

**TO** Warren MacLennan, Manager Planning – Regional, North, West & Islands

**FROM** Ben Willis, Policy Planner – Regional, North, West & Islands

**DATE** 20 January 2025

**SUBJECT** **Partial removal of Designation 9343 of the Auckland Unitary Plan (Operative in Part 2016) (AUP)**



I request an update to the AUP as outlined below:

<b>Reason for update</b>	RMA Section 182 Partial Removal of designation
<b>Chapter(s)</b>	AUP(OIP) GIS viewer – Unitary Plan layer - Designations
<b>Designation only</b>	
<b>Designation #</b>	Designation 9343
	<b>Requiring Authority – Watercare Services Ltd</b>
<b>Locations:</b>	55 Alnwick Street and Pt Allot 68 SO 64916, Warkworth
<b>Lapse Date</b>	Given effect to (i.e. no lapse date)
<b>Purpose</b>	Wastewater purposes - wastewater treatment plant
<b>Changes to text (shown in underline and strikethrough)</b>	Change the address of Designation 9343 in Chapter K Schedule – Watercare Services Ltd to align with the change in the extent of the designation. Text change shown in strikethrough below and in Attachment 1C and the clean text version is show in Attachment 2.  55 <u>and 55A</u> Alnwick Street, <del>and Pt Allot 68 SO 64916</del> , Warkworth
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	Partial removal of designation 9343 from AUP GIS viewer – Unitary Plan Layer – Designations.  Refer to Attachment 3
<b>Attachments</b>	Attachment 1: Planner s182 report Attachment 1A: Watercare s182 notice of partial removal Attachment 1B: Change in extent of Designation 9343 Attachment 1C: Text changes shown in strike through and underline Attachment 2: Clean text Attachment 3: Before and after GIS maps

<p><b>Maps prepared by:</b> Mitesh Bhula Senior Geospatial Specialist</p>	<p><b>Text Entered by:</b> Diana Chin Planning Technician</p>
<p><b>Signature:</b> </p>	<p><b>Signature:</b> </p>
<p><b>prepared by:</b> Ben Willis Policy Planner – Regional, North, West and Islands</p>	<p><b>Reviewed by:</b> Peter Vari Team Leader - Regional, North, West and Islands</p>
<p><b>Signature:</b> </p>	<p><b>Signature:</b> P Vari</p>
<p><b>Authorised by:</b> Warren MacLennan Manager Planning – Regional, North, West &amp; Islands</p>	
<p><b>Signature:</b> </p>	

## Attachment 1: Planner s182 report

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



**To:** Peter Vari, Team Leader – Regional, North West and Islands Planning

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

**Date:** 18/12/2024

**Subject:**

Partial removal Designation 9343 (Wastewater purposes - wastewater treatment plant) in the Auckland Unitary Plan

## Summary

Auckland Council has received a request from Watercare Services Limited under section 182 of the Resource Management Act 1991 (RMA), dated 11 November 2024, to remove in part Designation 9343 (Wastewater purposes - wastewater treatment plant).

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

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

It is recommended that the partial removal be accepted.

## Recommendation

1. That the section 182 request from Watercare Services Limited for the partial removal of Designation 9343 (Wastewater purposes - wastewater treatment plant) in the Auckland Unitary Plan be **accepted** for the following reasons:
  - Watercare Services Limited no longer requires the land at 55B Alnwick Street, Warkworth.
  - This site has also been sold and therefore Watercare Services Limited no longer owns this land.
2. That Designation 9343 (Wastewater purposes - wastewater treatment plant) be partially removed, as soon as reasonably practicable, in the Designation overlay and Chapter K Designations where the text needs to be amended in the Auckland Unitary Plan.

## 1. Description

### 1.1. References

<b>Designation number:</b>	9343 (Wastewater purposes - wastewater treatment plant)
<b>Lodgement date:</b>	11 <sup>th</sup> November 2024
<b>Requiring authority:</b>	Watercare Services Limited
<b>Reporting officer:</b>	Ben Willis
<b>Site address:</b>	55B Alnwick Street, Warkworth
<b>UP Zoning:</b>	Business - Light Industry Zone and Residential - Single House Zone

