

Response ID ANON-URZ4-5FM3-G

Submitted to Fast-track approval applications

Submitted on 2024-05-03 15:57:29

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:

Far North District Council

2 Contact person

Contact person name:

Tanya Proctor

3 What is your job title

Job title:

Head of Infrastructure Strategy

4 What is your contact email address?

Email:

s 9(2)(a)

5 What is your phone number?

Phone number:

s 9(2)(a)

6 What is your postal address?

Postal address:

5 Memorial Ave, Kaikohe, 0405

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

The site is the Kaikohe Wastewater Treatment Plant located on Cumber Road, Kaikohe, on a site legally identified as: Lot 2, DP 45233 Blk XV, Omapere SD; Sec 27, SO 40585 Blk IV Punakitere SD; Sec 2, SO 12295 Blk IV Punakitere DS; Sec 30 Blk IV Punakitere SD.

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KHO WWTP SITE MAP.pdf was uploaded

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Do you have a current copy of the relevant Record(s) of Title?

Yes

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CT-Kaikohe WWTP.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Far North District Council

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The site is the Kaikohe Wastewater Treatment Plant located on Cumber Road, Kaikohe, on a site legally identified as: Lot 2, DP 45233 Blk XV, Omapere SD; Sec 27, SO 40585 Blk IV Punakitere SD; Sec 2, SO 12295 Blk IV Punakitere DS; Sec 30 Blk IV Punakitere SD.

Section 2: Project details

What is the project name?

Please write your answer here:

The Kaikohe Wastewater Treatment Plant Renewal

What is the project summary?

Please write your answer here:

The project will resolve non-compliance issues and improve the treatment process at the Kaikohe Wastewater Treatment Plant. The renewal project will provide adequate wastewater infrastructure to enable planned affordable housing developments.

What are the project details?

Please write your answer here:

The resource consent authorising the discharge from the Kaikohe Wastewater Treatment Plant (WWTP) plant expired on 30 November 2021 and FNDC applied for a new discharge consent in August 2021. The application was placed on hold by Northland Regional Council to allow a working group to be established to determine the future options for discharge for the Kaikohe WWTP.

The WWTP treats municipal wastewater from the Kaikohe Township. The plant has experienced a range of performance issues and over time the quality of the wastewater discharged from the Kaikohe WWTP has declined causing seasonal non-compliances with existing consented discharge standards. This has triggered the need for an upgrade.

The upgrade will treat current and future wastewater flows and loads to meet the discharge conditions proposed in the Kaikohe WWTP replacement consent (APP.002417.01.04).

The current system is proposed to be upgraded to a Membrane Bioreactor (MBR) system which will not reuse any of the existing assets and will require reclamation of part of the pond to create a building platform access. The proposed process comprises of inlet works, biological reactor (pre denitrification zone, aeration zone, post denitrification zone, re-aeration zone), membrane separation and UV disinfection.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

A staged approach will be taken to carry out the proposed plant upgrade.

Stage 1 Detailed design

Stage 2 Consenting and Regulatory approvals

Stage 3 Procurement

Stage 4 Construction and Commissioning

What are the details of the regime under which approval is being sought?

Please write your answer here:

RMA – resource consent

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Northland Regional Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

A resource consent renewal application (APP.002417.01.04) was lodged to NRC August 2021. This application has been put on hold to allow a working group to be established to determine future discharge options for the Kaikohe WWTP.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

No identified affected persons, applicant is land owner.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Please refer to timeline in attachments.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- relevant local authorities

Far North District Council in relation to regulatory. Asset Mangement and District Plan Policy in relation to the proposal details, and consenting requirements.

Northland Regional Council in relation to Resource Consent requirements. Water Quality Standards, State of Environment (SoE) monitoring

- relevant iwi authorities

The project has a working group, Nga Hapu o Kaikohe, consisting of hapu representatives and FNDC. A letter of support from hapu is included in this application.

- relevant Treaty settlement entities No relevant treaty claims in the area

- protected customary rights groups None identified

- customary marine title groups None identified

- applicant groups under the Marine and Coastal (Takutai Moana) Act 2011 None identified

- ngā iwi / ngā Hāpū Te Uri o Hua, Te Takoteko, Ngati Kura, Ngati Whakaeke, Ngati Tautahi, Te Matarahurahu and Ngati Ueoneone.

- any person with a registered interest in land that may need to be acquired under the Public Works Act 1981. None identified.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

The project has a working group, Nga Hapu o Kaikohe, consisting of hapu representatives and FNDC. This group has worked to an agreed plant renewal design.

