

TO Celia Davison, Manager Planning - Central South

FROM David Wong, Senior Policy Planner – Central South

DATE 1 April 2026

SUBJECT **Update requested to the Auckland Unitary Plan (Operative in Part 2016) (AUP)**

I request an update to the AUP as outlined below:

Reason for update	Alteration to designation confirmed
Chapter(s)	Chapter K – Designations and Schedules – Watercare Services Limited AUP GIS Viewer
Designation only	
Designation # 9442	Onehunga Water Treatment Plant Watercare Services Limited
Location:	2 – 4 Spring Street, Onehunga
Lapse Date	Given effect to (i.e. no lapse date)
Purpose	Water supply purposes - water treatment plant.
Changes to text (shown in underline and strikethrough)	New text in Chapter K Designations and Schedules – Watercare Services Limited designation 9442 Onehunga Water Treatment Plant. Refer Attachment 2 .
Changes to diagrams	N/A
Changes to spatial data	The alteration extends the designation area for the Onehunga Water Treatment Plant to include the adjoining property at 4 Spring Street. Refer Attachment 4 .
Attachments	Attachment 1 – Section 181(3) Report and Decision. Attachment 2 – Updated Watercare Services Limited Central schedule and text for Designation 9442 – Onehunga Water Treatment Plant (strikethrough/underlined). Attachment 3 – Updated Watercare Services Limited Central schedule and text for Designation 9442 - Onehunga Water Treatment Plant (clean). Attachment 4 – Designation 9442 Onehunga Water Treatment Plant in the AUP GIS Viewer map (Before/After).

<p>Maps prepared by: Mitesh Bhula Geospatial Specialist</p>	<p>Text Entered by: Bronnie Styles Planning Technician</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Prepared by: David Wong Senior Policy Planner – Planning Central South</p>	<p>Reviewed by: Nicholas Lau Team Leader – Planning Central South</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Authorised by: Celia Davison Manager Planning – Central South, Planning & Resource Consents</p>	
<p>Signature:</p> 	

Attachment A
Section 181(3) Report and Decision

Notice of requirement for a minor alteration to a designation under section 181(3) of the Resource Management Act 1991



Notice of requirement description

Designation Number:	Designation 9442 – Onehunga Water Treatment Plant
Requiring authority:	Watercare Services Limited
Site address:	2 Spring Street, Onehunga
Legal description:	Lot 1 DP 147935 (and part of Rowe Street)

Summary

Auckland Council has received a request from Watercare Services Limited (Watercare) under section 181(3) of the Resource Management Act 1991 (RMA), dated 23 October 2025, to alter Designation 9442 – Onehunga Water Treatment Plant.

After undertaking an assessment of the notice, I consider that the proposed alteration meets the statutory tests of section 181(3) of the RMA and is therefore confirmed as a minor alteration.

Recommendation

1. That the proposed alteration of Designation 9442 – Onehunga Water Treatment Plant in the Auckland Unitary Plan be confirmed, subject to the conditions and advice notes recommended in section 4 of this report for the following reasons:
 - the alteration involves no more than minor changes to the effects on the environment associated with the use of the land;
 - there are only minor adjustments to the boundaries of the existing designation;
 - written notice of the proposed alteration has been given to every owner and occupier of land directly affected and those owners or occupiers agree with the alteration; and
 - both Watercare (the requiring authority) and Auckland Council agree with the alteration.
2. That, for Designation 9442 – Onehunga Water Treatment Plant, the designation map layer and associated text in Chapter K Designations (as set out in section 4 of this report), be amended in the Auckland Unitary Plan.

1. Background

1.1. Minor alteration to a designation

Auckland Council has received a notice of requirement (NoR) for a minor alteration to Designation 9442 – Onehunga Water Treatment Plant from Watercare under section 181(3) of the RMA. The designation provides for water supply purposes - water treatment plant.

The NoR seeks to alter the designation to:

- extend the designation area for the Onehunga Water Treatment Plant to include the adjoining property at 4 Spring Street, Onehunga (owned by Watercare), and to apply arboricultural conditions to the site to offset the potential adverse effects associated with tree removal
- accommodate a switch room containing electrical equipment, as part of the wider upgrades proposed for the water treatment plant.

Additionally, Watercare's section 92 response notes that a transformer (with a footprint of about 6m²) may be installed on the site.

Watercare considers that section 181(3) of the RMA should be applied to the NoR as it meets the tests under this section, namely:

- the proposed alteration represents no more than a minor change in effects to the environment
- it involves only minor changes or adjustments to the boundaries of the designation
- the land that is directly affected by the proposed alteration is 4 Spring Street and the only landowner or occupier directly affected is Watercare.

For Auckland Council to be able to agree with the alteration, it must first be satisfied that the tests as set out under section 181(3) of the RMA have been met. I discuss these below.

1.2. Land affected by the alteration

The land affected by the alteration to the designation is located at 4 Spring Street, Onehunga ('the site') comprising an area of approximately 291m². The site is zoned Open Space – Community Zone in the Auckland Unitary Plan as shown in Figure 1 below.



Figure 1 – Extension of Designation 9442 – Onehunga Water Treatment Plan to include 4 Spring Street, Onehunga

1.3. Description of the site and existing environment

I agree with Watercare's description of the site at 4 Spring Street and locality as provided in Watercare's Assessment of Environment Effects (refer **Attachment A** – Watercare's AEE in section 2, pages 3 – 6). I undertook a site visit on 30 October 2025.

In summary, 4 Spring Street is zoned Open Space - Community Zone; the adjoining site at 3 Rowe Street to the north shares the same zoning; and the adjoining site at 2 Spring Street to the south-west is designated for the Onehunga Water Treatment Plant and zoned Business – Mixed Use Zone in the Auckland Unitary Plan Operative in Part (AUP-OP). The Dolphin Theatre, a small community performing arts centre is located to the north, and the Onehunga Water Treatment Plant designation is located to the south-west of the subject site. The existing Onehunga Water Treatment Plant designation has an area of 5,514m².