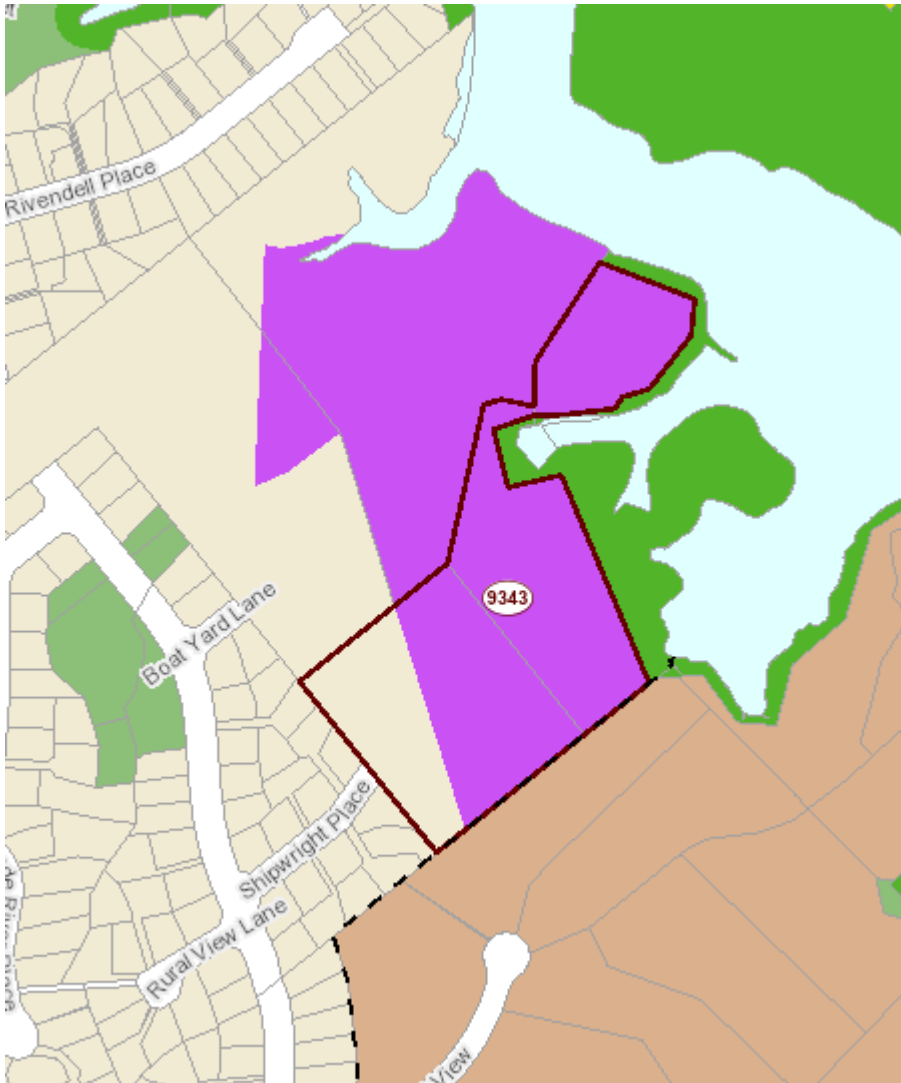
## 2.0 Background

### 2.1 Details of designation

This designation was carried over from the Rodney District plan (2011) through the process creating the Auckland Unitary Plan, it was originally identified as Designation 118 with the extent and purpose remaining the same.

### 1.2 Land affected by removal

The designation is currently shown in the AUP maps as follows:



**Figure 1: AUP(OP) GIS Viewer of Designation 9343**

Watercare Services Limited has provided a site plan showing the extent of the designation which is to be partially removed (refer to **Attachment A**).

### **1.3 Delegated authority to consider alterations to designations**

The Team Leader - Planning Regional, North, West and Islands (Plans and Places Tier 5) has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive Officer (updated October 2024), to exercise the Council's functions, powers, duties and discretions under the Resource Management Act 1991 in relation to Section 182 to approve a removal of a designation.

The section 182 request to remove the designation can therefore be considered by the Team Leader – Regional, North, West and Islands (Plans and Places Tier 5) and accepted or declined.

### **1.4 Relevant Statutory Provisions**

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

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

It is considered that Watercare Services Limited has provided sufficient justification for the partial removal of Designation 9343 (Wastewater purposes - wastewater treatment plant) for the following reasons:

- Watercare Services Limited no longer requires the land at 55B Alnwick Street, Warkworth.
- This site has also been sold and therefore Watercare Services Limited no longer owns this land.


## 2.0 Recommendation

That pursuant to Section 182 of the Resource Management Act 1991 that the partial removal of Designation 9343 (Wastewater purposes - wastewater treatment plant) be **accepted** and the Auckland Unitary Plan Operative in part designation overlay and text in Chapter K Designations be amended accordingly to update the address of the designation.

