.

2.1.3 Adverse effects conclusion

I consider that overall, the adverse effects are less than minor for the following reasons:

- the environmental effects are not considered significantly greater than those effects resulting from the permitted baseline
- no works are proposed with this NoR but any future works necessary for the operation of the wastewater treatment plant can have its environmental effects avoided, mitigated or remedied through the conditions offered by Watercare.

2.1.4 Special circumstances and general discretion

Special circumstances

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary;
- outside of the common run of applications (NoR in this case) of this nature;
- or circumstances which makes notification desirable, even where the conclusion is that the adverse effects will be no more than minor.

I consider that there are no special circumstances under s149ZCB(4) surrounding this NoR.

2.1.5 Public notification assessment conclusion

The NoR can be processed without public notification for the following reasons:

- the adverse effects are less than minor subject to mitigation through conditions
- the requiring authority has not requested public notification
- there are no relevant rules or national environmental standards that required public notification
- there are no special circumstances.

2.2 Limited notification assessment (section 149ZCC)

If the NoR is not publicly notified, the Council must decide if there are any affected persons, or customary rights or title groups.

A person is affected if the adverse effects of the activity on them are minor or more than minor (but are not less than minor).

Also adverse effects:

- permitted by a rule or national environmental standard may be disregarded,
- on those persons who have provided their written approval must be disregarded.

Council must also have regard to any statutory acknowledgement under schedule 11 of the RMA. Within the Auckland region, the following are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015.

There are no statutory acknowledgements under Schedule 11 of the RMA which are relevant to the land subject to the NoR.

Watercare's Kaitiaki Schedule, which sets out Watercare's planned work programme, is sent out to all 19 iwi entities active in Tamaki Makaurau on a monthly basis. This project was added to the Schedule on 24 October 2024, after which only 2 iwi entities¹ expressed their interest in the project, Watercare sent an information package but no response was made by these parties.

2.2.1 Adversely affected persons assessment (section 149ZCF)

The requiring authority has provided a notification assessment in Section 6 of its AEE. In regard to limited notification, the requiring authority considers that the NoR can be processed on a non-notified basis as the effects, including those on adjacent parties, are considered to be less than minor. In addition:

- the land that is subject to the NoR is owned by Watercare.
- there are no protected customary rights groups or customary marine title groups affected by the NOR.

There are no affected protected customary rights or affected customary marine title groups requiring limited notification.

Overall, I agree with the AEE and concluded that there are no persons considered adversely affected by the Project.

No customary rights or marine title groups are considered adversely affected.

¹ Ngāti Tamaoho; Ngaati Whanaunga

2.2.2 Limited notification assessment conclusion

Given the assessment above, it is recommended that the NoR be considered on a non-notified basis.

3 Notification recommendation

This NoR should proceed on a **non-notified** basis because:

- a) under s149ZCB(2):
 - i. (a) the adverse effects on the environment will be less than minor, subject to the imposition of the recommended amendments to the proposed conditions
 - ii. (b) the requiring authority has not requested public notification of the NoR
 - iii. (c) there is no rule or national environment standard that requires public notification.
- b) under s149ZCB(4), there are no special circumstances to warrant notification
- c) under s149ZCC(1)(a) and s149ZCF, there are no persons who are adversely affected by the NoR. The adverse effects of the NoR are considered to be less than minor, subject to the imposition of the recommended amendments to the proposed set of conditions.
- d) In addition, the majority of the land subject to the NoR is owned by Watercare. Auckland Council owns part of the land subject to the NoR (R240 Beach Haven Road and the road reserve with the cul-de-sac of Kahika Road). Auckland Council – Land Advisory and Auckland Transport have provided their comments as landowners and road controlling authority respectively and have no objections to the NoR.
- e) under s149ZCC(1)(b), there are no protected customary right groups or marine title groups in the region affected by this NoR
- f) under s169(1A)(b), the requiring authority has provided all further information requested by the required date.

Accordingly, I recommend that the notice of requirement for a designation for the purpose of 'Wastewater purposes – pump station and associated structures' be processed on a **NON-NOTIFIED** basis.

Report Prepared by:

Date 19/06/2025



Ben Willis

Policy Planner, Planning – Regional, North,
West, and Islands

Report reviewed and approved for release:

Name: Peter Vari

Title: Team Leader Planning – Regional, North, West, and Islands

Signed:

P Vari

Date: 19 June 2025

4 Notification determination

Having read the Council planner's report and recommendations on the NoR, I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (the RMA) and to make a decision under delegated authority.

Under sections 149ZCB, 149ZCC, and 149ZCD of the RMA, this NoR be publicly **non-notified** because:

- a) under s149ZCB(2):
 - i. the adverse effects on the environment will be no more than minor, subject to the imposition of the recommended amendments to the proposed conditions
 - ii. the requiring authority has not requested public notification of the NoR
 - iii. there is no rule or national environment standard that requires public notification.
- b) under s149ZCB(4), there are no special circumstances to warrant notification
- g) under s149ZCC(1)(a) and s149ZCF, there are no persons who are adversely affected by the NoR, subject to the imposition of the recommended amendments to the agreed set of conditions. Section 149ZCF(1) of the RMA requires Council to decide that a person is an affected person, in relation to an activity, if the adverse effects of the activity on the person are minor or more than minor (but are not less than minor).
- h) In addition, the majority of the land subject to the NoR is owned by Watercare. Auckland Council owns part of the land subject to the NoR (R240 Beach Haven Road and the road reserve with the cul-de-sac of Kahika Road). Auckland Council – Land Advisory and Auckland Transport have provided their comments as

landowner and road controlling authority respectively and have no objections to the NoR.

- c) under s149ZCC(1)(b), there are no protected customary right groups or marine title groups in the region affected by this NoR
- d) under s169(1A)(b), the requiring authority has provided all further information requested.

Accordingly, this notice of requirement for a designation for a public work, for the purpose of 'Wastewater purposes – pump station and associated structures' (Kahika Wastewater Pump Station) shall proceed on a **NON-NOTIFIED** basis.

Name: Tim Hegarty

Title: Hearings Commissioner

Signed:



Date: 11 July 2025

PART B: Section 171 recommendation and determination

5 Summary

This section of the combined report is limited to the section 171 recommendation on the section 168 notice of requirement for a designation for 'for the purpose of 'Wastewater purposes – wastewater treatment plant, disposal and associated structures' (Denehurst Wastewater Treatment Plant).

A determination on notification can be found above in Sections 1 to 4 of the report. The reporting planner's recommendation is to process the NoR on a non-notified basis.

As Watercare is a Council Controlled Organisation (**CCO**), an Independent Hearings Commissioner will consider the notification report (Part A of this report) and section 171 recommendation (Part B of this report).

The reporting planner's recommendation, in Part A of this report, to the Independent Hearings Commissioner is that the NoR should be processed as **NON-NOTIFIED** for the following reasons:

- the requiring authority has provided all further information
- subject to the imposition of amended conditions, the adverse effects on the environment will be less than minor

- there is no rule or national environment standard that requires public notification and the requiring authority has not requested it
- there are no special circumstances
- no other persons are considered to be adversely affected by the NoR
- there are no protected customary rights groups or marine title groups in the region affected by this proposal.

Note that the details of the proposal, site and locality description, and an assessment of effects have been considered within PART A: Section 169 notification recommendation so is not repeated within Part B.

6 Section 171 assessment

When considering a requirement, a territorial authority, must, subject to Part 2 of the RMA, consider the effects on the environment of allowing the requirement, having particular regard to the following:

- (a) any relevant provisions of—
 - (i) a national policy statement:
 - (ii) a New Zealand coastal policy statement:
 - (iii) a regional policy statement or proposed regional policy statement:
 - (iv) a plan or proposed plan; and
- (b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—
 - (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or
 - (ii) it is likely that the work will have a significant adverse effect on the environment; and
- (c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and
- (d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.

An AEE was undertaken in Part A in section 2.1.2 of this report. I consider that the effects on the environment are less than minor subject to mitigation through the recommended conditions (refer to Attachment B) being accepted in full in Watercare's section 172 decision.

6.1 Part 2 Resource Management Act 1991

The purpose of the RMA is set out in section 5(1) which is: *to promote the sustainable management of natural and physical resources.*

Sustainable management is defined in section 5(2) as:

...managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 6 of the RMA sets out the matters of national importance which must be recognised and provided for.

Section 7 of the RMA sets out other matters which shall be given particular regard to.

Section 8 of the RMA requires the principles of the Treaty of Waitangi to be taken into account.

Section 6.2 of Watercare's AEE discusses Part 2 matters. The requiring authority states that the AUP gives effect to Part 2. Therefore, based on the assessment of the Project being consistent with the AUP, the Project is considered to be consistent with Part 2.

I agree with this assessment and consider that the proposed designation:

- will enable Watercare to promote the sustainable management of natural and physical resources to meet the current and future needs of those in the local community (Section 5 of the RMA)
- will preserve the natural character of the abutting coastal environment and areas of significant indigenous vegetation/fauna; retain the maintenance and enhancement of public access; recognise the relationship of Māori and their culture and tradition; and management of potential risks from natural hazards (Section 6 of the RMA)
- implements kaitiakitanga through the appropriate management of construction activities to minimise effects on the environment and development of safe and efficient wastewater infrastructure; maintain and enhance amenity values and quality of the environment; and takes into account the effects of climate change (Section 7 of the RMA)
- takes into account the principles of Te Tiriti o Waitangi through the engagement and ongoing consultation undertaken by Watercare with Mana Whenua on the Kaitiaki Managers Project List (Part 8 of the RMA)
- restrictions, through the imposition of conditions, will ensure that the works will be conducted in a manner that avoids, remedies and mitigates any potential adverse effects on the environment.

6.2 Section 171(1)(a) – Any relevant provisions of a national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement, a regional plan, a district plan or proposed district plan.

6.2.1 National Policy Statements and New Zealand Coastal Policy Statement

Section 171(1)(a)(ii) requires the council to, subject to Part 2, consider the effects on the environment of allowing the NoR, having particular regard to any relevant provisions of a national policy statement.

(i) National Policy Statements

The following national policy statements are considered to be relevant:

a) **National Policy Statement on Urban Development (2020)**

The National Policy Statement on Urban Development 2020 (**NPS-UD**) applies to the provision of well-functioning urban environments, planning decisions which improve housing affordability, and removal of overly restrictive barriers to development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure.

The requiring authority's AEE has not specifically addressed the NPS-UD.