Spring Street is orientated north-south, with the section between Princes Street and Church Street comprising a range of residential and commercial properties (including the Fabric2 apartment building under construction at 11 Spring Street).

Currently, no sites and places of significance to Mana Whenua, archaeological sites or Heritage New Zealand Pouhere Taonga Listed Sites are identified for 4 Spring Street in Auckland Council's GeoMaps.

1.4. Delegated authority

The Team Leader – Central and South Planning has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive Officer (updated February 2017), to exercise the council's functions, powers, duties and discretions under the Resource Management Act 1991 (RMA) in relation to section 181(3).

However, in this case it is considered appropriate that an Independent Duty Commissioner approves the NoR under section 181(3) given that a Council-controlled Organisation (CCO) Watercare Services Limited is a Requiring Authority in accordance with section 167 of the RMA.

1.5 Documents relied upon

In preparing this report, the following documents provided by Watercare (and appended to this report) have been relied on:

- Assessment of Environment Effects (AEE) – Onehunga Water Treatment Plant, Notice of Requirement for a Minor Alteration to Designation at 4 Spring Street dated October 2025, supporting technical reports, and affected landowner approval (refer **Attachment A** of this report)
- Section 92 response and supporting Attachments A – D2 (refer **Attachment B** of this report).

1.6 Relevant statutory provisions

Section 181 "Alteration of designation" of the Resource Management Act 1991 states:

(1) A requiring authority that is responsible for a designation may at any time give notice to the territorial authority of its requirement to alter the designation.

(2) *Subject to subsection (3), sections 168 to 179 and 198AA to 198AD shall, with all necessary modifications, apply to a requirement referred to in subsection (1) as if it were a requirement for a new designation.*

(3) *A territorial authority may at any time alter a designation in its district plan or a requirement in its proposed district plan if-*

(a) The alteration-

(i) Involves no more than minor changes to the effects on the environment associated with the use or proposed use of land or any water concerned; or

(ii) Involves only minor changes or adjustments to the boundaries of the designation or requirement; and

(b) Written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners or occupiers agree with the alteration; and

(c) Both the territorial authority and the requiring authority agree with the alteration

—

and sections 168 to 179 and 198AA to 198AD shall not apply to any such alteration.

(4) *This section shall apply, with all necessary modifications, to a requirement by a territorial authority to alter its own designation or requirement within its own district.*

2. Analysis of the proposed alteration

The relevant matters to consider are contained in section 181(3) of the RMA as outlined above.

2.1. Assessment of Environmental effects (s181(3)(a)(i))

Watercare has provided an assessment of environmental effects (AEE) and further assessment under section 92 of the RMA.

In assessing the proposal, I consider the effects are as follows:

- Positive effects
- Arboricultural effects
- Landscape character and visual amenity effects
- Heritage effects

2.1.1 Positive Effects

The positive effects associated with the designation alteration are described in Section 4.1.3 of Watercare's AEE:

“The alteration to the designation boundary will have positive effects as it aligns the designation in the AUP-OP with the land owned by Watercare. It will provide Watercare with the space to locate a switchroom as part of scheduled upgrades proposed for the site.

This removes unnecessary restrictions on part of their land and provides them with more certainty and autonomy in providing essential water services as a lifeline utility.”

I concur with Watercare’s assessment of positive effects, noting that the site at 4 Spring Street now owned by Watercare, will provide additional land for a new switch room (indicative dimensions of 15m length by 5m wide by 6m height) and potentially a new transformer (approximately 6m² footprint). The positive effects identified by Watercare demonstrate that the alteration is reasonably necessary for the operation of the water treatment plant.

2.1.2 Arboricultural effects

Council’s arborist, Paul Hansen has undertaken an assessment of Watercare’s NoR, AEE, and arboricultural assessment report prepared by The Tree Consultancy Company.

Watercare also submitted a set of proposed arboricultural conditions to offset the potential effects associated with tree removal as part of its AEE (refer **Attachment A** - Watercare’s AEE, page 12):

1. *Prior to commencement of works on 4 Spring Street that result in removal of any of the eight trees on the land at 4 Spring Street, the Requiring Authority shall prepare a replacement tree plan and provide the plan with any Outline Plan submitted.*
2. *The replacement tree plan shall show:*
 - (i) *the location of the replacement planting to confirm that it will allow the tree to reach its optimum final dimensions,*
 - (ii) *details of the tree species selected to show that they are climate-ready and at least 45 L-grade, and*
 - (iii) *That for each tree(s) being removed they are being replaced at a ratio of one for one.*
3. *The tree(s) shall be planted during the first planting season following completion of works that resulted in their removal (May-September).*

Mr Hansen sought further information on the:

- suitable offsite locations in the locality for the proposed mitigation tree plantings (include a plan/map with street names and species to be located)
- clarification on the interpretation of the ‘Replacement Tree Number’ in term of numbers of trees to be removed.

In response to the matters raised by Mr Hansen, Watercare submitted an updated set of arboricultural conditions as part of its section 92 response (refer **Attachment B**, Watercare’s section 92 response: *Onehunga WTP – Proposed Conditions* in Attachment B):

1. Arboricultural

1.1 Prior to commencement of works on 4 Spring Street that result in removal of trees numbered 1 or 3-8 in Figure 1, the Requiring Authority shall prepare a replacement tree plan and provide the plan with any Outline Plan submitted.