Mauri of the Wai - <https://youtu.be/ISY2otsfVQ>

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Kaikohe hapu support (1).pdf was uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None identified.

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

None identified

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

Kaikohe WWTP timeline.pdf was uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Potential adverse effects arising from this proposal include:

Adverse Effects on Cultural Values

Effects on cultural values and mana whenua have been considered in consultation with Ngā hapū o Kaikohekohe who strongly support the proposal as an opportunity to return the life essence of the water to how it was for the future generations to come and to recognize the whakapapa and authority of hapū over their rohe in accordance with the spirit of He Whakaputanga and Te Tiriti o Waitangi. Given the potential effects on indigenous biodiversity in freshwater, it is considered that an analysis of effects on mana whenua and their taonga is required.

As noted, consultation with tangata whenua is ongoing to enable cultural impacts to be understood. See attachments for consultation records.

Adverse Effects on Indigenous Biodiversity

Discharges from the existing WWTP has been assessed as having some minor adverse effects on aquatic habitats arising from increased periphyton growth and nutrient loads. As the catchment is subject to non-point source discharges from dairy farms and other agricultural activities, there are numerous sources of nutrients, periphyton, and potential human health risks.

Prior to the commencement of works for the proposed upgrade at the plant, a range of improvements in the short term will be completed to address the current performance and water quality issues.

Adverse Effects on the Zone of Reasonable Mixing

An ecological assessment undertaken by Beca (June 2023) indicated that the Wairoro Stream is currently in a degraded state upstream of the discharge point. Monitoring results demonstrated higher dissolved inorganic nitrogen and total nitrogen concentrations at downstream monitoring locations. As mentioned above, other sources of contaminants beyond the plant may enter the stream within the potential mixing zone, therefore FNDC have been working on improving the monitoring programme to provide useable data to the plant operators to detail the actual performance of the plant and respond accordingly.

The adverse effects of the proposed plant upgrade is therefore considered to be less than minor.

Adverse Effects to the Overall Quality

As the proposed upgrades is anticipated to improve the quality of the discharge from the plant, it is also anticipated that the proposal will achieve the maintenance of water quality standards in the Proposed Northland Regional Plan and so therefore it is considered that the adverse effects to the overall water quality is considered less than minor. Furthermore, the resulting effects will be improved over that prior to the upgrades.

Adverse effects to Regionally Significant Infrastructure

There are no adverse effects to regionally significant infrastructure anticipated from this project.

Adverse Effects to Air Quality

The proposed WWTP will be designed in a way that discharge of odours will not extend beyond the site boundaries and the treated wastewater will not result in odour discharges in the downstream receiving environment.

Overall, it is considered that the adverse effects of this project will be less than minor.

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KHO WWTP - Planning Assessment.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 (NPS:FM) recognises Te Mana o te Wai and sets out the objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits.

Key objectives and policies under the NPS relevant to this proposal are outlined below:

In relation to the NPS, the proposed improvements to the functioning and treatment ability of the Kaikohe WWTP will improve the quality of the treated water through the increased removal of nutrients (ammonia, nitrogen and phosphorous as well as bacteria). It is anticipated that these improvements will improve the current condition of the receiving body (Wairoro Stream) over time to meet the conditions of the consent for water quality monitoring thereby reversing deteriorating trends beyond the mixing zone.

A Continuous Improvement Plan (CIP) is proposed to be developed in consultation with Ngā Hapū o Kaikohekohe to implement a range of improvements to the existing and future plant operation where effluent monitoring results indicate that the proposed upgrades and measures are insufficient to achieve the proposed limits. By achieving compliance through the establishment of the CIP the proposed activity will be able to achieve the Te Mana o te Wai objective and be in general accordance with the policies of this document.

National Regional Policy Statement 2016

The Northland Regional Policy Statement (RPS) provides an overview of the key resource management issues across Northland while setting out policies and methods for underlying regional and district plans to achieve Part 2 of the RMA. The RPS provides specific policies, relevant to this application for resource consent, that seek to improve the overall quality of Northland's fresh and coastal waters, protecting indigenous biodiversity in freshwater environments, and recognising the importance of regionally significant infrastructure and the role these serve to the economic and social wellbeing of communities.

The RPS was made operative in 2016 and updated in 2018. Given its status, it is considered that the more recent PNRP adequately gives effect to the RPS. As such, the proposed activities subject of this application have been assessed against the relevant objectives and policies of the PNRP.

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Fast-tracking allows for a more efficient and streamlined consent process. By bypassing lengthy bureaucratic procedures, project timelines are shortened. Reduced delays mean lower costs associated with project management, legal fees, and administrative overheads.

