

# St Marys Bay separation project FAQs



## What you need to know about:

1. **The St Marys Bay wastewater and stormwater pipeline separation project**
2. **The new agreement for work on private property**

### What is this project and what are the benefits?

This project is part of the Western Isthmus Water Quality Improvement Programme, designed to improve water quality in St Marys Bay and the wider harbour. It will significantly reduce untreated sewage and stormwater overflows into the harbour.

### Why does the current system need to be upgraded?

The existing pipes were created as part of a combined network. In most parts of St Marys Bay, stormwater and wastewater from private properties were built to run into a single public pipe in the road (this is the case even if your drainage is already separated to your road boundary). This combined public system cannot cope with a significant influx of stormwater. Rather than have overflows onto private properties when the public pipe is full, the system is engineered to overflow into the harbour - making many beaches un-swimmable. Separation of stormwater drainage from wastewater drainage will virtually eliminate overflows of wastewater into the harbour.

### Will I have to pay for separation of my pipes/connection to the public system?

No. If you consent to Watercare and their contractors undertaking separation, Watercare/Healthy Waters will meet the cost of carrying out the work.

### What if I don't want to separate my drainage?

If you do not wish to separate your private drainage pipes, once the public network has been separated, your pipes on your property would not be compliant in the new separate system. If you or a new owner wishes to install separate pipes or link your pipes into the separated pipes in the street, you will likely have to bear the cost privately. Additionally, if even one property continues to have an outdated combined system, the risk of raw wastewater flowing into the harbour remains. Where public network pipes are required on private property, Watercare and Healthy Waters have rights under section 181 of the Local Government Act 2002 to build the required public infrastructure including on private property where required. This is part of the normal process for public infrastructure required on private property.

### How will this work affect my property?

The work will generate some earthworks and there may be other construction related effects such as noise. Watercare's contractors will carry out pre and post-works condition surveys on your property if the work warrants this. Watercare will make good any damage or loss that can be attributed to be as a result of construction. All areas of earthworks will be reinstated to its previous condition on completion of the work.

### Who will maintain the new pipes?

Maintenance of new private pipes after construction is the responsibility of property owners, however, if there is a defect or fault that is due to its construction, the contractor provides guarantee on the works for 12 months following completion date.

### Wasn't there an earlier landowner/consent approval document (late last year)? Why a new one?

The new agreement is a more comprehensive document, prepared by Watercare as requested by the St Marys Bay Association to include more detailed information about the planned works and elaborates on protections for property owners.

### What is the best solution?

Watercare and Healthy Waters have a responsibility to operate in the most practical and economic way. To do this, Watercare plans to re-use existing drainage pipes where they are suitable for reuse. CCTV and other inspections will be carried out both during the project and then as per normal operating procedures to monitor the condition of pipelines and reline or replace as needed.

### Will I see an updated plan?

You will be provided a copy of the latest plans for your property. If you have not received these by mid-August, you can request them from Watercare or their contractors. You can contact Watercare project team at [StMarys@water.co.nz](mailto:StMarys@water.co.nz) to be sent the latest plan.

### Will I receive confirmation of the method of construction (tunnel bore or open trench) and exact confirmation of pipe placement?

Yes. You will be given the technical information regarding the work required on your property to allow you to obtain independent advice if you wish to do so.

### What if I have questions about or wish to change the terms of the agreement?

A representative from Watercare will be available to discuss the separation plans and the agreement with you. You will have time to address your queries before signing.

### When will construction occur?

Construction will occur once planning and contractual matters have been completed. This includes construction for the design of the new network and individual properties drainage, and confirmation of the scope for the contractor to undertake construction. We also need to obtain any necessary resource consents, undertake construction methodology and plan the programme for the timing of the work. While the construction dates could change depending on the planning, we are aiming for construction to start at the end of 2021 or early 2022.

### Useful links:

Watercare project website: [www.watercare.co.nz/About-us/Projects-around-Auckland/St-Marys-Bay-separation-project](http://www.watercare.co.nz/About-us/Projects-around-Auckland/St-Marys-Bay-separation-project)

Latest plan of St Marys Bay new public network: <https://tinyurl.com/5fxup8d>