**Prepared by:** Ben Willis  
Policy Planner  
Regional, North West and Islands Planning Unit

**Accepted by:** Peter Vari  
Team Leader  
Regional, North West and Islands Planning Unit

**Signature:** 

**Signature:** 

Date: 18/12/2024

### **SCHEDULE OF ATTACHMENTS:**

**Attachment 1A:** Watercare s182 Notice of Removal

**Attachment 1B:** Plan outlining the resulting extent of designation 9343

**Attachment 1C:** Change to Chapter K Schedule

Attachment 1A: Watercare s182 notice of  
partial removal



11<sup>th</sup> November 2024

Peter Vari  
Team Leader Planning  
Plans and Places  
Auckland Council

**Watercare Services Limited**  
73 Remuera Road, Remuera,  
Auckland 1050, New Zealand  
Private Bag 92521, Victoria Street West,  
Auckland 1142, New Zealand  
Telephone +64 9 442 2222  
[www.watercare.co.nz](http://www.watercare.co.nz)

**Email:** [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz);  
[Peter.Vari@aucklandcouncil.govt.nz](mailto:Peter.Vari@aucklandcouncil.govt.nz)

Dear Peter,

**PART REMOVAL OF PROPERTY UNDER S182 OF THE RESOURCE MANAGEMENT ACT**

Under s182 of the Resource Management Act, 1991, Watercare Services Limited, as a Requiring Authority, is requesting to remove in part the existing designation 9343, located over 55B Alnwick Street Warkworth Auckland 0910, LOT 1 DP 558448. This designation is described as being:

<b>Designation Number:</b>	9343
<b>Requiring Authority:</b>	Watercare Services Ltd
<b>Location:</b>	55 Alnwick Street and Pt Allot 68 SO 64916, Warkworth
<b>Rollover Designation:</b>	Yes
<b>Legacy Reference:</b>	Designation 118, Auckland Council District Plan (Rodney Section) 2011
<b>Lapse Date:</b>	Given effect to (i.e. no lapse date)
<b>Purpose:</b>	Wastewater purposes - wastewater treatment plant.

The purpose of designation 9343 is for Wastewater Purposes – wastewater treatment plant. The property at 55B Alnwick Street Warkworth, was subdivided from the original property of 55 Alnwick Street, Warkworth. The property was considered by Watercare to be excess to requirement and not needed for the future development of the Wastewater Treatment Plant.

As 55B Alnwick Street, Warkworth does not need to be safeguarded by the designation, Watercare would like to remove the property from the existing designation layer shown in the AUP(OP) Geomaps Designation layer. Please find the GIS shapefile that shows the new layout of Designation 9343 that has 55B Alnwick removed from the existing designation.

Should you have any queries regarding the above request, please contact Daniel Collis by email: [Daniel.Collis@water.co.nz](mailto:Daniel.Collis@water.co.nz)

Ngā mihi,



**Tanvir Bhamji**  
**Resource Consenting Manager**  
**Watercare Services Limited**

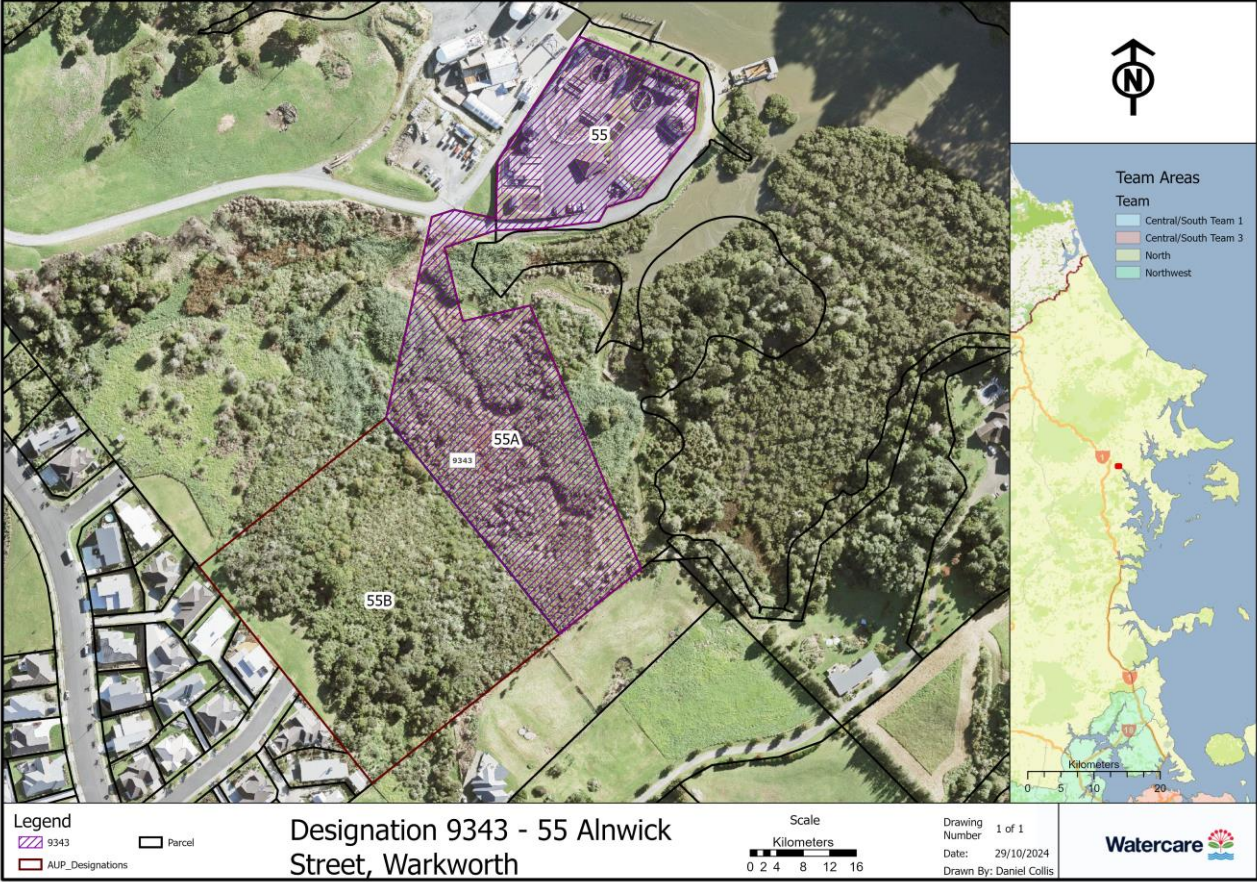
# Appendix 1 – Existing Designation under Auckland Unitary Plan (Operative in Part)