FNDC already has approval of IAF funding for the renewal of Wastewater reticulation networks in Kaikohe to meet the demand of planned affordable housing developments.

Fast track approval to consent the WWTP upgrade will accelerate the capacity of the entire wastewater treatment process to receive the increased demand from the planned and future developments while maintaining compliance.

With quicker approvals, construction can commence sooner, leading to faster completion of the WWTP. Fast-tracking maintains environmental safeguards while expediting approvals, ensuring ecological impacts are still assessed but in a more efficient manner.

Accelerated construction of wastewater treatment plants contributes to climate resilience by improving sanitation, water quality, and ecosystem health.

Swift consent processes benefit communities by providing better sanitation services, reducing pollution, and enhancing public health.

Faster project implementation generates employment opportunities, supporting local livelihoods.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

By reducing the time required for securing resource consents, it accelerates project timelines.

Typically, fast-track processes take 70 to 140 working days, compared to approximately six months for a standard Council-notified consent process.

This efficiency can benefit the overall operation of the fast-track process by expediting project delivery.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

Long Term Plan - Budget 2024-2027

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The Kaikohe WWTP is a lifeline utility that provides for the social and economic wellbeing and health and safety of the community of Kaikohe, its surrounds, and the wider Far North District. The plant receives approximately 1700m³ of wastewater per day from the dwellings and businesses serviced by the municipal wastewater network, as well as septage from septic tank service providers that empty tanks from non-reticulated properties from around the district. The plant also provides treatment for the nearby Northland Region Corrections Facility near Ngāwha.

The plant currently treats sewage generated by approximately 4,500 people within the community, it is considered critical for the ongoing well-being of Kaikohe.

FNDC has identified the operational and maintenance deficiencies that have caused the performance of the existing WWTP to decline. Modelling has indicated that the WWTP has the capacity to provide significantly improved treatment and more efficient removal of BOD, ammonia and nitrates. The proposed WWTP upgrades and improved ongoing maintenance will improve the water quality of the effluent.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Housing supply:

This proposal will provide adequate wastewater infrastructure to enable planned affordable housing developments to progress with capacity for future growth.

Contributing to well-functioning urban environments:

Wastewater treatment plants are essential for maintaining urban liveability, protecting public health, and safeguarding the environment. The proposed MBR WWTP will contribute to resilient, sustainable, and socially inclusive communities.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Constructing a new treatment plant stimulates the local economy by creating jobs, supporting construction companies, and boosting related industries.

Faster project implementation generates employment opportunities, supporting local livelihoods. FTE and PTE contractor opportunities are expected to be 40 staff employed with further downstream economic benefits that will support local business employment. Staff employed include labourers, engineers, planners, contractors, quarries and landscapers.

A reliable wastewater system reduces the risk of disease outbreaks, it prevents waterborne diseases, leading to lower healthcare costs for the community. Clean water bodies also enhance tourism and property values, contributing to economic growth.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Proper treatment reduces greenhouse gas emissions associated with untreated sewage and sludge. Additionally, intense riparian planting will increase the wetlands ability to process and store carbon dioxide.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The MBR wastewater treatment plant is designed to withstand natural disasters such as floods, earthquakes, and storms. By implementing robust infrastructure and protective measures, it reduces the risk of damage during extreme events.

Proper treatment ensures that pollutants, pathogens, and contaminants are removed from wastewater before discharge. This protects local ecosystems, aquatic life, and water bodies from pollution. Wastewater treatment plants can adapt to changing climate conditions by adjusting operational processes.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The MBR plant produces the highest quality of effluent and has a high degree of nutrient (nitrogen and phosphorus) removal. High nitrogen removal means that MBR would target to achieve full removal of Ammonia which is currently significantly elevated in the stream directly downstream of the WWTP. Ammonia is acutely toxic to freshwater organisms, particularly fish.

Reduction of nutrient output will improve the ecological condition (i.e. algal growth, macroinvertebrate communities) downstream of the discharge point and will preserve the natural character of the wetland that it discharges to, and the Wairoro Stream.

The importance of water in te ao Māori is acknowledged. The Wairoro Stream is culturally significant. Downstream of the WWTP discharge point, the Wairoro is used by Ngā Hapū o Kaikohekohe for kai collection and swimming. The improvements in ammonia and E.coli removal using the MBR technology will improve water quality, positively impacting the wider community in a significant way.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

Planning Assessment attached.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The proposal will not be affected by climate change and natural hazards.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

See attached for compliance record.

Load your file here:

Part XI Track Record - FNDC Compliance Track Record.pdf was uploaded

Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Tanya Proctor

Important notes