



South-West Wastewater Servicing Project

Questions from the Community

open day session

Existing Clarks Beach Wastewater Treatment Plant

Q1: Are we at risk of losing the golf course? What happens to the Stella Drive Wastewater Treatment Plant in the golf course – ponds stay or relocated?

Response

The golf course site does not meet the minimum land area criteria for a new wastewater treatment plant (WWTP). Based on the technical criteria, the Clarks Beach WWTP does not provide for the future expansion of the facility. However, we may require the existing Clarks Beach WWTP site as a tidal storage pond.

Kingseat

Q2: I've been told that Kingseat pipeline has been dropped from the scheme and will only be included if privately funded by landowners/developers. Is this true?

Response

The Kingseat community has been included in the Southwest Discharge Consent.

The servicing scheme includes the construction of a new wastewater treatment plant and conveyance pipelines from the communities of Waiuku, Clarks Beach and Kingseat. The wastewater pipe from Kingseat to the new wastewater treatment plant is to be funded by the landowners/developers in Kingseat. This wastewater connection is a local network connection and therefore will need to be fully funded by the Kingseat landowners/developers. Watercare has been working with a number of the landowners/developers. There is currently no agreement(s) in place for the funding of this pipe, which is key to ensuring that service can be provided in Kingseat.

Q3: Is the potable water supply included in the Kingseat project?

Response

Capacity to provide water supply to Kingseat was provided in the watermain that Watercare constructed to service Patumahoe, Clarks Beach and Glenbrook Beach. A new watermain will need to be constructed from Patumahoe to Kingseat as well as a water reservoir. This will need to be developer funded, a similar arrangement to the likes of the Clevedon developments.

Reuse

Q4: Beneficial reuse questions, what are the most likely activities that reused water would be used for? And, would these fit within the current Auckland unitary plan rules?

Response

A number of beneficial reuse options may become available for this area. They include, industrial reuse, aquifer re-injection to recharge the aquifer water levels and direct potable reuse.

Carbon

Q5: You mention carbon neutrality in the presentation, how much is based on off-sets and what will be the increased cost to consumers?

Response

Watercare has a longer-term goal to produce net zero carbon emissions by 2050. When looking at ways to achieve our carbon goals we consider a hierarchy of methods to reduce emissions. First, we look to remove emissions by changing the way we operate and build infrastructure, then we consider switching energy sources, then carbon removals, such as planting, within our land holdings. Purchasing offsets would only be considered in the long term once we have looked at each of these options.

The additional cost of offsets has not been calculated as its not in the current plan and we believe we can use many existing project budgets to achieve emission reductions. We also believe that the cost of inaction from climate change impacts will be far higher than investments we make today to reduce emissions.

Q6: What is the carbon cost of a second CB-Waiuku pipeline vs the carbon cost of a new plant?

Response

This information will be prepared and will be presented as part of the short-listed options.

Q7: Doesn't the addition of this "carbon lens" make all of the previous analysis void?

You went through Fatal Flaw assessment, then Traffic Light assessment, then weighted-score assessment. That gave you three preferred options. You are applying the carbon lens to those options, when one of the previously discounted options may now be better. Go back to the initial long list and apply the carbon lens to ALL options.

De-carbonise Glenbrook steel mill (carbon-free steel production is now a thing), and steel pipe becomes cheap and low-carbon. Keep the CB-Waiuku-CB plan?

Response

The Southwest discharge consent had a primary focus on the discharge. The carbon emissions assessment will be undertaken in more detail in the short listed phase.

Q8: You mentioned a pipeline will need to be dropped to reduce carbon footprint. Which pipeline will be dropped?

Response

If the wastewater treatment plant is located within the Clarks Beach area, the treated effluent pipeline between Waiuku and Clarks Beach would no longer be required. The next stage of work will determine the most suitable site for a new wastewater treatment plant and accordingly confirm the number of pipes.

Q9: Have you got a benefit cost associated with ecosystem services within the Hūnua and Waitākere – i.e. for carbon offsetting?

Response

We have not completed a cost benefit analysis of offsetting, whether in the Hūnua's or the Waitākere's. Our current focus is on reducing greenhouse gas emission generation, we may consider the benefits of carbon offsets for residual emissions at a later date.

PWA

Q10: Are you doing compulsory acquisition under the PWA for the site?

Response

A site has not been selected. Watercare is undertaking an options analysis to determine a potential WWTP site. More detailed field assessments for the short-listed sites will be undertaken in October (COVID level dependent).