1.2 The replacement tree plan shall show:

- (a) the location of the replacement planting to confirm that it will allow the tree to reach its optimum final dimensions,

- (b) details of the tree species selected to show that they are climate-ready and at least 45 L-grade, and
- (c) trees are to be planted according to the detail in *Appendix C* of the arborist report titled '*Assessment of Arboricultural Effects and Tree Protection Plan*' prepared by *The Tree Consultancy Company*, dated 25 September 2025 (Job ref # 3800), and
- (d) maintained for three years, with the stakes removed after one year.

1.3 The tree(s) shall be planted during the first planting season following completion of works that resulted in their removal (May-September).

1.4 For each tree—as numbered in Figure 1—being removed it is being replaced at a ratio shown in Table 1, providing overall number of trees to be replaced is not more than 7.

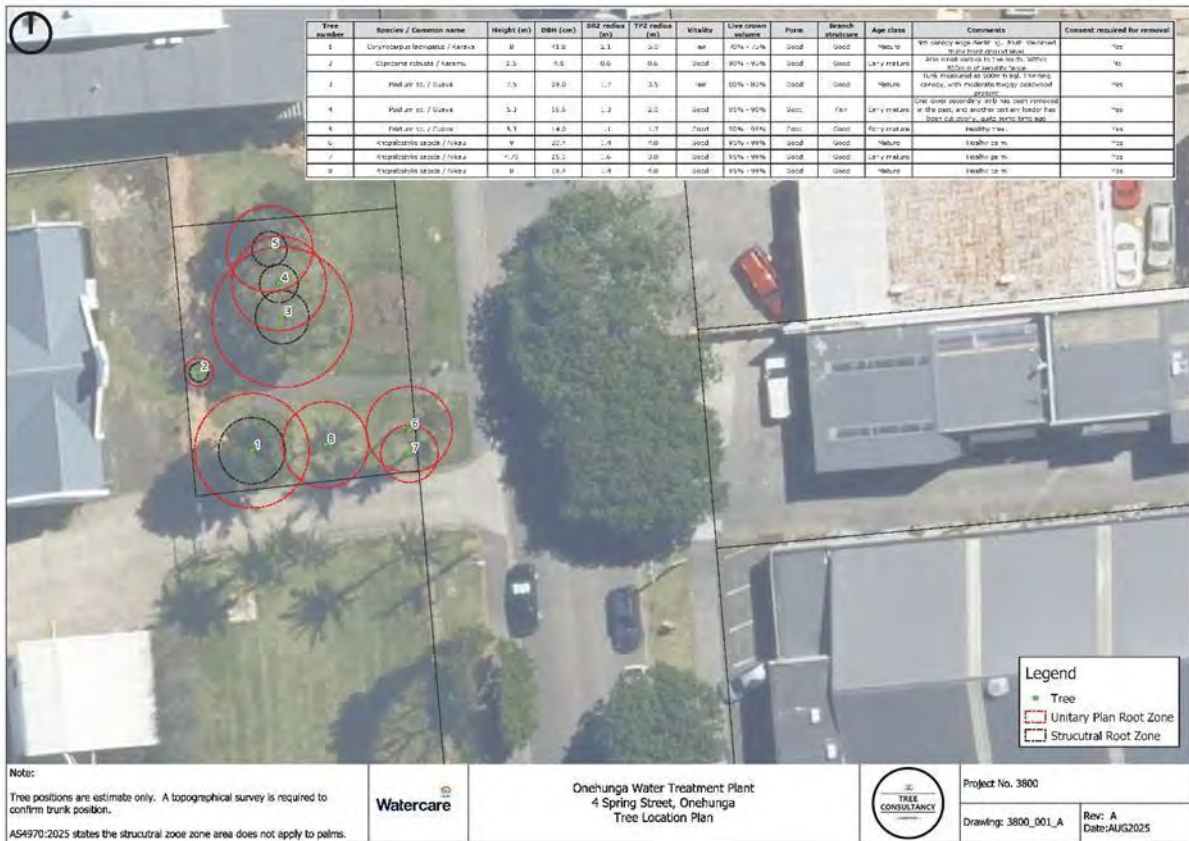


Table 1 – Replacement requirement for removal of trees 4 Spring Street Onehunga

Tree number	Species / Common name	Consent required for removal	Replacement tree number
1	Corynocarpus laevigatus / Karaka	Yes	3
2	Coprosma robusta / Karamu	No	NA
3	Psidium sp. / Guava	Yes	4
4	Psidium sp. / Guava	Yes	2
5	Psidium sp. / Guava	Yes	1
6	Rhopalostylis sapida / Nikau	Yes	1
7	Rhopalostylis sapida / Nikau	Yes	1
8	Rhopalostylis sapida / Nikau	Yes	1

In summary, Watercare's section 92 response also stated (refer **Attachment B**, Watercare's section 92 response: *Attachment A to letter, pages 3-4*):

- *Due to uncertainty in the final design, the number of trees to be removed is unclear. This can affect the selection of offsite replacement locations. Watercare will plant the replacement trees within one of its own properties or on a Council's reserve — such as Rowe Reserve (West) — subject to Council's agreement which can be decided at Outline Plan stage (see condition 1.2(a)...)*
- *Proposed Condition 1.4 ...is added to clarify this [i.e. the 'Replacement Tree Number' in term of numbers of trees to be removed].*
- *Arborist report is clear that if all trees are to be removed, then overall 7 trees are needed for their replacement. The table at the end of Appendix C to the arborist report basically provides a replacement ratio guidance, in the case, we need to deal with the removal of each individual tree, e.g. if Watercare needed to remove only one or two of them. However, based on my discussions with the arborist before lodging the NoR, this does not mean Watercare needs to replace more than 7 trees in any scenarios, as this is the cap for replacing all trees. Please note that Tree No.2 is not protected and therefore does not need replacement (see Condition 1.4).*

Mr Hansen advised that all eight trees on 4 Spring Street have been assessed in Watercare's Arborist report as healthy, but not of sufficient quality or significance to warrant notable tree status in the AUP, and that the proposal will ultimately result in the loss of up to eight trees within the site, representing approximately 127m² of canopy cover (refer **Attachment C** - Council specialists' emails and memo, email from Paul Hansen dated 10 November 2025).