Part 2 of the RMA, including Section 8 Treaty of Waitangi is discussed below in Section 6.1 of this report. In regard to NPS-UD Policy 1, I consider that the proposed designation of the Denehurst Wastewater Treatment Plant provides critical infrastructure which supports ongoing use of the local community in accordance with the AUP, and the outcomes envisaged by the NPS-UD.

b) **National Policy Statement for Freshwater Management (2020)**

The purpose of the National Policy Statement for Freshwater Management 2020 (**NPS-FM**) is to ensure that natural and physical resources are managed in a way that firstly, prioritises the health and well-being of water bodies and freshwater ecosystems (Te Mana o te Wai), secondly the health needs of people and thirdly, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future. The community and Tāngata Whenua must be actively engaged to determine how Te Mana o te Wai applies to water bodies and freshwater ecosystems in the region.

While the Government has announced its intention to begin work on a replacement for the NPS-FM in 2024, the NPS-FM is still applicable until it is replaced.

The requiring authority has not undertaken an assessment against the NPS-FM. However, section 5.4 of the AEE addresses stormwater management and its effects and we consider that Watercare have made this assessment and there are no works planned, the project meets the requirements of the NPS-FM.

6.2.2 Regional Policy Statement or Proposed Regional Policy Statement

a) **Regional Policy Statement (Chapter B of the AUP) (RPS)**

The RPS sets the strategic direction for managing the use and development of natural and physical resources throughout Auckland.

Appendix B of the AEE addresses the RPS provisions that Watercare considers relevant to this NoR.

I adopt Watercare's assessment and agree that the NoR is consistent with the relevant objectives and policies of the RPS in the AUP.

6.2.3 Auckland Unitary Plan – district plan provisions

a) Chapter D – Overlays

The site is subject to the following overlay:

- Natural Resources: High-Use Stream Management Areas Overlay [rp]

Watercare has identified this overlay as applying to the sites in its AEE. However, Watercare has not provided an assessment. No works are proposed at this time, and any future works would require an Outline Plan of Works and assessment would be made at that time.

Chapter E – Auckland-wide

Appendix B of Watercare's AEE address the provisions of Chapter E including:

- Chapter E25: Noise and Vibration
- Chapter E36: Natural Hazards and flooding.

I agree with Watercare that the NoR is consistent with the provisions of Chapter E.

b) H – Zones

Appendix B of Watercare's AEE addresses the AUP zoning of the subject site:

- Chapter H3: Residential Single House Zone

I agree with Watercare's assessment and discussion of the underlying zoning provisions. I have no further comments to add.

c) Chapter K – Designations

The site is subject to the following designations:

- Designation 4311: Whenuapai Airfield Approach and Departure Path Protection (Minister of Defence)

Watercare has identified Designation 4311 as applying to the sites in its AEE. However, Watercare has not provided an assessment.

No works are proposed at this time, and any future works would require an Outline Plan of Works and assessment to determine whether Watercare would need to seek section 176 approval from the New Zealand Defence Force.

6.2.4 Proposed District Plan - Auckland Unitary Plan

Plan Change 78 is the only council-initiated proposed plan change to the AUP that is considered relevant to this NoR. This plan change relates to the Intensification Planning Instrument (IPI) and associated plan changes which give effect to the NPS-UD and RMA.

Plan Change 78: Intensification

This proposed plan change responds to the government's NPSUD 2020 (amended in 2022) and requirements of the RMA. These mean the council must:

- enable more development in the city centre and at least six-storey buildings within walkable catchments from the edge of the City Centre, Metropolitan Centres and Rapid Transit Stops
- enable development in and around neighbourhood, local and town centres
- incorporate Medium Density Residential Standards that enable three storey housing in relevant residential zones in urban Auckland
- implement qualifying matters to reduce the height and density of development required by the RMA to the extent necessary to accommodate a feature or value that means full intensification is not appropriate.

Watercare has not specifically addressed PC78 in its AEE.

Section 77G(1) of the RMA states that “Every relevant residential zone of a specified territorial authority must have the MDRS incorporated into that zone”. The RMA defines relevant residential zone as not including “an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment”. Council determined that Waimauku should be excluded from applying MDRS.

NPS-UD doesn't require any intensification of the Waimauku area.

I consider that the NoR is consistent with the NPS-UD.

6.3 Section 171(1)(b) Alternative sites, routes or methods

Section 171(1)(b)(i) establishes that if a requiring authority has an interest in the land sufficient to undertake the works, then it is not required to consider alternative sites, routes or methods.

Section 171(1)(b)(ii) does require an assessment of alternatives if there are going to be significant adverse effects arising from the designation. An assessment of the effects undertaken as part of the notification decision in Part A of this report concludes that the environmental effects are no more than minor.

Watercare's intent is to protect the existing treatment plant and allow for its continued operation and maintenance. As the proposed designation applies to existing infrastructure, Watercare considers that there are no other reasonable alternatives for this location. In addition, Watercare's assessment of the adverse effects associated with the project has determined that the effects of the NoR will be less than minor.

I agree with Watercare's assessment that:

- they have sufficient interest in the land for undertaking the works (s171(1)(b)(i))
- the potential adverse environment effects, subject to the conditions, will not have a significant effect on the environment (s171(1)(b)(ii)).

Therefore, consideration of alternative sites, routes or methods is not required.

6.4 Section 171(1)(c) Necessity of Works and Designation

Section 171(1)(c) requires consideration of whether the work and designation are reasonably necessary for achieving the objectives for which the designation is sought.

Section 6.2.3 of Watercare's AEE provides comments on the reasonable necessity for the designation.

The AEE concludes that the work and designation are deemed necessary to meet Watercare's objectives for the project. The project objective is:

- To provide long-term land protection and certainty for the continued operation and maintenance of the Denehurst WWTP.

I agree with Watercare that the proposed works provided by the NoR are reasonably necessary to achieve the above objective.

6.5 Section 171(1)(d) Other matters

Section 171(d) requires to the territorial authority to have particular regard to 'any other matter that the territorial authority considers reasonably necessary in order to make a recommendation on the requirement'.

Section 6.2.4 of the AEE states that there are no other matters the Council is required to consider in order to make a recommendation on the NoR.

I agree with Watercare that there are no other matters the Council is required to consider in order to make a recommendation on the NoR.

6.6 Designation lapse period – section 184(1)(c)

Section 184 of the RMA states that designations lapse within five years, if not given effect to, or an extension has been obtained under section 184(1)(b), or unless the designation in the AUP sets a different lapse period under section 184(1)(c).

The Denehurst Wastewater Treatment Plant is existing infrastructure and therefore effectively already been given effect to. As such we do not consider Watercare's decision needs to include the statutory 5-year lapse date, or any lapse date. The term "given effect to" can be included when the designation is incorporated into the AUP(OP).

7. Recommendation and Conditions

7.1 Recommendation

I consider that a recommendation in accordance with section 171(2) of the RMA is made to Watercare Services Limited that the notice of requirement be confirmed, subject to the conditions in Attachment B.

In accordance with section 171(3) of the RMA, the reasons for my recommendation are as follows:

- there are no effects of trade competition that are required to be disregarded when considering the NoR (s171(1A))

- the notice of requirement is consistent with Part 2 of the RMA in that it enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety (s171(1))
- the effects on the environment of allowing the notice of requirement, have been considered, having particular regard to the relevant national environmental standards, national policy statements and the AUP (s171(1)(a)). I consider that:
 - the effects of the NoR will be no more than minor subject to the amended conditions
 - the NoR is consistent with and gives effect to the relevant national environmental standards, national policy statements and the AUP
- in terms of section 171(1)(b) of the RMA, that the consideration of alternative sites, routes or methods for undertaking the work is not required because:
 - Watercare owns the land subject to the NoR and there is an existing Watercare asset which is located on this land. Therefore, the requiring authority has a sufficient interest in the land (s171(1)(b)(i)); and
 - the potential adverse environmental effects, subject to the conditions, are not likely to have a significant adverse effect on the environment (s171(1)(b)(ii)).
- in terms of 171(1)(c) of the RMA, the notice of requirement is reasonably necessary to achieve the requiring authority's objectives
- there are no other matters considered reasonably necessary in order to make a recommendation on the NoR (s171(1)(d))
- restrictions, by way of conditions are imposed on the notice of requirement, as shown in Attachment B, and as agreed to by Watercare, to avoid, remedy or mitigate adverse environmental effects associated with the works.

7.2 Conditions

I consider that the imposition of the recommended conditions, as amended as shown in Attachment B, will ensure the effects of the NoR are less than minor (as discussed in Part A of this report).

Report prepared by:

Date: 19 June 2025



Ben Willis
Policy Planner

Report reviewed and approved for release by:

Name: Peter Vari

Title: Team Leader, Planning - Regional North West and Islands

Signed:

P Vari

Date:

19 June 2025

Attachments

Attachment A	Watercare Notice of Requirement (and appendix)
Attachment B	Agreed set of conditions

8. Recommendation

Having read the Council planner's report and recommendations on the NoR, I am satisfied that I have adequate information to consider the matters required by the RMA and to make a decision under delegated authority.

This power is exercised under delegated authority in accordance with section 34A of the RMA and the delegations set out in Part 6: Governing Body delegations to staff in the document titled "Chief Executives Delegation Register, March 2025, Version 1.8".

In accordance with section 171(2) of the RMA, Auckland Council makes the following recommendation to Watercare Services Limited:

1. that Watercare Services Limited (Requiring Authority) confirms the notice of requirement for a designation, for the purpose of 'Wastewater purposes – wastewater treatment plant, disposal and associated structures' (Denehurst Wastewater Treatment Plant) ; and
2. imposes conditions, as shown in Attachment B, which are to be included in Chapter K Designations of the Auckland Unitary Plan (Operative in Part) (AUP).

The reasons for these recommendations are:

- there are no effects of trade competition that are required to be disregarded when considering the NoR (s171(1A))
- the NoR is consistent with Part 2 of the RMA in that it enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety (s171(1));
- the effects on the environment of allowing the notice of requirement, have been considered, having particular regard to the relevant national environmental standards, national policy statements and the AUP (s171(1)(a)):
 - the effects of the NoR will be no more than minor subject to the amended conditions

- the NoR is consistent with and gives effect to the relevant national environmental standards, national policy statements and the AUP
- in terms of section 171(1)(b) of the RMA, that a consideration of alternative sites, routes or methods is not required because:
 - Watercare has a sufficient interest in the land for undertaking the works (s171(1)(b)(i))
 - it is not likely that the work will have a significant adverse effect on the environment (s171(1)(b)(ii))
- in terms of 171(1)(c) of the RMA, the NoR is reasonably necessary to achieve the Requiring Authority's objectives;
- there are no other matters considered reasonably necessary in order to make a recommendation on the NoR (s171(1)(d); and
- restrictions, by way of conditions attached to the NoR, as amended, have been recommended to avoid, remedy or mitigate adverse environmental effects associated with the works.

