

# St Marys Bay separation project FAQs



The below questions and answers are intended for residents and property owners affected by the works

## Background

### Why is the project required?

Every time it rains diluted wastewater is washed into St Marys Bay from old combined stormwater and wastewater pipelines. Separation of these old combined networks will prevent overflows and improve water quality and recreational use of the Bay, especially when it rains.

### What is the scope of the works?

We are separating the combined network to create separate stormwater and wastewater pipelines which includes construction of a new wastewater network and refurbishment of the existing network where required. We will also be separating all combined private property drainage that feeds into the new separate stormwater and wastewater networks.

## Private property drainage separation

### Why do you need to separate private wastewater and stormwater drainage?

It is important that the stormwater and wastewater from private property flows into the correct pipes so that the system functions properly and doesn't pollute the environment. If wastewater enters the new stormwater network, raw sewerage will flow directly to the harbour. In heavy rain, the stormwater from an average house roof is equivalent to the wastewater flows of more than 40 households. For this reason, it is important to separate the stormwater and the wastewater pipes to reduce the risk of overflows when it rains.

### Will I have to pay for separation of my private drainage as part of the St Marys Bay project?

This is a special project to improve water quality in St Marys Bay and is jointly funded by Watercare and by Auckland Council via the water quality targeted rate. Private drainage works required under this project will be undertaken at **no cost** to the property owner.

### I have other issues with my private drainage and house pipes, will this project cover this?

We will identify the work required to create the separated drainage. Any other private drainage issues that are outside the project scope will remain the responsibility of the property owner. If you are unsure about what is covered by the project, please ask us when we are discussing the work required on your property with you.

### How will you design my separation?

Our engineers will look to design your new drainage to follow the most practicable route from the dwelling to the connection point with the public network. Drainage is designed to flow downhill, and we try to follow existing pipeline routes where possible. We will also take into consideration the property owners' preference such as avoiding potential future development areas where possible.

### What is the extent of work required on my property?

Every property is different, and this includes the extent of work to create separate private drainage pipes. We will discuss what is required with property owners and keep them informed at every stage of the project.

### Who is undertaking the work, and will you guarantee my new private drainage?

Our contractors are reputable and trusted to comply with building compliance and construction regulations. The work will include a normal guarantee period of 12 months for defects once constructed. If you have an issue that you think is related to our construction, please talk to the contractor undertaking the work and they can look into the issue to see if it is related to construction.

### Who will own the new private property drainage once built?

Once the new drainage has been installed and completed it will become the property of the landowner. Any future maintenance and repairs of the private drainage will be the responsibility of the landowner. Information on [keeping your pipes flowing](#) is available on Watercare's website.

### What is a landowner approval form?

The landowner approval form is required so that Watercare can apply for any building consents on your behalf and also gives us your consent to access your property and undertake the work. Once you understand the work required and are satisfied with the plan to separate your private property drainage, we will ask you to sign the form.

## Public network

### What will the new public network look like?

We will be creating separate wastewater and stormwater pipelines. Largely, this will mean retaining the current local combined pipes as the stormwater network and refurbishing them if needed. We will then build an entirely new local public wastewater network. We will also connect in the private wastewater and stormwater drainage pipelines to the corresponding public pipelines.

### Where will the public pipelines be placed?

The public pipes are built along roads wherever possible but due to factors such as the need for pipes to flow by gravity, this is not always possible. The design of the public network pipes is based on a number of factors such as gravity flow, topography, most direct route, and ease of future maintenance. Where public network pipes are required on private property, we will try to run these along property boundary where possible to minimise impacts. If public pipes are required on your property, we will work with you to answer your questions and explain the design reasons with you. A preliminary design of the new separated network has been completed and is on our website.

### Are the pipelines designed for future growth?

Yes, the size of the proposed wastewater pipelines has been designed to accommodate future population projections for the area and provisions under the current unitary plan.

### Who is responsible for the public network pipelines on my property?

Watercare owns the public wastewater network and is responsible for maintenance and operation of the public pipes including where they cross private property. Auckland Council owns the public stormwater network and is responsible for the maintenance and operation of this network. This includes the lateral connection of private drainage from the property boundary.

### Do you need my permission for public pipelines to go through my property?

Our intention is always to work constructively with property owners to explain the reason and justification for these networks. There is a formal process under section 181 of the Government Act for Watercare to seek property owners' approval and to hear any concerns. Auckland Council and Watercare also retain statutory rights under the Public Works Act to acquire the property right for public works in order to deliver public services.

## Consents

In order to undertake the works permissions including building and resource consents may be required from Auckland Council.

### What resource consents are required?

A resource consent provides permission to carry out an activity that affects the environment. Most drainage works are considered a permitted activity under the Auckland Unitary Plan. Resource consent will be required where effects generated by the construction works exceed the standard requirements and specific measures are needed to mitigate impacts on the environment.

### Do you need my permission for a resource consent to construct public pipelines on my property?

No. Many activities related to public drainage works can be undertaken as a permitted activity as the effects can be managed and are no more than minor. If the adverse effects of construction are likely to be significant and difficult to manage you may be considered an affected party in which case approval under the Resource Management Act may be required.

### Do you need a building consent?

Yes. We will need to obtain appropriate building consent for the work on private property, which ensures the works are completed in compliance with current building regulations and there is a record of the drainage placed on the property file. Before we apply for building consents, we will work with private property owners on the drainage plan and pipe location. Once you are happy with the location and design reasons, we will apply for the building consents on your behalf, and we will carry the cost for this application.

## Construction

### When will the construction start?

We are aiming to start construction in mid-2021. The project may take approximately three years to complete. We will notify affected residents prior to any construction taking place in the area and likely timeframes to complete each property or section of work as we work our way through the catchment.

### Will there be traffic implications?

As we are building the new pipeline down the road, the works can be disruptive.

Depending on the width of the road and space required to construct the new pipeline, this may require road closures, detours and resident's access. Our contractors are experienced at doing the work efficiently while minimising disruption and keeping residents informed.

We will notify local residents of all traffic disturbances once the traffic management plans are completed and will put these on our website.

### What happens if damage occurs to my property during construction?

Depending on the work that is undertaken, the contractor may do pre- and post-condition surveys on your property. This could involve taking photos before construction and when construction is complete. If the damage is proved to be from construction activities, we will make good any damage.

### When you do work on my property, will you reinstate any areas required for construction?

Yes, we will return your property to at least the same condition (like for like) as prior to construction.

### Who do I contact for more information?

If you have any further questions about the project or the investigations, please email us at [StMarys@water.co.nz](mailto:StMarys@water.co.nz).

Alternatively you can visit [Watercare's website](#) and search in projects 'St Marys Bay'.