Furthermore, Mr Hansen considers that:

"The existing trees provide only limited ecological and amenity value due to their modest size and restricted canopy spread. Adverse effects are therefore assessed as low and can be appropriately mitigated through replacement planting of seven new medium-to-large grade trees to achieve no net loss in canopy cover by 2050, consistent with Auckland's Urban Ngahere Strategy target of 30 percent canopy cover."

It is the view of Mr Hansen that while the removal of eight trees represents a modest loss of canopy cover, the recommended mitigation planting achieves a net gain in future canopy area and ensures the proposal is consistent with the objectives and policies of Chapter E16 (Trees in open space zones) of the Auckland Unitary Plan and Auckland's Urban Ngahere (Forest) Strategy. Overall, Mr Hansen supports the NoR, subject to the (arboricultural) conditions above (refer **Attachment C** - Council's specialists emails and memo, email from Paul Hansen dated 10 November 2025).

A copy of the strategy is available from council's website at:

<https://www.aucklandcouncil.govt.nz/en/plans-policies-bylaws-reports-projects/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/urban-ngahere-forest-strategy.html>.

Following discussions between Council and Watercare, amendments to proposed Arboricultural Condition 1 were agreed to mitigate the potential effects of tree removal at 4 Spring Street (refer section 4 of this report).

Based upon the assessment of Mr Hansen, I consider that, subject to the agreed amendments to the arboricultural condition, the proposed alteration will result in no more than minor effects on the environment in terms of trees and canopy cover.

2.1.3 Landscape character and visual amenity effects

Council's landscape specialist, David Ferrari has undertaken an assessment of Watercare's NoR, AEE and landscape assessment report prepared by the Isthmus Group. He did not request further information from Watercare.

Mr Ferrari notes that the site (at 4 Spring Street) is located within an industrial context adjacent to the existing Water Treatment Plant, where similar infrastructure is anticipated and visually consistent. He considers that the proposed activity will be a continuation of the current designation extent and naturally integrate with the existing operational character (refer **Attachment C** - Council specialists' emails and memo, email from David Ferrari dated 18 December 2025).

He also considers that the potential adverse effects (loss of open space and tree removal) are confined to a small pocket park and do not extend beyond Spring Street. The remainder of Rowe Reserve remains unaffected, preserving aspects of community amenity in the vicinity.

Mr Ferrari confirms that the proposal does not affect the regionally significant volcanic viewshaft (O11) or the visual integrity of Maungakiekie / One Tree Hill, and that the proposed arboricultural conditions (provided in Attachment B of Watercare's section 92 response letter) will ensure offset planting and net canopy gain, contributing to Auckland Councils Urban Ngahere strategy. He notes that proposed (draft) conditions 1.1 to 1.4 are satisfactory to ensure that mitigation is appropriate and proportionate to the potential loss of trees.

In conclusion, Mr Ferrari states "*...the application to alter the designation from a landscape character and visual amenity effects perspective, is considered low – very low (upon mitigation planting being implemented and maturity). This equates to less than minor within the RMA scale of effects.*" Refer **Attachment C** - Council specialists' emails and memo, email from David Ferrari dated 18 December 2025.

I agree with the assessment of Mr Ferrari, and consider that, the potential adverse landscape and visual effects of the proposed alteration to be less than minor.

2.1.4 Heritage effects

Council's archaeologist/heritage specialist, Myfanwy Eaves has reviewed the application material as it relates to the heritage effects associated with the designation alteration request.

She requested further information on:

- the potential construction effects and measures proposed to mitigate the potential construction effects of the switch room on the heritage Pumphouse (at 2 Spring Street)
- the future use of the basalt kerb stones lining the entrance driveway to 4 Spring Street.

In response to the matters raised by Ms Eaves, Watercare proposed the following heritage conditions in its section 92 response to address potential effects on the heritage Pumphouse at 2 Spring Street (refer **Attachment B** - Watercare's section 92 response: *Onehunga WTP – Proposed Conditions* in Attachment B):

2. Heritage

2.1 A Built Heritage Construction Management Plan (BH-CMP) shall be prepared by a suitably qualified person and submitted to Auckland Council as part of the Outline Plan(s) for works within 4 Spring Street Onehunga.

2.2 The BH-CMP must specify the following matters:

- (a) Construction timetable,
- (b) Construction methodology, including:
 - i. Methodology for site preparation, working practices and use of machinery; and
 - ii. Methodology for avoiding damage or protecting heritage fabric from damage that may potentially occur during construction.
- (c) A photographic condition survey of Onehunga Pumphouse undertaken prior to works commencing and on completion.

Advice notes:

1. *The requiring authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.*
2. *The submission of an outline plan of works (OPW) to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the requiring authority requests an OPW waiver, and Auckland Council agrees to the waiver.*

Additionally, Watercare in its section 92 response stated that (refer **Attachment B**, Watercare's section 92 response – Attachment A to letter, pages 2-3):

- *The design and methodology of construction is yet to be clarified (for 4 Spring Street). As such Watercare is unable to provide details on measures to mitigate construction effects on the heritage Pumphouse at NoR stage. A 'Built Heritage Construction Plan' condition is proposed.*
- *The existing Historic Heritage Overlay Extent of Place, the driveway and associated basalt kerb stones are all located outside the site subject to this NoR (4 Spring Street) and no works proposed under this NoR will affect them.*

Ms Eaves advises that there are two key components of historic heritage within, or immediately adjacent to the boundaries of the NoR alteration area (refer **Attachment C** - Council specialists' emails and memo, from Myfanway Eaves dated 5 February 2026):

- a) The Pumphouse located in the northeast corner of the existing Designation 9442, which is listed in Schedule 14.1 of the Auckland Unitary Plan (Operative in Part) as a Category A historic heritage place (ID 1844). The associated Heritage Extent of Place Overlay extends to the boundary with 4 Spring Street.
- b) The wider historic site of Waihihī, including the springs and adjacent land along Rowe, Princes, and Spring Streets. Although the full extent of the springs is no longer visible, the area retains archaeological potential. Historic modification has occurred through piping associated with the water treatment plant, rail infrastructure, former mill and tannery activities at Bycroft Reserve, and extensive infilling of springs and rocky outcrops since the 1860s.