Name: Tim Hegarty

Title: Hearings Commissioner

Signed:



Date: 11 July 2025

DENEHURST WWTP

3-4 DENEHURST DRIVE, WAIMAUKU

NOTICE OF REQUIREMENT – ASSESSMENT OF ENVIRONMENTAL EFFECTS

FEBRUARY 2025



Ki te ora te wai, Ka ora te whenua, Ka ora te tangata
When the water is healthy, the land and people are healthy



Watercare Document Record

Document prepared by

Aurecon New Zealand Limited

Revision No.	Date	Description	Prepared by	Quality Reviewer	Final Approval
A	19/12/2024	Draft	Pranami Patel	Stephen Closs	Helen McLean
B	24/01/2025	Final Draft	Pranami Patel	Stephen Closs	Aashna Shah
C	20/02/2025	Final	Pranami Patel	Stephen Closs	Daniel Collis (Watercare)

Executive Summary

Watercare Services Limited (Watercare) is a lifeline utility providing water and wastewater services to 1.7 million Aucklanders every day. Over the next 20 years, Auckland's population is expected to grow to 2.3 million people. Its services are vital for life, keeping people safe and helping communities to flourish. Watercare is responsible for municipal wastewater services within Auckland and is the provider of services to Pōkeno and Tuakau in the Waikato District. Without the services that Watercare provides, Auckland could not function as a place to live and mahi.

Watercare owns and manages the existing Wastewater Treatment Plant (WWTP) located at No.3 and No.4 Denehurst Drive, Waimauku. This WWTP primarily processes wastewater from residential properties along Denehurst Drive before transferring the treated wastewater to both a northern field of 1409 m² and a southern field of 1080 m² for drip irrigation disposal. The current WWTP has been operational at this site since the 1990s as referenced in the Options Assessment for Denehurst Drive WWTP, prepared by Beca Ltd. in 2016. Watercare inherited the wastewater treatment plant and disposal field from Rodney District Council as part of the Auckland amalgamation under the Local Government (Auckland Law Reform) Bill from the 1 November 2010.

Watercare gives notice of a requirement (NoR) for a designation to safeguard the existing WWTP and allow for its ongoing operation and maintenance. In accordance with the NZ Gazette notice 2012-go3709 (page 1968, issue 69) confirming Watercare as a requiring authority pursuant to section 167 of the Resource Management Act 1991 (RMA), the purpose of the new designation is as follows: "*Wastewater purposes – wastewater treatment plant, disposal and associated structures*". The objective of this NoR is to provide long-term land protection and certainty for the continued operation and maintenance of the Denehurst Wastewater Treatment Plant.

The project site stretches over two properties:

- No.3 Denehurst Drive, Residential - Single House Zoned land owned by Watercare.
- No.4 Denehurst Drive, Residential - Single House Zoned land owned by Watercare.

An assessment of environmental effects concludes that the proposed NoR will have no effects, as the NoR applies to an existing facility and no physical nor operational changes are proposed.

The NoR was prepared in accordance with Section 168 – 179 of the RMA. Based on the assessment of section 149 of the RMA, there are no adverse effects and there would be no affected persons. There are no affected protected customary rights groups or affected customary marine title groups. On this basis, it is considered that the NoR can be non-notified. The proposal aligns with the purpose and principles of Part 2 of the RMA.

An assessment of the Regional Policy Statement and relevant chapters of the AUP (Appendix C) concludes that the proposal aligns with the relevant objectives and policies, in accordance with section 171(1)(a) of the RMA. The assessment of effects in Section 5 of this report concludes that there would be no adverse effects. Given that (i) Watercare owns the land to which the NoR relates and (ii) there are no works proposed and thus no negative effects, an assessment of alternatives per section 171(1)(b) of the RMA is not required. The NoR to establish this new designation is considered to be reasonably necessary for the continued operation and maintenance of the WWTP. It is considered that the proposed designations are reasonably necessary for achieving the objectives of the project (outlined in Section 1.2 of this report), in accordance with section 171(1)(c) of the RMA. It is considered there are no other matters the Council is required to consider under section 171(1)(d) of the RMA in order to make a recommendation on the proposed NoR.

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Appendices

Appendix A – Record of Title

Appendix B – Objectives and Policies Assessment

Appendix C – Consultation Record

Figures

Figure 1-1: Watercare's activities and the environment

Figure 2-1: Location of the sites

Figure 2-2: Zoning under the AUP (OP)

Figure 2-3: Floodplains and Overland Flow Paths

Figure 2-4: Denehurst WWTP service area

Figure 2-5: Denehurst WWTP indicative site layout

Figure 2-6: Photo locations

Figure 2-7: Flow balancing tanks, recirculation tank and treated effluent storage tank located on No.3 Denehurst Drive (Source: Aurecon)

Figure 2-8: Drip irrigation field located on No.3 Denehurst Drive (Source: Aurecon)

Figure 2-9: Public path on the southern Boundary of No.3 Denehurst Drive (Source: Aurecon)

Figure 2-10: Eastern boundary of No.3 Denehurst Drive (Source: Aurecon)

Figure 2-11: Drip irrigation field located on No.4 Denehurst Drive (Source: Aurecon)

Figure 2-12: Western boundary of No.4 Denehurst Drive (Source: Aurecon)

Tables

Table 2-1: Details of properties

Table 6-1: Section 6 of the RMA assessment

Table 6-2: Section 7 of the RMA assessment

1 Introduction

Watercare Services Limited (Watercare) is a lifeline utility responsible for the planning, maintenance, and operation of wastewater services to communities in Auckland. Our activities and programmes are funded through user charges and borrowings. We are required by the local authority by the Local Government (Auckland Council) Act 2010 to be a minimum-cost, cost-efficient service provider.

Watercare collects wastewater from 1.7 million people's homes including trade waste from industry, through approximately 8,700 Km of pipelines of different diameters. Pumps through 534 pump stations, treats approximately 410 million litres of wastewater daily through 18 treatment plants and disposes in environmentally responsible ways to protect the public health, the local environment and coasts and harbours.

Watercare's activities are intrinsically linked to the health of people and the natural environment. Auckland's wastewater sources must be sufficient volume and reliability to improve the quality of beaches and waterways.

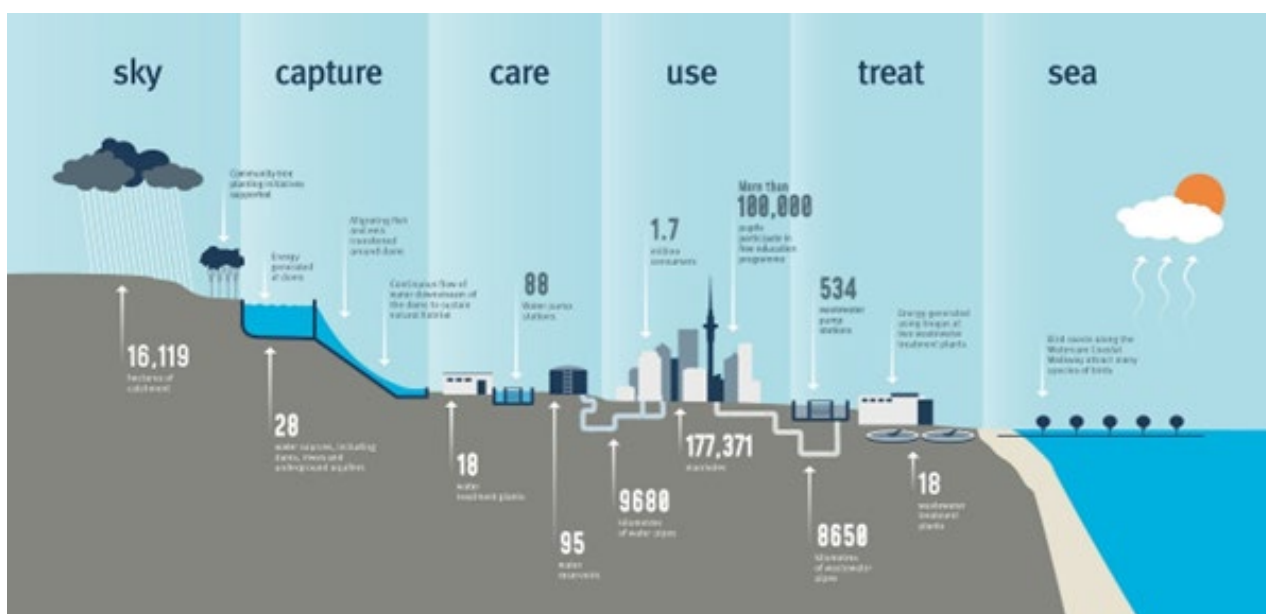


Figure 1-1: Watercare's activities and the environment

Watercare carry out significant work to upgrade and build infrastructure, to maintain levels of service and provide capacity for a fast-growing population. Watercare ensures Auckland and its people continue to enjoy dependable services by upgrading its assets, planning, building, and delivering new infrastructure in cost-efficient ways.

Watercare gives Notice of Requirement (NoR) to establish a designation for the existing Denehurst Wastewater Treatment Plant at No.3 and No.4 Denehurst Drive, Waimauku, Auckland.

The NoR is set out in the prescribed Form 18 (Appendix A) which accompanies this report. This Assessment of Environmental Effects (AEE) accompanies and forms part of the NoR application. An assessment is provided in accordance with Sections 168 – 179 of the Resource Management Act 1991 (RMA) in Section 6 of this report.

1.1 Requiring Authority

In accordance with the NZ Gazette notice 2012-go3709 (page 1968, issue 69) confirming Watercare as a requiring authority pursuant to Section 167 of the RMA, the purpose of Watercare's new designation for the Denehurst Wastewater Treatment Plant is as follows:

"Wastewater purposes – wastewater treatment plant, disposal and associated structures"

1.2 Project Objectives

The objectives for the proposed NoR is:

- To provide long-term land protection and certainty for the continued operation and maintenance of the Denehurst Wastewater Treatment Plant (WWTP).

The NoR is necessary for achieving this objective for the following reasons:

- The designation protects the site from future incompatible surrounding development which may preclude or put at risk the operation and maintenance of the WWTP; and
- The designation will allow Watercare to adequately provide for the ongoing operation and maintenance of the WWTP.

