

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

FROM Jo Hart, Senior Policy Planner – Planning Regional, North, West, and Islands

DATE 1 October 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 Schedules and Designations – Watercare Services Limited Auckland Unitary Plan GIS Viewer		
Designation only			
Designation # 9383	Alma Wastewater Pump Station		
Locations:	R21 Alma Road, Milford (Lot 6 DP 46541)		
Lapse Date	Given effect to (i.e. no lapse date)		
Purpose	Wastewater purposes – pump station and associated structures		
Changes to text (shown in underline and strikethrough)	New designation text and conditions in Watercare Services Limited’s schedule and designations (as shown below)		
	Schedule:		
	9383	Wastewater purposes – pump station and associated structures	R21 Alma Road, Milford
	Refer to Attachment B)		
Changes to diagrams	N/A		
Changes to spatial data	Designation boundary to follow the property boundary R21 Alma Road, Milford (Lot 46541) in the AUP Unitary Plan – Management Layers – Designations		
Attachments	Attachment A: Watercare Services Limited decision		
	Attachment B: Updated Watercare Services Limited Schedule and new designation conditions 9383 Alma Wastewater Pump Station (Underscored)		
	Attachment C: Updated Watercare Services Limited Schedule and new designation conditions 9383 Alma Wastewater Pump Station (Clean)		

	Attachment D: Updated Auckland Unitary Plan GIS Viewer with designation 9383 Alma Wastewater Pump Station (Before/After)
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Maps prepared by: Mitesh Bhula Geospatial Specialist	Text Entered by: Bronnie Styles Planning Technician
Signature: 	Signature: 
Prepared by: Jo Hart Planner	Reviewed by: Eryn Shields Team Leader
Signature: 	Signature: 
Authorised by: Kath Coombes (Acting) Manager Planning - Planning Regional, North, West, and Islands	
Signature: 	

Attachment A
Watercare Services Limited Decision

11 September 2025

Jo Hart
Auckland Council
Private Bag 92300
Auckland 1142

Via email: unitaryplan@aucklandcouncil.govt.nz
Jo.Hart@aucklandcouncil.govt.nz

Dear Jo

Notice of Requirement for a designation under Section 168(2) of the Resource Management Act 1991 for the four wastewater pump stations – Alma Pump Station, Bremner Wastewater Pump Station (PS90), PS68 Whenuapai Pump Station, and Long Bay Pump Station.

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 25 July 2025 (the **Recommendation** which was received by Watercare on 31 July 2025) to confirm the Notices of Requirement for three of the wastewater pump stations. These include:

1. Alma Pump Station,
2. Bremner Wastewater Pump Station (PS90) and
3. PS68 Whenuapai Pump Station

subject to the conditions as shown in Attachment B of the Recommendation.

Watercare also accepts in part the Recommendation to confirm the Notice of Requirement for Long Bay Wastewater Pump Station, but rejects the inclusion of the following condition:

Flood hazard risks

1. *Any works proposed within, or changes to, an overland flow path or a flood plain requires an assessment of the potential flood risks and the implementation of appropriate mitigation measures which:*
 - *maintains the functions of the overland flow path or flood plain*
 - *minimises obstruction to flood flows*
 - *responds to warnings of heavy rain.*

The assessment and mitigation measures must be submitted as part of the Outline Plan of Works.

Watercare rejects this condition on the basis that it is not warranted as the Long Bay Wastewater Pump Station site is not subject to any overland flow path or flood plain under the Auckland Unitary Plan (Operative in part).

Following the receipt of the Recommendation, this matter was immediately brought to the attention of Auckland Council on 1st August 2025. Council's Senior Policy Planner confirmed that the flood plain does not affect the Long Bay Wastewater Pump Station site (See Attachment A to this letter).

As such, Watercare confirms its decision to remove this condition from the designation for Long Bay Wastewater Pump Station.

Please advise Watercare when the designations have been included in the district plan.

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Bhamji', with a stylized flourish at the end.

Tanvir Bhamji
Resource Consents Manager
Watercare Services

Attachment B
Updated Watercare Services Limited
Schedule and new designation conditions
9383 Alma Wastewater Pump Station
(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
9382	Wastewater purposes – wastewater treatment plant, disposal and associated structures	3 & 4 Denehurst Drive, Waimauku
<u>9383</u>	<u>Wastewater purposes – pump station and associated structures</u>	<u>R21 Alma Road, Milford (Lot 6 DP 46541)</u>

9383 Alma Wastewater Pump Station

<u>Designation Number</u>	<u>9383</u>
<u>Requiring Authority</u>	<u>Watercare Services Limited</u>
<u>Location</u>	<u>R21 Alma Road, Milford (Lot 6 DP 46541)</u>
<u>Lapse Date</u>	<u>Given effect to (i.e. no lapse date)</u>

Purpose

Wastewater purposes – pump station and associated structures

Conditions

Landscape/visual

1. Any new buildings and/or structures are to be designed, and landscaped so that the visual amenity values of the surrounding neighbourhood are maintained and enhanced.

Flood hazard risks

2. Any works proposed within, or changes to, an overland flow path or a flood plain requires an assessment of the potential flood risks and the implementation of appropriate mitigation measures which:
 - maintains the functions of the overland flow path or flood plain
 - minimises obstruction to flood flows
 - responds to warnings of heavy rain.

The assessment and mitigation measures must be submitted as part of the Outline Plan of Works.

Advice notes:

1. The requiring authority is obliged to obtain all necessary regional resource consents, and any other approvals, that 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 C
Updated Watercare Services Limited
Schedule and new designation conditions
9383 Alma Wastewater Pump Station
(Clean)

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9383 Alma Wastewater Pump Station

Designation Number	9383
Requiring Authority	Watercare Services Limited
Location	R21 Alma Road, Milford (Lot 6 DP 46541)
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Wastewater purposes – pump station and associated structures

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Attachments

No attachments.

Attachment D
Updated Auckland Unitary Plan GIS Viewer
9383 Alma Wastewater Pump Station
(Before/After)

BEFORE



AFTER



0 5 10 20 M

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

Date: 21/10/2025

**Designations: 9383,
Wastewater purposes – pump station and
associated structures (Alma Wastewater Pump Station)
Watercare Services Limited**