She considers that given the application area has the potential to contain sub-surface archaeological material associated with early water infrastructure, industrial activity, and land modification relating to the Waihihī springs; two additional advice notes should be incorporated into Watercare's proposed heritage conditions as follows:

- The Requiring Authority is advised that an archaeological assessment should be prepared by a suitably qualified archaeologist once the final detailed design of any future on-site development is confirmed. The assessment should determine the level of archaeological risk and identify any further requirements under the Heritage New Zealand Pouhere Taonga Act 2014 or validate compliance with the AUP ADR (Chapter D17, p.2-3).
- Confirmation of the design, dimensions and construction methodology should be provided with the outline plan of works (OPW) as the consideration of archaeological effects will be an important component of any future regional resource consent application for earthworks at this site, in addition to any other required statutory processes.

The purpose of these advice notes is to alert Watercare of the need to obtain an archaeological assessment, enabling an accurate determination of archaeological risk in relation to the final detailed design of any future development at 4 Spring Street, and to consider archaeological effects in any future regional resource consent application for earthworks at this site, in addition to any other required statutory processes.

Following discussions between Council and Watercare, both advice notes proposed by Ms Eaves to Heritage Condition 2, were accepted by Watercare as follows (additions to text underlined):

2. Heritage

2.1 A Built Heritage Construction Management Plan (BH-CMP) shall be prepared by a suitably qualified person and submitted to Auckland Council as part of the Outline Plan(s) for works within 4 Spring Street Onehunga.

2.2 The BH-CMP must specify the following matters:

- (d) Construction timetable,
- (e) Construction methodology, including:
 - iii. Methodology for site preparation, working practices and use of machinery; and
 - iv. Methodology for avoiding damage or protecting heritage fabric from damage that may potentially occur during construction.
- (f) A photographic condition survey of Onehunga Pumphouse undertaken prior to works commencing and on completion.

Advice note:

1. The Requiring Authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.
2. The Requiring Authority is advised that an archaeological assessment should be prepared by a suitably qualified archaeologist once the final detailed design of any future on-site development is confirmed. The assessment should determine the level of archaeological risk and identify any further requirements under the Heritage New Zealand Pouhere Taonga Act 2014 or validate compliance with the AUP ADR (Chapter D17, p.2-3).

3. Confirmation of the design, dimensions and construction methodology should be provided with the outline plan of works (OPW) as the consideration of archaeological effects will be an important component of any future regional resource consent application for earthworks at this site, in addition to any other required statutory processes.
- 4 The submission of an OPW to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the requiring authority requests an OPW waiver, and Auckland Council agrees to the waiver.

Based upon the assessment of Ms Eaves, I consider that, subject to the agreed amendments to the heritage condition and advice note, that the potential adverse heritage and archaeological effects from the proposed alteration will be less than minor.

2.1.6 Adverse effects conclusion

It is my view that the proposed conditions agreed between Council and Watercare and discussed above; will satisfactorily address the potential arboricultural, landscape, heritage and archaeological effects associated with the inclusion of the 4 Spring Street site within the boundaries of the Onehunga Water Treatment Plant designation. Overall, I consider that these potential effects to be less than minor.

2.1.7 Other matters

2.1.7.1 Land owner approval

Council's parks planner, Jaime Seccombe has undertaken an assessment of Watercare's NoR and AEE. In Appendix 4 to the NoR, Watercare provided an affected party approval letter dated 22 October 2025 from Mr Darren Cunningham, Land Use Manager, Property Department at Auckland Council, in respect of the designation extension at 4 Spring Street.

Ms Seccombe sought further information to understand:

- the potential effects of the switch room in relation to noise on the users of the neighbouring Dolphin Theatre at 12 Spring Street
- visual effects on the users of the neighbouring open space
- the proposed boundary treatment of 4 Spring Street and the neighbouring open space.

Refer **Attachment C** - Council specialists' emails and memos, memo from Jaime Seccombe dated 6 November 2025).

In its section 92 response, Watercare stated that (refer **Attachment B**, Watercare's section 92 response – Attachment A to letter, pages 4 – 6):

- *No considerable noise is expected from the proposed switch room to affect users of the neighbouring open space and Dolphin Theatre. The major source of noise within whole WTP (water treatment plant) site is the existing pump station to its west (along the Rowe St) and any potential noise from switch room will be much less in comparison.*
- *Design for the switchroom building's bulk and façade is yet to be finalised, and no more info is available beyond what has already been provided at the lodgement regarding its footprint, height and basic 3D sketch. Appendix 4 to NoR shows Auckland Council (Property Department) provided their approval letter, dated 22nd October 25, for the proposal and considered it to be acceptable...*

- *Fence features would be the same as the existing chain linked fence on the perimeter of Onehunga WTP. No design for potential landscaping is available at the moment due to uncertainty around the final location of the switch room and the small size of the subject land.*

Following receipt of Watercare's responses, Ms Seccombe advised in an email dated 16 December 2025 (refer **Attachment C** to this report) that:

“Affected party approval for designation extension at 4 Spring Street, Onehunga was granted by [council’s] Land Use Manager, Darren Cunningham on 22nd October 2025 and Section 104 (3)(a)(ii) of the RMA states “a consent authority must not when considering an application, have regard to any effect on a person who has given written approval to the application.” Parks Planning can no longer provide any further assessment of effects onto the Reserve users and no conditions can be recommended.”