1.3 Project Background

The existing Denehurst WWTP was established under the granted Subdivision Consent (R19644) by the Legacy Rodney District Council in 1995 and the discharge consent 13733 granted by the Auckland Regional Council in 1995. Watercare inherited the WWTP and disposal field from Rodney District Council as part of the Auckland amalgamation under the Local Government (Auckland Law Reform) Bill from the 1 November 2010. The wastewater treatment plant and disposal field were established for the purpose of managing domestic wastewater overflows from the surrounding residential properties, treating the wastewater on site, and disposing of treated wastewater across the two properties via an irrigation system. All components are controlled by Watercare with the exception of the interceptor (septic) tanks which are located on each of the 19 private properties on Denehurst Drive, as described in further detail in Section 2 below. The NoR will safeguard the existing Denehurst WWTP and provide for its continued operation and maintenance, which will secure the long term function of the local wastewater network.

1.4 Purpose to the Notice of Requirement

The purpose of the NoR is to allow Watercare, as a requiring authority, to establish a new designation at No.3 and No.4 Denehurst Drive, Waimauku. The footprint of the new designation extends across two sites (3924 m²) (herein referred to as 'the project site').

The purpose of the designation is to enable the continued operation of maintenance to the existing Denehurst Wastewater Treatment Plant. Further details of the project site, existing environment, and the surrounding environment are provided in Sections 2 and 3 below, respectively. The NoR Form 18 is attached as Appendix A this AEE.

1.5 Purpose and structure of this AEE

This NoR is intended to provide all the information necessary for a full understanding of the background, purpose and any actual and potential effects that the NoR may have on the environment. The following information is included with the notice:

- A description of the project site and existing infrastructure;
- A description of the surrounding environment;
- Consultation and engagement undertaken;
- An assessment of environmental effects of the NoR;
- An assessment of the proposal having regard to the RMA and the Auckland Unitary Plan (Operative in Part) (AUP(OP)), including an objectives and policies assessment (Appendix C); and
- A conclusion.

2 Site Description

2.1 Project site and Locality

The NoR will extend across two properties in Waimauku, Auckland. An aerial view of the properties can be shown in Figure 2-1 below.



Figure 2-1: Location of the sites

Details of these are provided in Table 2-1.

Table 2-1: Details of properties

Address	Record of title	Details
No.3 Denehurst Drive, Waimauku	NA110A/811	- Legally described as Lot 20 DP 178692 - Owned by Watercare
No.4 Denehurst Drive, Waimauku	NA110A/803	- Legally described as Lot 3 DP 178692 - Owned by Watercare

2.1.1 Existing consents

Watercare has an existing wastewater discharge consent (DIS60048047, granted July 2017). This regional discharge consent is for:

To discharge to land up to 14,800 litres per day of treated wastewater into an effluent disposal field of 2,500 m², at a rate between 2 and 4mm/day.

This consent was issued under regional rules, so it is not impacted by, nor does it impact, the proposed NoR.

2.1.2 Planning Context

The site is subject to the following planning layers under the AUP, as shown in Figure 2-2, and Figure 2-3.

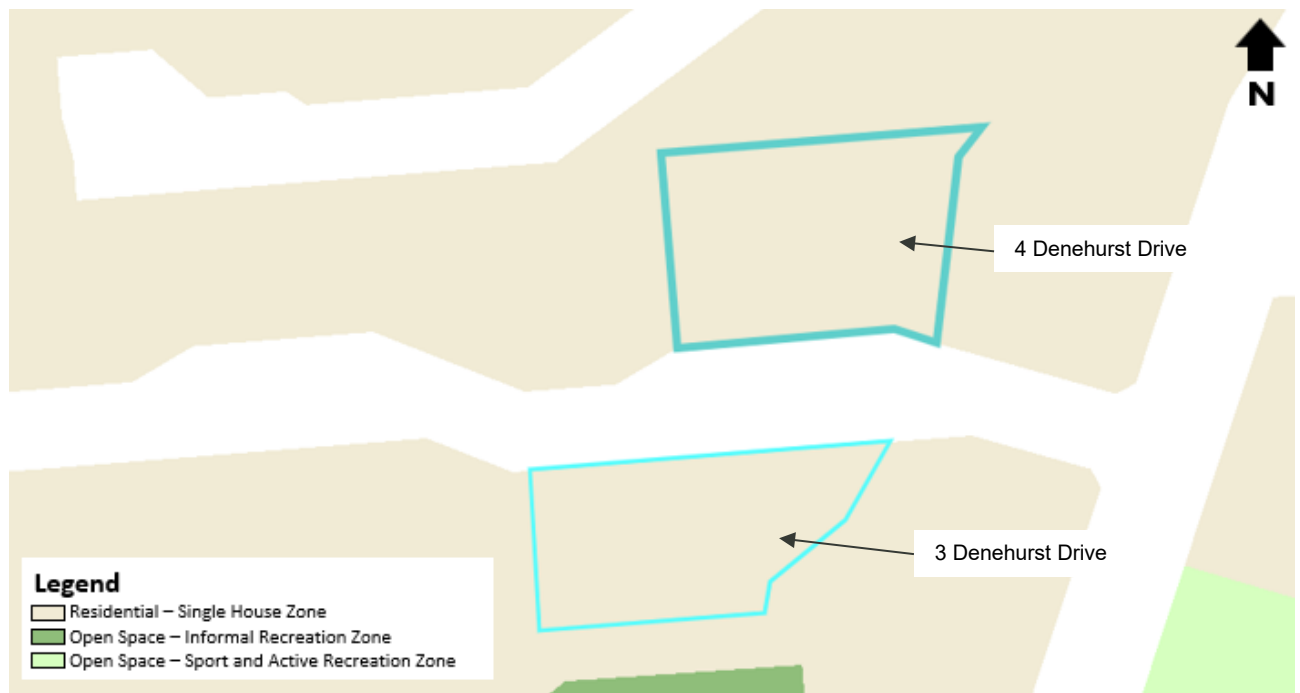


Figure 2-2: Zoning under the AUP (OP)

Zone

- Residential - Single House Zone

Overlays

- Natural Resources: High-Use Stream Management Areas Overlay [rp]

Controls

- Macroinvertebrate Community Index – Urban
- Macroinvertebrate Community Index - Rural
- Subdivision Variation Control - Urban, Waimauku 800m² serviced / 2500m² unserved

Designations

- Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

Note that none of the applicable overlays, controls or designation have implications for the proposed NoR. (The rules pertaining to the High-Use Stream Management Areas Overlay are regional. As such, any undefined future work will still require consideration against these rules under a separate regional consent).

2.1.3 Natural environment

Surface Water and Natural Hazards

A flood plain covers the northern east portions of both sites, as shown in Figure 2-3.



Figure 2-3: Floodplains and Overland Flow Paths

Trees and Vegetation

The site features multiple trees distributed across its southern and eastern boundaries. These trees are not classified as Notable Trees as defined by the Auckland Unitary Plan.

2.2 Existing Wastewater Treatment Plant

The Denehurst Wastewater Treatment Plant (WWTP), located at Nos. 3 and 4 Denehurst Drive, Waimauku, Auckland (located on Lot 3 DP 178692 and Lot 20 DP 178692), is specifically designed to service the 19 lots of Denehurst Drive, as illustrated in Figure 2-4. The WWTP is not directly linked to the main municipal network as it manages peak flows from the immediate surrounding residential lots' disposal systems and discharges these to land under the Discharge Consent DIS60048047.

Each individual lot is equipped with its own private septic tank for initial wastewater disposal. These septic tanks handle the primary treatment of wastewater on-site, a process not managed by Watercare. The wastewater peak flows from these individual septic tanks are then collected and combined at the Denehurst WWTP. At the treatment plant, the wastewater undergoes secondary treatment, a more advanced process that further cleans and prepares the water. After this treatment, the processed wastewater is distributed through a drip irrigation system for final land disposal. The drip irrigation system distributes the treated wastewater evenly across the two disposal fields. The existing infrastructure consists of the following components:

- No.3 Denehurst Drive. is home to the bulk of the WWTP, including:
 - 20m² recirculating packed bed reactor;
 - Two flow balancing tanks, one recirculation tank and one treated effluent storage tank, each 30,000 L;
 - Disposal field – drip irrigation area of approximately 1080m².
- No.4 Denehurst Drive houses the second disposal field – drip irrigation area of approximately 1409m².

See Figure 2-4, which displays the indicative site layout plan.

The WWTP is not actively manned – Watercare monitors the wastewater treatment plant remotely on a daily basis and conducts a site visit once a week using one vehicle. Any critical alarms are forwarded to the on-call process technician.