Figure 1 - Shown Designation within the AUP(OP)



# Appendix 2 - Designation without 55B Alnwick Street



Attachment 1B: Change in extent of  
designation 9343







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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: 27/11/2024

## Warkworth Wastewater Plant Partial Removal of Designation

-  Warkworth Wastewater Treatment Plant (Revised Extent)
-  Warkworth Wastewater Treatment Plant (Existing Extent)



Plans and Places



Attachment 1C: Text changes shown in  
strike through and underline

## 9343 Warkworth Wastewater Treatment Plant

Designation Number	9343
Requiring Authority	Watercare Services Ltd
Location	55 and 55A Alnwick Street, and <del>PT Allot 68 SO 64916,</del> Warkworth
Rollover Designation	Yes
Legacy Reference	Designation 118, Auckland Council District Plan (Rodney Section) 2011
Lapse Date	Given effect to (i.e. no lapse date)

### Purpose

Wastewater purposes - wastewater treatment plant.

### Conditions

1. The Requiring Authority will endeavour to work with the community on the development of the Cement Works to Warkworth Walkway, and, should a request be made for approval under Section 176(1)(b) of the Resource Management Act 1991 for a walkway to be constructed through the designated area, the Requiring Authority shall not unreasonably withhold its approval provided that any public walkway does not interfere with the construction, operation, or maintenance of the site for wastewater purposes and meets all health and safety requirements.

### Attachments

No attachments.

## 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, and Part Allot 68, SO 64916, 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	Wastewater purposes - wastewater treatment plant	114 and 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

## Attachment 2: Clean text

## Designation Schedule - Watercare Services Ltd (1/3)

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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
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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



## 9343 Warkworth Wastewater Treatment Plant

Designation Number	9343
Requiring Authority	Watercare Services Ltd
Location	55 and 55A Alnwick Street, Warkworth
Rollover Designation	Yes
Legacy Reference	Designation 118, Auckland Council District Plan (Rodney Section) 2011
Lapse Date	Given effect to (i.e. no lapse date)

### Purpose

Wastewater purposes - wastewater treatment plant.

### Conditions

1. The Requiring Authority will endeavour to work with the community on the development of the Cement Works to Warkworth Walkway, and, should a request be made for approval under Section 176(1)(b) of the Resource Management Act 1991 for a walkway to be constructed through the designated area, the Requiring Authority shall not unreasonably withhold its approval provided that any public walkway does not interfere with the construction, operation, or maintenance of the site for wastewater purposes and meets all health and safety requirements.

### Attachments


No attachments.

## Attachment 3: Before and after GIS maps



BEFORE




 Designation 9343 -  
 Watercare Treatment  
 Plant (Before)

public

AFTER



 Designation 9343 - Watercare  
 Treatment Plant (After)

public

0 25 50 100 Metres

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: 14/01/2025

### Designation 9343 - Watercare Treatment Plant



Plans and Places