I concur with the view of Ms Seccombe of 16 December 2025. As Watercare has given notice of the proposed alteration to Auckland Council (the owner of the neighbouring site at 3 Rowe Street, Onehunga to the north), and written approval has been provided by Darren Cunningham, Land Use Manager, Property Department at Auckland Council; the Council cannot consider the potential effects (i.e. noise, visual effects and boundary treatment) on the neighbouring Dolphin Theatre and open space when determining whether to recommend the alteration.

2.1.7.2 Mana whenua engagement

Watercare's AEE did not address consultation with iwi on the proposed alteration. I sought confirmation that iwi consultation had occurred.

Watercare advised that they have an established process in place for mana whenua engagement on their projects, through the Mana Whenua Kaitiaki Forum, and that two iwi groups expressed interest in the proposed alteration:

- Ngāti Tamaoho; and
- Te Ākitai Waiohū

Watercare provided email correspondence with the iwi groups in Attachments D1 and D2 of its section 92 response (refer **Attachment B**).

No specific comments on the project were provided by Ngāti Tamaoho in their email correspondence with Watercare.

Te Ākitai Waiohū confirmed, in an email dated 3 November 2025, that it did not oppose the proposal.

For the reasons discussed above, I consider that Watercare has undertaken consultation with iwi on the proposed alteration and received no adverse comments.

2.1.8 Overall conclusion

The Onehunga Water Treatment Plan at 2 Spring Street is an existing operative designation, without conditions in the Auckland Unitary Plan. The designation is for water supply purposes - water treatment plant and forms the existing and future environment of the site.

Overall, I consider that the effects associated with the proposed alteration to the designation are no more than minor in accordance with Section 181(3)(a)(i) of the RMA. The alteration will result in only minor changes to the boundaries of the designation, as the 4 Spring Street site is comparatively small in size compared with the total size of the designation i.e. a 5.3% (or 291m²) increase in the existing designation area.

The arboricultural and heritage conditions agreed with Watercare for 4 Spring Street will ensure that any potential adverse arboricultural, landscape, heritage and archaeological effects arising from the alteration are appropriately managed and mitigated.

An outline plan of works will be required to undertake works at 4 Spring Street, in order to give effect to the alteration of the Onehunga Water Treatment Plant designation, and regional resource consents will be required for any works which trigger the regional provisions of the AUP-OP. Other approvals, authorities, or permits may also be required.

2.2. Assessment of minor changes or adjustments to the boundary (s181(3)(a)(ii))

The alteration to the designation involves the following changes to the boundaries of the existing designation:

- Eastward extension of the designation boundary to designate an additional area of 291m² at 4 Spring Street, Onehunga (as shown in Figure 2 below).



Figure 2: Proposed alteration to Designation 9442 – Onehunga Water Treatment Plant

I agree with Watercare's assessment that the alteration to the boundaries of the designation is minor. The additional land to be designation is 291m² or approximately 5.3% of the existing designation area.

Additionally, the proposed alteration to the designation will allow for the accommodation of a switch room and transformer within the designation boundaries and align the designation in the AUP-OP with the land owned by Watercare.

2.3. Written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners and occupiers agree with the alteration (s181(3)(b))

Watercare has given written notice to the Auckland Council's Property department regarding the proposed alteration. As set out in a letter dated 22 October 2025, approval for the alteration was provided by Darren Cunningham, Land Use Manager at Auckland Council (refer section 2.1.7.1- Land owner approval of this report).

I agree with Watercare's assessment that there are no other owners or occupiers directly affected by the alteration to the designation.

2.4. Agreement of both the territorial authority and the requiring authority (181(3)(c))

The proposed alteration to the designation has been requested by Watercare (the requiring authority), and therefore it agrees to the alteration. I consider Auckland Council can agree with the alteration for the following reasons:

- The alteration involves no more than minor changes to the environmental effects
- The alteration involves only minor changes to the boundary
- The owners and/or occupiers of all land directly affected by the proposed alteration have been given notice and agree with the proposed alteration
- Adherence with recommended conditions along with the advice note will ensure any potential adverse effects are avoided, remedied or mitigated.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1. Conclusions

The proposed alteration meets the statutory tests of Section 181(3) of the Resource Management Act 1991, in that:

- The alteration involves no more than minor changes to the environmental effects.
- Recommended conditions will ensure any potential adverse effects are avoided, remedied or mitigated.
- There are only minor changes or adjustments to the boundaries of the existing designation.
- The owners and/or occupiers of all land directly affected agree with the alteration.
- The council and the requiring authority agree with the alteration and the arboricultural and heritage conditions and advice note proposed for 4 Spring Street, Onehunga.

3.2 Recommendation

1. That pursuant to Section 181(3) of the Resource Management Act 1991, Watercare Services Limited's notice of requirement for an alteration to Designation 9442 - Onehunga Water Treatment Plant is **confirmed** subject to the addition of conditions and advice note recommended in Section 4.1 of this report.
2. That Designation 9442 - Onehunga Water Treatment Plant is amended in the Designation overlay and Chapter K Designations in the Auckland Unitary Plan Operative in part as recommended in Section 4.2 of this report.

4. AGREED ALTERATIONS

4.1 Text alterations

The text alterations are shown below. Amendments are shown as either strikethrough or underlined.

9442 Onehunga Water Treatment Plant

Designation Number	9442
Requiring Authority	Watercare Services Ltd
Location	2 - <u>4</u> Spring Street, Onehunga
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Water supply purposes - water treatment plant.

