

Beachlands South and Wastewater Treatment Plant – Meeting Summary

Date: 13 April 2026

Time :3:30-4:30pm

Attendees:

Watercare - Anna Jennings, Haydee Allan, Glen Hughes, Helen Shaw, Tanvir Bhamji, Shabneez Hussain.

Russell Group- Brett Russell, Graeme Harvey, Khai Azizi, Rob Bassett, Vijay Lala.

NIFF: Libby Proctor, James Bishop

Apologies : Andrew Deutschle , Clemence Carlinet

Purpose of the Meeting

To discuss the Beachlands South wastewater servicing strategy, including interim arrangements, long-term options, and alignment with Watercare infrastructure planning and interim solutions.

Beachlands South Project Overview by Russell Group

- Masterplan and development proposal has been presented to Auckland Council outlining fast track pre-app proposal.

- Stage 1 is underway, with earthworks commenced on site. This stage will include

- Schools (Primary approx. 600 roll and Secondary approx.1500 roll)
- ~500 DUEs (Village centre including Apartments, Standalone, Terrace Lots)

- Total development density has been reduced to approximately 2100 DUEs (from 2900 DUEs).

- Further meetings with Auckland Council are scheduled for this week, following which the project team expects to be in a position to lodge the Fast Track consenting application in mid-May.

Wastewater Servicing Approach Proposed for Beachlands South

- A catchment-based wastewater servicing strategy is proposed, comprising:
 - Gravity wastewater networks conveying flows to local pump stations. Nine pump stations are proposed.
 - Conveyance from pump stations via rising mains to a central onsite wastewater treatment plant (WWTP)
- The central onsite WWTP is proposed to be located within Future Urban Zoned (FUZ) land, and will operate as an interim solution until sufficient capacity becomes available within the Watercare Beachlands WWTP, anticipated around 2031.
- Provision has been made for a future connection to the Watercare Beachlands WWTP via a new rising main, subject to capacity availability and timing.
- The key components of the interim solution include:
 - A. An onsite interim WWTP
 - B. Land-based effluent disposal via irrigation and/or drip dispersion systems
 - C. Amendment to the existing discharge consent, with an existing discharge volume of approximately 80 m³/day.
- Land areas identified to accommodate interim effluent disposal include:
 - A. EPAN land
 - B. The golf course
 - C. Southern Future Urban Zoned (FUZ) land
- These areas collectively provide sufficient capacity to support interim wastewater disposal requirements for initial stages of development; however, they are not considered suitable for long term discharge associated with full build out of the development.
- Watercare suggests convening a separate session with the wastewater networks planning team to discuss the proposed number of pump stations, noting that these are intended to be permanent assets. Engagement with Harrison Grierson is also supported as part of this discussion.
- Options to be progressed through the Fast-Track application process will include:
 - A. **Connection to WSL Network**
 - Wastewater conveyed to WSL infrastructure via pump station(s) and rising main.
 - Interim infrastructure to be transitioned or decommissioned over time.

- Dependent on WSL delivery programme and available capacity.

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B. Private WWTP with Transfer to WSL

- Continued operation of onsite WWTP.
 - Treated effluent transferred to WSL for final discharge.
 - Requires agreement on treatment standards, network capacity, and operational responsibilities.

C. Permanent On-site WWTP

- Development of a full-capacity onsite WWTP for long-term servicing.
- Establishment of a permanent discharge solution.
- Subject to consenting approvals and engagement with Mana Whenua / Iwi.

Watercare's Position

- Watercare is assessing interim and long-term servicing options to accommodate flows from Beachlands South and surrounding developments.

- An interim concept is currently under consideration which includes the relocation of a modular membrane bioreactor (MBR) package treatment plant from Clarks Beach to the Beachlands WWTP.

-This approach is expected to provide an initial treatment capacity of approximately 250 m³/day, with provision for future expansion to approximately 450 m³/day.

- The key benefits of the interim concept include accelerated implementation timeframes and reduced implementation costs compared to previously assessed alternatives.

-Adoption of a modular or package treatment plant approach is expected to reduce the extent of civil works required and mitigate overall delivery risk.

- An indicative delivery timeframe of approximately 12–18 months is anticipated, subject to consenting approvals and procurement processes.

-The programme will be further refined as the design development and consenting processes progress.

-The longer-term strategy includes a comprehensive upgrade of the Beachlands WWTP, anticipated to be delivered over approximately five years.

-Funding for the interim solutions will need to be factored into Watercare's Asset Management Plan (AMP) and consideration to be given to alternative funding mechanisms, including potential support through the National Infrastructure Funding and Financing (NIFF) programme.

-Ideally, with the implementation of the proposed interim upgrade, wastewater generated from the Beachlands South development would be accommodated at the Beachlands WWTP.

-Ongoing and coordinated engagement with Auckland Council through the on-going consent process and IWI , will be required to support implementation and consenting of this interim proposal.

- Watercare is still interested in reviewing the T&T report to identify opportunities for land-based wastewater disposal, with the intent of minimising reliance on discharge to Te Puru Stream.

-The primary objective is to reduce overall discharge volumes to Te Puru Stream and as part of the proposed upgrade, Watercare is also considering enhancements to the existing land treatment area.

-Russell Group mentioned that engagement between Ngāti is currently on-going, with preliminary outcomes of the T&T report anticipated to be available for sharing in the coming weeks.

Actions

Watercare

- Coordinate with Auckland Council on the interim wastewater treatment solution and discharge option and advance the discharge consenting process.
- Arrange a technical meeting with the Watercare wastewater networks team to review pump station requirements associated with the Beachlands South interim solution.
- Develop and confirm the delivery programme for the interim wastewater solution.

Russell Group

- Provide an updated staging plan and revised wastewater flow estimates.
- Share the findings and outcomes of the Tonkin + Taylor (T+T) report.

Next Steps (All Parties)

- A technical meeting to be held prior to the upcoming long weekend.(Post meeting note: Meeting scheduled for 20th April)
- A follow-up meeting to be scheduled for early May.
- A further session to be convened to review agreed servicing, staging, and discharge arrangements.