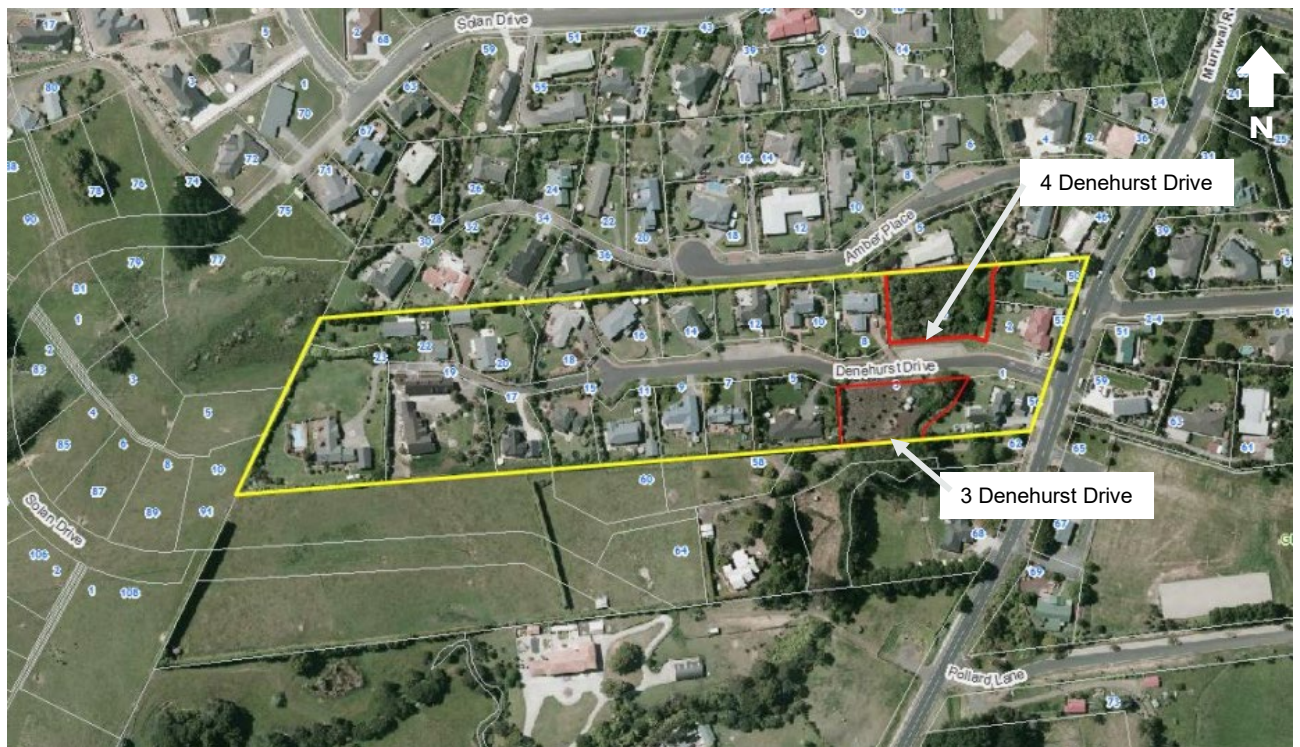


Figure 2-4: Denehurst WWTP service area

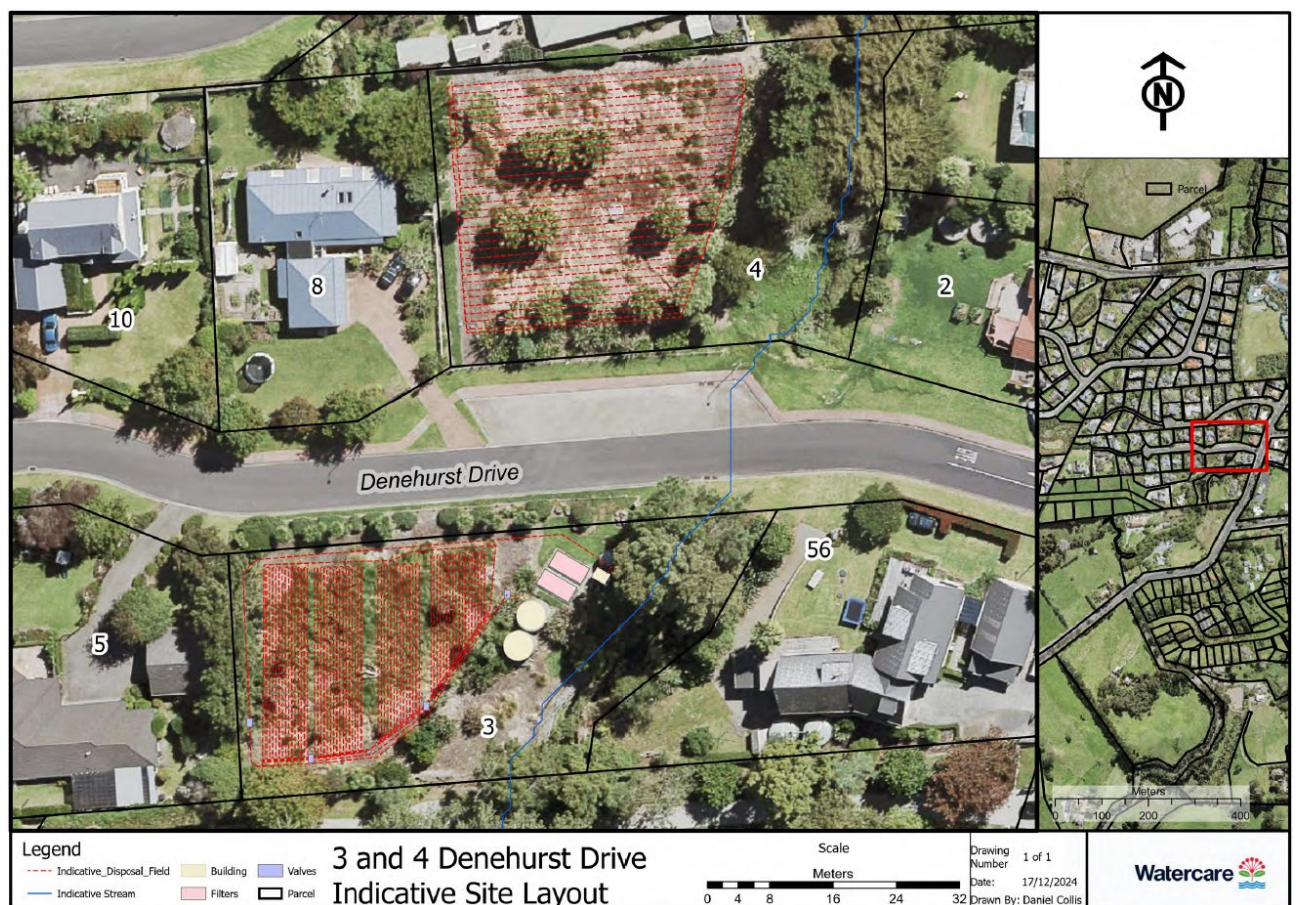


Figure 2-5: Denehurst WWTP indicative site layout



Figure 2-6: Photo locations



Figure 2-7: Flow balancing tanks, recirculation tank and treated effluent storage tank located on No.3 Denehurst Drive (Source: Aurecon)



Figure 2-8: Drip irrigation field located on No.3 Denehurst Drive (Source: Aurecon)



Figure 2-9: Public path on the southern Boundary of No.3 Denehurst Drive (Source: Aurecon)



Figure 2-10: Eastern boundary of No.3 Denehurst Drive (Source: Aurecon)



Figure 2-11: Drip irrigation field located on No.4 Denehurst Drive (Source: Aurecon)



Figure 2-12: Western boundary of No.4 Denehurst Drive (Source: Aurecon)

2.3 Surrounding Environment

2.3.1 Built environment

The project site is located at Nos. 3 and 4 Denehurst Drive in Waimauku, a semi-rural area near Auckland. Denehurst Drive is a local road with low traffic volumes, as it is a cul-de-sac that only serves the residences fronting onto the street. The surrounding environment is a mixed landscape of rural-residential and light

agricultural properties. Nearby land uses include small agricultural equipment suppliers, rural contracting businesses, and a local convenience store approximately 300 meters away. The area is characterized by low-density residential properties, scattered native and exotic vegetation, and occasional small-scale agricultural operations.

There are existing residences in proximity to each disposal field: No.8 Denehurst Drive is roughly 6 metres from the disposal field at No.4, and No.5 Denehurst Drive is approximately 10 metres from the disposal field at No.3.

2.3.2 Natural Environment

There is a small stream corridor with native vegetation along the eastern boundary of the site. As the immediate surrounding environment is primarily developed with low density residential lots, little of the natural environment remains.

2.3.3 Archaeology

An archaeological site is located 400m west of the Denehurst WWTP, near No.3 Pondview Lane, and remains unaffected by the NoR, which will not extend into the site's potential area of archaeological significance

3 Consultation and engagement

As discussed above, the proposed NoR will protect the existing WWTP, and no new components or upgrades are proposed at this time. Because of this, it has been assessed that there are no affected parties or stakeholders. However, WSL has undertaken engagement with Mana Whenua, as addressed below.

3.1 Mana Whenua

The Denehurst WWTP NoR project has been on Watercare's Kaitiaki List since 15 October 2024.

From the time the project has been on the Kaitiaki list, only two iwi have registered interest in the project. These are:

- Ngāti Tamaoho,
- Ngaati Whanaunga

An information package describing the NoR, including its purpose and effect, was sent to Ngaati Whanaunga on 24 October 2024. From this initial communication, no further correspondence has been received from the Iwi representative. At the time of submitting this notice, no further request has been received from other Iwi groups, nor further correspondence from Ngaati Whanaunga and Ngāti Tamaoho.

4 Alternative Options

In accordance with s171(1)(b) of the RMA, when considering a NoR, the territorial authority must have particular regard to *“whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if*

- (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
- (ii) it is likely that the work will have a significant adverse effect on the environment;”*

Because the proposed NoR applies to an existing WWTP on lands owned by Watercare, and no new works are proposed, in accordance with s171, an assessment of alternatives is not required, (nor are there any alternative options applicable). The NoR will encompass the site, safeguarding and providing certainty for the WWTP's ongoing operation and maintenance as detailed in Section 5.1 below.

5 Assessment of Environmental Effects

5.1 Positive effects

The NoR for the site serves a critical purpose in safeguarding the existing WWTP. By designating this facility, the proposal ensures long-term safeguarding against potentially incompatible future developments that could compromise the WWTP's operational integrity. A designation provides Watercare with the necessary planning security to maintain, upgrade, and manage the wastewater infrastructure essential for serving the local community. The approach allows Watercare, as a requiring authority responsible for wastewater services to the households in Denehurst, to have dedicated land use provisions that support the continued efficient and uninterrupted operation of this vital utility asset.

5.2 Traffic effects

The WWTP is not actively manned. Watercare staff check it remotely daily and visit the site once a week with one vehicle. If there is a critical alarm, the on-call process technician is alerted and attends to the site. There will be no changes to the traffic effects associated with the operation of the WWTP once the designation is confirmed. The WWTP and associated structures and features are existing, and the NoR will not result in any new adverse traffic effects. The existing parking and access arrangements will not be altered as a result of the designation once confirmed.

5.3 Noise and Vibration Effects

There are no discernible noise impacts from the WWTP, and there have been no registered complaints from surrounding residents or landowners. The designation will not result in any changes to the works or the operational noise effects, as it allows for the ongoing operation and maintenance of the WWTP. Any operational noise and vibration effects are existing.

5.4 Natural hazards

As noted above (and shown in Figure 2-3) roughly the eastern half of each property lies within a flood plain.

Considering no works are proposed, the NoR is for operation and maintenance of the existing wastewater treatment infrastructure on the site, and the majority of the site houses disposal fields with minimal structures, there are no effects associated with natural hazards arising as a result of the proposed NoR.

5.5 Cultural effects

The established lots of the Denehurst WWTP and disposal field are not shown within any Iwi Statutory Acknowledgment Areas in the Tāmaki Makaurau area. Additionally, the nine (9) Iwi that have customary authority over the area that the Denehurst WWTP is established in have not raised an interest in the designation process. Moreover, the proposed NoR seeks to safeguard an existing facility, and no works are currently proposed. On this basis, there is no indication that the proposed NoR results in any adverse cultural effects on the established Iwi of the area.

5.6 Summary

The proposed NoR allows Watercare to maintain and operate the existing WWTP, and will safeguard the site from incompatible future developments. As outlined above, the NoR will not result in any physical changes to the site at this time, and any future works would be subject to an Outline Plan of Works. Therefore, the

continued operation of the wastewater treatment plant is will not cause any new effects on the surrounding environment.