Conditions

~~No conditions.~~

Conditions for 4 Spring Street, Onehunga

1. **Arboricultural**

- 1.1 Prior to commencement of works that result in removal of trees numbered 1 or 3-8 in Figure 1, the Requiring Authority shall prepare a replacement tree plan and provide the plan with any Outline Plan submitted.
- 1.2 The replacement tree plan shall show:
 - (a) the location of the replacement planting to confirm that it will allow each tree to reach its optimum final dimensions;
 - (b) details of the tree species selected to show that they are climate-ready and at least 45 L-grade;
 - (c) trees are to be planted according to the detail in Appendix C of the arborist report titled 'Assessment of Arboricultural Effects and Tree Protection Plan' prepared by The Tree Consultancy Company, dated 25 September 2025 (Job ref # 3800); and
 - (d) maintained for three years, with the stakes removed after one year.
- 1.3 The tree(s) shall be planted during the first planting season following completion of works that resulted in their removal (May-September).
- 1.4 For each tree removed (excluding Tree 2, as shown in Figure 1) replacement planting shall be undertaken in accordance with the requirements specified in Table 1, provided that the total number of replacement trees does not exceed seven (7).

Figure 1 – Location and ID of Trees at 4 Spring Street, Onehunga

Tree number	Species / Common name	Height (m)	DBH (cm)	SRZ radius (m)	TPZ radius (m)	Vitality	Live crown volume	Form	Branch structure	Age class	Comments	Consent required for removal
1	Corynocarpus laevigatus / Karaka	8	41.8	2.1	5.0	Fair	70% - 75%	Good	Good	Mature	NW canopy edge declining. Multi-stemmed trunk from ground level.	Yes
2	Coprosma robusta / Karamu	2.5	4.8	0.6	0.6	Good	90% - 95%	Good	Good	Early mature	Also small karaka to the south. Within 500mm of security fence.	No
3	Psidium sp. / Guava	7.5	29.0	1.7	3.5	Fair	80% - 85%	Good	Good	Mature	Trunk measured at 500mm o.g.l. Thinning canopy, with moderate twiggy deadwood present.	Yes
4	Psidium sp. / Guava	5.3	16.6	1.3	2.0	Good	85% - 90%	Good	Fair	Early mature	One lower secondary limb has been removed in the past, and another tertiary leader has been cut poorly, quite some time ago.	Yes
5	Psidium sp. / Guava	5.3	14.0	1.1	1.7	Good	90% - 95%	Good	Good	Early mature	Healthy tree.	Yes
6	Rhopalostylis sapida / Nikau	9	20.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes
7	Rhopalostylis sapida / Nikau	4.75	25.1	1.6	3.0	Good	95% - 99%	Good	Good	Early mature	Healthy palm	Yes
8	Rhopalostylis sapida / Nikau	8	19.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes



Table 1 – Replacement requirement for removal of trees at 4 Spring Street, Onehunga

Tree number	Species / Common name	Consent required for removal	Replacement tree number
<u>1</u>	<u>Corynocarpus laevigatus / Karaka</u>	<u>Yes</u>	<u>3</u>
<u>2</u>	<u>Coprosma robusta / Karamu</u>	<u>No</u>	<u>NA</u>
<u>3</u>	<u>Psidium sp. / Guava</u>	<u>Yes</u>	<u>4</u>
<u>4</u>	<u>Psidium sp. / Guava</u>	<u>Yes</u>	<u>2</u>
<u>5</u>	<u>Psidium sp. / Guava</u>	<u>Yes</u>	<u>1</u>
<u>6</u>	<u>Rhopalostylis sapida / Nikau</u>	<u>Yes</u>	<u>1</u>
<u>7</u>	<u>Rhopalostylis sapida / Nikau</u>	<u>Yes</u>	<u>1</u>
<u>8</u>	<u>Rhopalostylis sapida / Nikau</u>	<u>Yes</u>	<u>1</u>

2. Heritage

2.1 A Built Heritage Construction Management Plan (BH-CMP) shall be prepared by a suitably qualified conservation architect and submitted to Auckland Council as part of the Outline Plan of Works.

2.2 The BH-CMP must specify the following matters:

- (a) Construction timetable.
- (b) Construction methodology, including:
 - i. Methodology for site preparation, working practices and use of machinery; and
 - ii. Methodology for avoiding damage or protecting heritage fabric from damage that may potentially occur during construction.
- (c) A photographic condition survey of Onehunga Pumphouse undertaken prior to works commencing and on completion of works.

Advice note:

1. The Requiring Authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.
2. The Requiring Authority is advised that an archaeological assessment should be prepared by a suitably qualified archaeologist once the final detailed design of any future on-site development is confirmed. The assessment should determine the level of archaeological risk and identify any further requirements under the Heritage New Zealand Pouhere Taonga Act 2014 or validate compliance with the AUP ADR (Chapter D17, p.2-3).
3. Confirmation of the design, dimensions and construction methodology should be provided with the Outline Plan of Works (OPW) as the consideration of archaeological effects will be an important component of any future regional resource consent application for earthworks at this site, in addition to any other required statutory processes.
4. The submission of an OPW to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the Requiring Authority requests an OPW waiver, and Auckland Council agrees to the waiver.

Attachments

No attachments.

4.2 Planning Map alterations

The boundary alterations are shown below.



0 5 10 20 Meters

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Date: 9/02/2025

Alteration to Designation 9442 - Onehunga Water Treatment Plant

Auckland Council
Te Kaitiaki o Tamaki Makaurau
Plans and Places

Report Prepared by:

David Wong



Senior Policy Planner
Planning – Central/South
Planning & Resource Consents
Date: 17 February 2026

Report reviewed by:

Celia Davison



Manager Planning
Planning – Central/South
Planning & Resource Consents
Date: 18 February 2026

5. SECTION 181(3) DETERMINATION

Having read the council planner's report and recommendations on the notice of requirement prepared by David Wong and the NoR for a minor alteration of a designation and AEE prepared by Naomi Darvill and Tanvir Bhamji dated October 2025 and the Council's specialist reviews of the application and further information, I am satisfied I have adequate information to consider the matters required by the Resource Management Act 1991 (the RMA) and to make a decision under delegated authority.