It is always our intention to enter a mutually acceptable arrangement with the property owner and when we do, Watercare will acquire the land under the Public Works Act as that is how the land is to be held. If we cannot reach agreement, then we have at our disposal, the compulsory acquisition rights under the Public Works Act that we have occasionally had to rely upon to secure the land needed for such a Public Work.

New wastewater treatment plant

Q11: Will the new wastewater treatment plant be enclosed?

Response

The key odour generating parts of the plant such as the inlet works will be enclosed. Air will be extracted from the head space of the enclosures and treated through an odour removal process.

Q12: How long have you had site B in your list and when was that time for site B. as in weeks or months?

Response

Watercare was notified that site B had been placed up for sale. Watercare approached the owners to enquire about the site. Watercare has not purchased any site. Watercare is undertaking an options analysis to determine a potential WWTP site, and site B is one of the options.

Q13: Is that pipeline going down Boyd Road?

Response

The location of the pipeline will depend on which the wastewater treatment plant site is selected. It will aim to follow public roads where practical.

Q14: Does excluding sites west of the Waiuku channel limit development in the peninsula? Seems there would be several sites on the peninsula that could accommodate the new plant?

Response

Watercare needs to provide for development in line with Auckland Councils Plans. There is no plan for residential development on the peninsula west of Clarks Beach. Installing the wastewater treatment plant on the western side of the channel would require a long marine crossing which has additional risks. Pipelines servicing new developments would also need to cross the river in the future, which has construction and operational risks associated with it.

Surplus land

Q15: When the property is purchased, what would likely be done with the excess land? e.g. Site B is 70ha and you only require 30, what happens to the remainder?

Q16: Will the surplus land around the WWTP (i.e., wetlands etc) be open to public as an asset to the community?

Response

The next level of work involves site specific study, which will determine a potential fit for a wastewater treatment plant on the site. This information will be prepared and will be presented as part of the short listed options

Manukau Harbour

Q17: How will this affect the water quality at Clarks Beach for fishing, shellfish, swimming etc. especially after heavy rain?

Response

The WWTP discharge consent was granted in 2018 for a 35-year period and proposes a new modern WWTP that will provide state of the art wastewater treatment and a new discharge location off Clarks Beach golf course. The WWTP will incorporate a very high level of disinfection.

This project is about assessing alternative sites for the WWTP site itself. The new WWTP site will generate stormwater which will need to be managed through a site-specific Stormwater Management Plan that will meet the requirements of the Auckland Unitary Plan.

Q18: Will the outfeed reach the Manukau Heads in a tidal cycle when released on an outgoing tide?

Response

The consented discharge consent requirements stipulate the new discharge is required to not commence until one hour after any high tide and must cease no later than five hours after any high tide. This discharge timing was modelled through a hydrodynamic model developed specifically for the discharge consent project with the aim to flush as much treated wastewater towards the Manukau Heads in a discharge cycle as possible.

Q19: Most sites have a touch point with the harbour or similar. What have you considered in terms of protecting the harbour due to critical environmental events? e.g., earthquake ?

Response

Wastewater treatment plants have higher performance requirements in earthquakes than typical buildings due to the role they play. Any additional protections would need to be considered on a site-by-site basis.

Timeframes/costs

Q20: When do you roughly expect completion of the new treatment facility?

Q21: When does Watercare expect to have this proposal fully operational and budget estimates as at today?

Q22: Who is paying for this, who will own the plant and how will it be affected by the possible 3 Waters if that goes through?

Response

The construction works will need to commence in the next 2 years and the WWTP will have to be operational by June 2026. Funding is largely derived from infrastructure growth charges with some contribution from the volume-based tariff charges paid by all customers. The scheme will be owned, operated and maintained by Watercare.

Watercare requires feedback from the Community by Wednesday 6th October.

During the month of October, we will carry out site specific studies and undertake detailed analysis. The short-listed sites will be shared with the community.

Second community information session to be held in mid-November. Any feedback comments can be emailed to: southwest@water.co.nz

Other

Q23: The consent mentions a submerged pipeline from Clarks Beach to Waiuku. Can that be changed to an elevated pipe to coincide with a walk/cycle bridge from Boyd Road to Kahawai Point? That would benefit both communities and tick many more boxes?

Response

The discharge consent only authorises the discharge pipes from the 12th Green at the Clarks Beach Golf Course. All other pipelines form part of this scheme study. This option will be considered and presented as part of the short listed options.