6 Statutory Assessment

Section 168(2) of the RMA states that a requiring authority for the purposes approved under Section 167 may at any time give notice in the prescribed form to a territorial authority of its requirement for a designation. The following sections consider the NoR under the requirements of Sections 169 and 171.

6.1 Section 169 – Further Information, Notification, Submissions, and Hearing for Notice of Requirement to Territorial Authority

If a territorial authority is given a notice of requirement under Section 169 of the RMA, the territorial authority must, within 10 working days, decide whether to notify the notice under Section 169(1A) or Sections 149ZCB(1) to (4), 149ZCC(1) to (4), 149ZCE, and 149ZCF.

6.1.1 Public Notification Assessment

In accordance with Section 169 of the RMA, it is our opinion that Watercare's proposed NoR for at No.s 3 and 4 Denehurst Drive, Waimauku can proceed on a non-notified basis for the following reasons:

- Based on the assessment in Section 6 of the AEE, there are no potential or actual adverse effects (s149ZCB(2)(a)).
- The requiring authority has not requested public notification (s149ZCB(b)).
- There is no rule in the AUP or an NES that requires public notification under section 149ZCB(2)(c).
- There are no special circumstances under s149ZCB(4) that warrant notification.
- There are no affected persons under s149ZCC(1)(a) and section 149ZCF.
- There are no affected protected customary rights groups or affected customary marine title groups (s149ZCC(1)(b)).

6.2 Section 171 – Recommendation by Territorial Authority

6.2.1 Section 171(1)(a) – Relevant Planning Documents

When considering a requirement, the territorial authority must, subject to Part 2, consider the effects on the environment, having regard to:

(a) *any relevant provisions of—*

(i) *a national policy statement:*

(ii) *a regional policy statement or proposed regional policy statement:*

(iii) *a plan or proposed plan; and...*

An assessment of the relevant objectives and policies of the Regional Policy Statement (Chapter B) and relevant chapters of the AUP(OP) is contained in Appendix C, which is based on the zoning of the site and the district matters in relation to the proposed works on site. The assessment concludes that the proposed NoR is consistent with the Regional Policy Statement, and with the relevant district-level objectives and policies in the AUP(OP).

Overall, it is considered that the proposed works are in accordance with the objectives and policies of the AUP(OP).

It is noted that regional matters (notably including discharge permits for the discharge of treated wastewater to land) have been addressed as part of resource consents application DIS60048047. Any undefined future works related to regional matters will need to be assessed through any future regional consents.

6.2.2 Section 171(1)(b) – Alternative Sites, Routes, or Methods

In accordance with Section 171(1)(b) of the RMA, the Council is required to consider whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work where:

- (i) The requiring authority does not have an interest in the land sufficient for undertaking the work; or
- (ii) It is likely the work will have a significant adverse effect on the environment.

As the lands are in Watercare's sole ownership, and the assessment above concludes that there will be no adverse effect on the environment, we are satisfied that no further consideration of alternatives is required.

As discussed in Section 6, the proposed NoR to operate and maintain the WWTP on site does not impact on the amenity of the surrounding environment and functionality of the surrounding road network. The actual and potential effects of the NoR to provide for the continued operation and maintenance to the WWTP and associated features are identified and described in Section 6 of this AEE. It is concluded that no new effects result from the continued operation of the facility.

6.2.3 Section 171(1)(c) – Reasonably Necessary

- (c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and...*

Watercare, as a requiring authority, seeks to establish a designation for "Wastewater purposes – wastewater treatment plant, disposal and associated structures", which aligns with the objective of the project:

- To provide long-term land protection and certainty for the continued operation and maintenance of the Denehurst WWTP.

The NoR will protect the site from future incompatible development which may preclude or put at risk the operation and maintenance of the WWTP.

Considering the above, the NoR to establish this new designation to protect the existing WWTP at Denehurst Drive is reasonably necessary to achieve Watercare's project objectives.

6.2.4 Section 171(1)(d) – Other Matters

- (d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.*

It has been assessed that there are no other matters the Council is required to consider in order to make a recommendation on the proposed NoR.

6.2.5 Section 184 – Lapsing of designations which have not been given effect to

A designation lapses on the expiry of 5 years after the date on which it is included in the district plan unless—

- (a) it is given effect to before the end of that period;*

In accordance with s184 of the RMA, Watercare propose a 5 year lapse date for the designation. As the works enabled by the proposed NoR are already in existence, once confirmed the designation will automatically have been given effect to.

6.2.6 Part 2 – Purpose and Principles

When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to the following matters. Part 2 of the RMA prescribes the purpose (Section 5) and principles (Sections 6-8) of the legislation.

Section 5 – Purpose

The purpose of the RMA is to promote the sustainable management of natural and physical resources which means:

“Managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

All persons exercising functions and powers under the RMA are required to reflect the principles of the RMA in accordance with Sections 6-8 of the RMA in order to achieve the purpose of the legislation.

In accordance with Section 5(a) of the RMA, the proposed designation will not inhibit the sustainable management of natural and physical resources, as the WWTP provides for sustainable management of wastewater in a manner that manages peak flows from the local community and therefore mitigates environmental impacts, while meeting the current and future needs of the local community. The NoR seeks to designate an existing Watercare facility to provide long-term protection against potential future developments that may be incompatible and could threaten the operational integrity of the WWTP. The NoR is expected to result in no adverse effects; thus, the impacts are considered to be none, as outlined in Section 6 in accordance with Section 5(c) of the Resource Management Act (RMA).

6.2.7 Section 6 – Matters of national importance

Section 6 of the RMA requires the recognition and provision for matters of national importance in relation to the management, use, development and protection of natural and physical resources, which is assessed below.

Table 6-1: Section 6 of the RMA assessment

Section 6 Matters of national importance	Comment
<i>(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:</i>	The NoR will have no impact on wetlands, lakes or rivers, nor their margins.
<i>(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:</i>	There are no outstanding natural features or landscapes affected by the NoR.
<i>(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:</i>	The NoR will not encroach on significant indigenous vegetation and significant habitats of indigenous fauna, these habitats.
<i>(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:</i>	The NoR does not have any impact on the maintenance and enhancement of public access.

Section 6 Matters of national importance	Comment
(e) <i>the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:</i>	The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga have been recognised as Mana Whenua were engaged as part of this project. They expressed no specific concerns to the project, as detailed in Section 4.1 above.
(f) <i>the protection of historic heritage from inappropriate subdivision, use, and development:</i>	There are no areas of historic heritage or protected customary rights on site.
(g) <i>the protection of protected customary rights:</i>	
(h) <i>the management of significant risks from natural hazards.</i>	Although the site is partially subject to a flood plain, the proposal does not have any natural hazard effects, as no works are proposed.

Section 7 – Other matters

Section 7 of the RMA requires the recognition and provision for other matters in relation to the management, use, development and protection of natural and physical resources, which is assessed below.

Table 6-2: Section 7 of the RMA assessment

Section 7 Other matters	Comment
(a) <i>kaitiakitanga:</i> (aa) <i>the ethic of stewardship:</i>	Watercare is implementing kaitiakitanga (the ethic of stewardship) through the appropriate management of activities, by proposing a recommended condition to minimise effects on the environment with respect to natural hazards and the development of safe and efficient wastewater infrastructure, in accordance with Section 7(a) and (aa).
(b) <i>the efficient use and development of natural and physical resources:</i> (ba) <i>the efficiency of the end use of energy:</i>	Not Applicable – The proposal relates to wastewater infrastructure.
(i) <i>any finite characteristics of natural and physical resources:</i>	
(c) <i>the maintenance and enhancement of amenity values:</i>	As the WWTP is existing there is no change to the existing amenity values of the site or surrounds.
(d) <i>intrinsic values of ecosystems:</i>	
(f) <i>maintenance and enhancement of the quality of the environment:</i>	
(h) <i>the protection of the habitat of trout and salmon:</i>	Not Applicable
(i) <i>the effects of climate change:</i>	Not Applicable – As the proposed NoR provides for the continued operation and maintenance, of an existing WWTP, it does not have discernible implications relating to climate change.
(j) <i>the benefits to be derived from the use and development of renewable energy.</i>	Not Applicable

Section 8 – Te Tiriti o Waitangi

Section 8 of the RMA requires the principles of Te Tiriti o Waitangi (Treaty of Waitangi) to be taken into account in relation to the management, use, development and protection of natural and physical resources.

As detailed in Section 3 of this AEE, Mana Whenua have been engaged with regarding the proposed works through Watercare's Kaitiaki Managers Project List, and no further information was requested. Per Section 6.5 of this AEE, there is no indication of cultural effects as a result of the proposed NoR.

In summary, the above assessments conclude that the proposed works and designation met the purpose of Section 5 of the RMA and are consistent with the principles in Sections 6-8 and therefore give effect to Part 2 of the RMA.

7 Recommended Conditions

As Section 6 concludes that the proposed NoR will have no effects, no conditions are proposed.

8 Conclusion

This NoR is to establish a new designation in the AUP(OP) with Watercare as the requiring authority. This NoR has been prepared in accordance with Sections 168-179 of the RMA and is sought in order to protect the existing WWTP at No.s 3 and 4 Denehurst Drive, Waimauku, Auckland.

The designation will protect the existing WWTP from any future incompatible development. The assessment of actual and potential effects on the environment contained in Section 6 of this AEE concludes that there are no additional adverse effects. No parties are affected by the proposal; therefore, public notification is not warranted.

Appendices

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Appendix A – Record of Title

Appendix B – Objectives and Policies Assessment

The following objectives and policies assessment under the AUP(OP) is based on the zoning of the site and the district matters in relation to the proposed works on site.

Objective / Policy	Assessment
Chapter B Regional Policy Statement - B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy	
Objective B3.2.1 (1) Infrastructure is resilient, efficient and effective.	The Denehurst WWTP is essential to the function and operation of the local wastewater network. Therefore, protecting the existing WWTP will be in accordance with Objective B3.2.1 (1) and (5). The proposed designation will enable the efficient operation and maintenance of the existing WWTP, in accordance with Policy B3.2.2(1).
Objective B3.2.1 (4) The functional and operational needs of infrastructure are recognised.	
Policy B3.2.2 (1) Enable the efficient development, operation, maintenance and upgrading of infrastructure.	
Objective B3.2.1 (2) The benefits of infrastructure are recognised, including: (a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland; (b) enabling economic growth; (c) contributing to the economy of Auckland and New Zealand; (d) providing for public health, safety and the well-being of people and communities; (e) protecting the quality of the natural environment; and (f) enabling interaction and communication, including national and international links for trade and tourism.	Designating the existing WWTP will assist in managing wastewater flows from the surrounding community, as it will protect the long-term operation and maintenance of the facility. Although small in scale, it represents protection of an importance piece of infrastructure.
Policy B3.2.2 (2) Recognise the value of investment in existing infrastructure.	
Objective B3.2.1 (6) Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.	The designation will protect the site from future incompatible development, which may preclude or put at risk the continued operation and maintenance of the WWTP, in accordance with Objective B3.2.1 (6).
Objective B3.2.1 (8) The adverse effects of infrastructure are avoided, remedied or mitigated.	The NoR will not result in any change to the effects arising from the operation of the site, as detailed in Section 6, in accordance with Objective B3.2.1 (8).
Policy B3.2.2 (8) Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure.	
E25 Noise and vibration [dp]	
Objective E25.2 (1) People are protected from unreasonable levels of noise and vibration.	The NoR will not result in any change to the effects arising from the operation of the WWTP, as detailed in section 6.3
Policy E25.3 (2) Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites	

Objective / Policy	Assessment
Policy E25.3 (10) <i>Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to:</i> (a) <i>the sensitivity of the receiving environment; and</i> (b) <i>the proposed duration and hours of operation of the activity; and</i> (c) <i>the practicability of complying with permitted noise and vibration standards.</i>	
Chapter E36 Natural hazards and flooding [dp]	
Objective E36.2 (6) <i>Where appropriate, natural features and buffers are used in preference to hard protection structures to manage natural hazards.</i>	Since no physical works are currently proposed, there are no immediate impacts on natural hazards. Any future works that may affect flood plains will require an Outline Plan to be prepared and submitted.
Policy E36.3 (15) <i>Within existing urban areas, enable buildings containing less vulnerable activities to locate in the 1 per cent annual exceedance probability (AEP) floodplains where that activity avoids, remedies or mitigates effects from flood hazards on other properties.</i>	
Policy E36.3 (21) <i>Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities to other properties upstream or downstream of the site.</i>	
Policy E36.3 (23) <i>Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards</i>	
Residential - Single House Zone	
Objective H3.2 (4) <i>Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.</i>	The proposed WWTP designation ensures this essential wastewater facility can continue serving the local community. As the the proposed NoR will safeguard an important piece of community infrastructure that has not had adverse effects on the residential community, it assists in implementing the applicable objective and policy.
Policy H3.3 (7) <i>Provide for non-residential activities that:</i> (a) <i>support the social and economic well-being of the community;</i> (b) <i>are in keeping with the scale and intensity of development anticipated within the zone;</i> (c) <i>avoid, remedy or mitigate adverse effects on residential amenity; and</i> (d) <i>will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone.</i>	

Appendix C – Consultation Record

Document prepared by

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9382 Denehurst Wastewater Treatment Plant

Designation Number	9382
Requiring Authority	Watercare Services Limited
Location	3 & 4 Denehurst Drive, Waimauku
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Wastewater purposes – wastewater treatment plant, disposal and associated structures

Conditions

Height

1. The maximum height of treatment plant buildings, tanks and chemical storage facilities shall not exceed 9 metres. This limitation shall not apply to masts, antennas, aerials or other ancillary structures.

Yard

2. The plant buildings, tanks and chemical storage facilities shall not be located closer than 1 metre from the adjoining boundaries of 5 and 8 Denehurst Drive and 5 Amber Place. This limitation shall not apply to masts, antennas, aerials or other ancillary structures.

Advice notes:

1. *The requiring authority is obliged to obtain all other necessary regional resource consents, and any other approvals, which may be required to undertake any proposed works provided for by the designation.*
2. *The submission of an outline plan of works (OPW) to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the requiring authority requests an OPW waiver, and Auckland Council agrees to the waiver.*

Attachment 2

**Denehurst Wastewater Treatment Plant
Watercare Services Limited Acceptance Letter**

10 September 2025

Ben Willis
Auckland Council
Private Bag 92300
Auckland 1142

Via email: unitaryplan@aucklandcouncil.govt.nz
ben.willis@aucklandcouncil.govt.nz

Dear Ben

Notice of Requirement for a designation under Section 168(2) of the Resource Management Act 1991 for Denehurst Wastewater Treatment Plant for Wastewater Purposes – Wastewater Treatment Plant, Disposal and Associated Structures Purposes

This letter is to formally advise that pursuant to section 172 of the Resource Management Act 1991, Watercare accepts in whole the Auckland Council Recommendation dated 19 June 2025—which was received by Watercare on 21 August 2025—to confirm the Notice of Requirement for Denehurst Wastewater Treatment Plant subject to the conditions as shown in Attachment B of the Recommendation.

Please advise Watercare when the designation has been included in the district plan.

Please invoice for any outstanding cost to date to allow receipting this financial year.

Yours faithfully,



Tanvir Bhamji
Resource Consents Manager
Watercare Services

Attachment 3

**Watercare Services Limited (North and West) Schedule and
9382 Denehurst Wastewater Treatment Plant conditions
(Underscored)**

Designation Schedule - Watercare Services Ltd (1/3)

North and West

Number	Purpose	Location
9300	Water supply purposes - pump station, reservoir and associated structures	2A Sunset Road, Unsworth Heights
9301	Water supply purposes - pump station, future reservoirs and associated structures	Section 1 Survey Office Plan 555200, 53 Schnapper Rock Road, Albany
9302	Water supply purposes - reservoir, pump station and associated structures	106 Pupuke Road, Hilcrest
9303	Water supply Purposes - pump station and associated structures	39 Killarney Street and part of adjoining road reserve, Takapuna
9304	Water Supply purposes - reservoirs and associated structures	83 and 89 Waipa Street, Birkenhead
9305	Water supply purposes - reservoir and associated structures	395 Upper Harbour Drive, Greenhithe
9306	Water supply purposes - reservoir and associated structures	Section 1 Survey Office Plan 557618, 192A Browns Bay Road, Murrays Bay
9307	Water supply purposes - reservoir and associated structures	179 Kowhai Road, Mairangi Bay
9308	Water supply purposes - reservoir, pump station and associated structures	253 Forrest Hill Road, Forrest Hill
9309	Water supply purposes - existing and proposed reservoirs and associated structures	69 Corinthian Drive, Albany
9310	Wastewater purposes - wastewater treatment plant odour buffer area	Rosedale Park, and reserves, roads and motorway in the vicinity of the wastewater treatment plant
9311	Wastewater purposes - wastewater treatment plant and underground route of outfall to Mairangi Bay	Rosedale Road and Upper Harbour Highway, Albany, then via various properties and roads to Mairangi Bay
9312	Water supply purposes - pump station and associated structures	22B Easter Parade, Glen Eden
9313	Water supply purposes - pump station and associated structures	161C Colwill Road, Massey
9314	Water supply purposes - pump station and associated structures	47A Phillip Avenue, Glen Eden
9315	Water supply purposes - reservoir and associated structures	126 McEntee Road, Waitakere
9316	Water supply purposes - reservoir and associated structures	270 Don Buck Road, Massey
9317	Water supply purposes - reservoir and associated structures	893 and 895 Scenic Drive North, Swanson
9318	Water supply purposes - reservoir and associated structures	272A Scenic Drive, Titirangi

9319	Water supply purposes - reservoir and associated structures	19 Bush Road, Waiatarua
9320	Water supply purposes - reservoir and associated structures	1076A Huia Road, Huia
9321	Water supply purposes - water catchment headworks areas	Waitakere Ranges
9322	Water supply purposes - headworks services land	Waitakere Ranges
9323	Water supply purposes - water treatment plant and associated structures	105-121 Christian Road, Swanson and 21 Long Road, Bethells
9324	Water supply purposes - water treatment plants and associated structures	Woodlands Park Road, Manuka Road and Exhibition Drive, Titirangi
9325	Water supply purposes - reservoir and associated structures	88 Sunhill Road, Glen Eden
9326	Water supply purposes - reservoir and associated structures	166-176 Konini Road, Titirangi
9327	Wastewater purposes - storage tanks and associated structures	56 The Concourse, Henderson
9328	Water supply purposes - pump station and associated structures	143 Flanshaw Road, Te Atatu
9329	Water supply purposes - pump station and associated structures	Road Reserve on Pleasant Road / Titirangi Road Corner
9330	Water supply purposes - pump station and associated structures	Totara Road Esplanade Reserve, 9 Kelvin Crescent, Te Atatu Peninsula
9331	Water supply purposes - water treatment plant and associated structures	415A Te Atatu Road, Te Atatu
9332	Water supply purposes - water treatment plant and associated structures	Wood Bay Beach Reserve in the vicinity of 81 Wood Bay Road, Titirangi
9333	Water supply purposes - pump station and associated structures	Road Reserve, adjoining 172A Laingholm Drive, Laingholm
9334	Water supply purposes - pump station and associated structures	97B Fred Taylor Drive, Whenuapai
9335	Water supply purposes - water treatment plant	362 Wayby Valley Road, Wellsford
9336	Water supply purposes - reservoir and associated structures	Worthington Road (Lot 1 DP 57349), Wellsford
9337	Wastewater purposes - wastewater treatment plant	Between State Highway 1 and Rustbrook Road (Lot 3 DP 64870), Wellsford
9338	Withdrawn	
9340	Wastewater purposes - wastewater treatment plant	64 Jones Road, Omaha Flats
9341	Water supply purposes - reservoir and associated structures	20 View Road, Warkworth
9342	Wastewater purposes - wastewater treatment plant	6 Brown Road, Warkworth

9343	Wastewater purposes - wastewater treatment plant	55 and 55A Alnwick Street, Warkworth
9344	Water supply purposes - reservoir and associated structures	James Street, Snells Beach, and adjoining properties (Lots 1 and 2 DP 205704)
9345	Water supply purposes - reservoir and associated structures	32 Tudor Collins Drive, Warkworth
9346	Water supply purposes - water treatment plant	118 Hamilton Road, Warkworth
9347	Wastewater purposes - wastewater treatment plant	Te Whau Creek, Hamilton Road (east of 287 and 309 Hamilton Road), Snells Beach
9348	Wastewater purposes - wastewater treatment plant	Weranui Road, in the vicinity of 135 Weranui Road, Waiwera
9349	Water supply purposes - reservoir and associated structures	1002 Hibiscus Coast Highway, Waiwera
9350	Water supply purposes - reservoir and associated structures	138 West Hoe Heights, Orewa
9352	Water supply purposes - reservoir and associated structures	105 Wainui Road
9353	Water supply purposes - reservoir and associated structures	231 Whangaparaoa Road, Whangaparaoa
9354	Water supply purposes - reservoir and associated structures	104A Wade River Road, Arkles Bay
9355	Water supply purposes - reservoir and associated structures	1170 Whangaparaoa Road, Tindalls Bay
9356	Wastewater purposes - wastewater treatment plant	Kaipara Coast Highway (Sec 50 SO 47244), Helensville
9357	Water supply purposes - dams	215 Mangakura, Kiwitahi and Wishart Roads, Helensville
9358	Water supply purposes - reservoir and associated structures	Wishart Road (Sec 62 BLK XIV Kaipara Surevey District), Helensville
9359	Wastewater purposes - wastewater treatment plant	18 Oraha Road, Huapai
9360	Water supply purposes - water treatment plant	148-162 Motutara Road, Muriwai
9361	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds including 106 Rustybrook Road, 1496 State Highway 1, 133 Wayby Valley Road and Lot 2 DP 171826, Wellsford
9362	Wastewater purposes - wastewater treatment plant	1535 Whangaparaoa Road, Army Bay
9363	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, Te Whau Creek, Snells Beach (including 287 and 309 Hamilton Road and 120 Hamatana Road)
9364	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, (including 135 Weranui Road and 12, 45, 83 and 105 Jarvis Road), Waiwera
9366	Water supply purposes - reservoir and associated structures	190 West Hoe Heights, Orewa
9367	Water supply purposes - reservoir and associated Structures (including power supply and telemetry)	2 Lonely Track Road, Glenvar

9368	Water supply purposes - pump station and associated structures	East Coast Road (road reserve) south of Bawden Road, Redvale
9369	Water supply purposes - reservoir and associated structures	125 Scott Road, Wade Heads
9370	Wastewater purposes - pump station, constructed overflow and associated structures	228 Millwater Parkway, Silverdale
9371	Water supply purposes - pump station and associated structures	2-12 Lincoln Park Avenue, Massey
9372	Wastewater purposes	Section 1 and Section 2 SO 467484
9373	Water supply purposes	403 Old North Road, Huapai
9374	Water supply purposes	86 Hudson Road, Warkworth
9375	Wastewater purposes – Northern Interceptor wastewater pipelines, pumping stations, and associated infrastructure.	From 56 The Concourse, Henderson to 4 – 6 Hobsonville Road, West Harbour ; and from 15 The Knoll, Greenhithe to Rosedale Wastewater Treatment Plant
9376	Water supply purposes – pipelines and associated infrastructure	From 114 Scenic Drive, Titirangi to Albany Reservoir, Corinthian Drive, Albany
9377	Water supply and wastewater purposes – pipelines, pumping stations and associated infrastructure	From eastern end Fred Taylor Drive to western end Greenhithe Bridge causeway
9378	Water supply purposes – pump station and associated structures	157 Oteha Valley Road, Fairview Heights
9379	Wastewater purposes – to construct, operate and maintain a pump station, gravity main and associated infrastructure.	32 Mamari Road, 8 Spedding Road, Spedding Road road reserve, 23A Brigham Creek Road, 23-27 Brigham Creek Road, Brigham Creek Road road reserve, 20-22 Brigham Creek Road, 26 Brigham Creek, 28 Brigham Creek Road, Tamiro Road and Roundal Crescent
9380	Wastewater purposes – pump station and associated structures	19 and 21 Kahika Road, Birkdale, R240 Beach Haven Road, Birkenhead (Hellyers Creek Reserve), and road reserve (Kahika Road cul-de-sac)
9381	Water Supply – including abstraction, treatment and storage of water.	3 Audrey Luckens Lane, Helensville, 0800
<u>9382</u>	<u>Wastewater purposes – wastewater treatment plant, disposal and associated structures</u>	<u>3 & 4 Denehurst Drive, Waimauku</u>

9382 Denehurst Wastewater Treatment Plant

<u>Designation Number</u>	<u>9382</u>
<u>Requiring Authority</u>	<u>Watercare Services Limited</u>
<u>Location</u>	<u>3 & 4 Denehurst Drive, Waimauku</u>
<u>Lapse Date</u>	<u>Given effect to (i.e. no lapse date)</u>

Purpose

Wastewater purposes – wastewater treatment plant, disposal and associated structures

Conditions

Height

1. The maximum height of treatment plant buildings, tanks and chemical storage facilities shall not exceed 9 metres. This limitation shall not apply to masts, antennas, aerials or other ancillary structures.

Yard

2. The plant buildings, tanks and chemical storage facilities shall not be located closer than 1 metre from the adjoining boundaries of 5 and 8 Denehurst Drive and 5 Amber Place. This limitation shall not apply to masts, antennas, aerials or other ancillary structures.

Advice notes:

1. The requiring authority is obliged to obtain all other necessary regional resource consents, and any other approvals, which may be required to undertake any proposed works provided for by the designation.
2. The submission of an outline plan of works (OPW) to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the requiring authority requests an OPW waiver, and Auckland Council agrees to the waiver.

Attachments

No Attachments

Attachment 4

**Watercare Services Limited (North and West) Schedule and
9382 Denehurst Wastewater Treatment Plant conditions
(Clean)**

Designation Schedule - Watercare Services Ltd (1/3)

North and West

Number	Purpose	Location
9300	Water supply purposes - pump station, reservoir and associated structures	2A Sunset Road, Unsworth Heights
9301	Water supply purposes - pump station, future reservoirs and associated structures	Section 1 Survey Office Plan 555200, 53 Schnapper Rock Road, Albany
9302	Water supply purposes - reservoir, pump station and associated structures	106 Pupuke Road, Hilcrest
9303	Water supply Purposes - pump station and associated structures	39 Killarney Street and part of adjoining road reserve, Takapuna
9304	Water Supply purposes - reservoirs and associated structures	83 and 89 Waipa Street, Birkenhead
9305	Water supply purposes - reservoir and associated structures	395 Upper Harbour Drive, Greenhithe
9306	Water supply purposes - reservoir and associated structures	Section 1 Survey Office Plan 557618, 192A Browns Bay Road, Murrays Bay
9307	Water supply purposes - reservoir and associated structures	179 Kowhai Road, Mairangi Bay
9308	Water supply purposes - reservoir, pump station and associated structures	253 Forrest Hill Road, Forrest Hill
9309	Water supply purposes - existing and proposed reservoirs and associated structures	69 Corinthian Drive, Albany
9310	Wastewater purposes - wastewater treatment plant odour buffer area	Rosedale Park, and reserves, roads and motorway in the vicinity of the wastewater treatment plant
9311	Wastewater purposes - wastewater treatment plant and underground route of outfall to Mairangi Bay	Rosedale Road and Upper Harbour Highway, Albany, then via various properties and roads to Mairangi Bay
9312	Water supply purposes - pump station and associated structures	22B Easter Parade, Glen Eden
9313	Water supply purposes - pump station and associated structures	161C Colwill Road, Massey
9314	Water supply purposes - pump station and associated structures	47A Phillip Avenue, Glen Eden
9315	Water supply purposes - reservoir and associated structures	126 McEntee Road, Waitakere
9316	Water supply purposes - reservoir and associated structures	270 Don Buck Road, Massey
9317	Water supply purposes - reservoir and associated structures	893 and 895 Scenic Drive North, Swanson
9318	Water supply purposes - reservoir and associated structures	272A Scenic Drive, Titirangi

9319	Water supply purposes - reservoir and associated structures	19 Bush Road, Waiatarua
9320	Water supply purposes - reservoir and associated structures	1076A Huia Road, Huia
9321	Water supply purposes - water catchment headworks areas	Waitakere Ranges
9322	Water supply purposes - headworks services land	Waitakere Ranges
9323	Water supply purposes - water treatment plant and associated structures	105-121 Christian Road, Swanson and 21 Long Road, Bethells
9324	Water supply purposes - water treatment plants and associated structures	Woodlands Park Road, Manuka Road and Exhibition Drive, Titirangi
9325	Water supply purposes - reservoir and associated structures	88 Sunhill Road, Glen Eden
9326	Water supply purposes - reservoir and associated structures	166-176 Konini Road, Titirangi
9327	Wastewater purposes - storage tanks and associated structures	56 The Concourse, Henderson
9328	Water supply purposes - pump station and associated structures	143 Flanshaw Road, Te Atatu
9329	Water supply purposes - pump station and associated structures	Road Reserve on Pleasant Road / Titirangi Road Corner
9330	Water supply purposes - pump station and associated structures	Totara Road Esplanade Reserve, 9 Kelvin Crescent, Te Atatu Peninsula
9331	Water supply purposes - water treatment plant and associated structures	415A Te Atatu Road, Te Atatu
9332	Water supply purposes - water treatment plant and associated structures	Wood Bay Beach Reserve in the vicinity of 81 Wood Bay Road, Titirangi
9333	Water supply purposes - pump station and associated structures	Road Reserve, adjoining 172A Laingholm Drive, Laingholm
9334	Water supply purposes - pump station and associated structures	97B Fred Taylor Drive, Whenuapai
9335	Water supply purposes - water treatment plant	362 Wayby Valley Road, Wellsford
9336	Water supply purposes - reservoir and associated structures	Worthington Road (Lot 1 DP 57349), Wellsford
9337	Wastewater purposes - wastewater treatment plant	Between State Highway 1 and Rustbrook Road (Lot 3 DP 64870), Wellsford
9338	Withdrawn	
9340	Wastewater purposes - wastewater treatment plant	64 Jones Road, Omaha Flats
9341	Water supply purposes - reservoir and associated structures	20 View Road, Warkworth
9342	Wastewater purposes - wastewater treatment plant	6 Brown Road, Warkworth

9343	Wastewater purposes - wastewater treatment plant	55 and 55A Alnwick Street, Warkworth
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9382	Wastewater purposes – wastewater treatment plant, disposal and associated structures	3 & 4 Denehurst Drive, Waimauku

9382 Denehurst Wastewater Treatment Plant

Designation Number	9382
Requiring Authority	Watercare Services Limited
Location	3 & 4 Denehurst Drive, Waimauku
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Wastewater purposes – wastewater treatment plant, disposal and associated structures

Conditions

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Yard

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Attachments

No Attachments

Attachment 5
Auckland Unitary Plan GIS Viewer
Designation 9382 Denehurst Wastewater Treatment Plant
(Before/After)

BEFORE

Amber Place

Denehurst Drive

Muriwai Road

Designation

AFTER

Amber Place

Denehurst Drive

Muriwai Road

Designation

9382

9382

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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: 21/10/2025

**Designations: 9382, Wastewater purposes –
wastewater treatment plant, disposal and
associated structures
(Denehurst Wastewater Treatment Plant)
Watercare Services Limited**

Auckland Council
Te Kaunihera o Tāmaki Makaurau
Plans and Places