Accordingly, the notice of requirement for an alteration to Designation 9442 - Onehunga Water Treatment Plant is confirmed under section 181(3) of the RMA as agreed and set out in section 4 of this report.

Name: Nicki Williams

Title: Independent Planning Commissioner

Signed:



¶

Date: 9 March 2026

SCHEDULE OF ATTACHMENTS

- Attachment A:** Assessment of Environmental Effects for Notice of Requirement for Alteration to Designation 9442 to Auckland Council (dated 23 October 2025), supporting technical reports, and affected landowner approval
- Attachment B:** Watercare Section 92 response and supporting Attachments A – D2
- Attachment C:** Council specialists' emails and memos

ATTACHMENT A

Assessment of Environmental Effects - Onehunga Water Treatment Plant, Notice of Requirement for a Minor Alteration to Designation at 4 Spring Street dated October 2025, supporting technical reports, and affected landowner approval

Onehunga Water Treatment Plant

Notice of Requirement for a Minor Alteration to Designation at 4 Spring Street

October 25



Ki te ora te wai, Ka ora te whenua, Ka ora te tangata

When the water is healthy, the land and people are healthy



Form 18: Notice of Requirement For Minor Alteration of a Designation

Pursuant to Section 181(3) of the Resource Management Act 1991 by Watercare Services Limited

To: Auckland Council

Pursuant to Section 181(3) of the Resource Management Act 1991 (RMA) Watercare Services Limited (hereon referred to as Watercare) gives notice of its requirement for a minor alteration to a designation. This notice addresses the requirements of Section 181(3) (a) to (c).

The designation to be altered, and the nature of the alteration is as follows:

- The designation to be altered is for the Onehunga Water Treatment Plant designation, reference 9442 in the Auckland Council (AC) Unitary Plan – Operative in Part (AUP-OP).
- The alteration is to include 4 Spring Street Onehunga (a site that Watercare has purchased from Auckland Council) in the footprint of the designation and new conditions as set out below.

The purpose of the Designation 9442 is *water supply purposes – water treatment plant*.

The Requiring Authority listed for Designation 9442 is Watercare.

There are no conditions currently applying to the designation within the AUP-OP.

The alteration is to enable a minor change to the boundaries of the designation to include Watercare-owned land at 4 Spring Street, Onehunga, as portrayed within **Figure 5** of this NoR and to include new conditions.

As set out in this notice, the alteration—

- (i) *involves no more than a minor change to the effects on the environment associated with the use or proposed use of land or any water concerned; and*
- (ii) *involves only minor changes or adjustments to the boundaries of the designation.*

The site to which the requirement applies is described in Sections 2 and 3 in Attachment 1 of this NoR.

The nature of the proposed public work (or project work) is described in Sections 1 and 3 in Attachment 1 of this NoR.

The nature of the proposed conditions that would apply is described in Section 6 in Attachment 1 of this NoR.

The proposed alteration involves no more than a minor change to the effects on the environment, as discussed in Section 4 in Attachment 1 of this NoR.

No resource consents are needed as this notice is to make a minor change to a designation boundary and will not involve any physical works.

The following consultation has been undertaken with parties that will be directly affected:

The land that is directly affected by the proposed alteration is 4 Spring Street and the only landowner or occupier directly affected is Watercare.

Agreement of the territorial authority and requiring authority:

Watercare is the Requiring Authority for Designation 9442 and agrees with the alteration. In accordance with section 181(3)(c) of the RMA, Watercare requests that Auckland Council confirm in writing its agreement to the alteration, so that the designation can then be altered in its Auckland Unitary Plan – Operative in Part, and any subsequent variation of its District Plan hereon.



Tanvir Bhamji

Resource Consenting Manager

Watercare Services Limited

Date: 23 October 2025

Attachments to the Notice

Attachment 1- Assessment of Effects (Stantec) including Record of Title(s) and other supporting documentation (appendices 2-4 to Assessment of Effects Report).

Attachment 1- Assessment of Effects

Revision Schedule

Revision No.	Date	Description	Prepared by	Quality Reviewer	Independent Reviewer	Project Manager Final Approval
1	18.09.25	Working Draft	Naomi Darvill	Karen Bell	Asgari MasumniaBisheh	
2	2.10.25	Final for client review	Naomi Darvill	Karen Bell	Asgari MasumniaBisheh	
3	9.10.25	Final	Naomi Darvill	Karen Bell		Aslam Bhikoo
4	23.10.25	Final with APA	Naomi Darvill	Karen Bell		Aslam Bhikoo

Disclaimer

The conclusions in the report are Stantec's professional opinion, as of the time of the report, and concerning the scope described in the report. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. The report relates solely to the specific project for which Stantec was retained and the stated purpose for which the report was prepared. The report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Prepared by:



Naomi Darvill

Reviewed by:



Karen Bell

Approved by:



Aslam Bhikoo

Executive Summary

Watercare Services Limited (Watercare) is a lifeline utility providing water and wastewater services to 1.7 million Aucklanders every day and the future growth of 2.3 million people. Its services are vital for life, keeping people safe and helping communities to flourish. Watercare is responsible for municipal water supply within Auckland and is the provider of bulk supply services to Pōkeno and Tuakau in the Waikato District.

Watercare owns the Onehunga Water Treatment Plant (WTP) located at 2 Spring Street, Onehunga, on Lot 1 DP 147935 and part of Rowe Street which is subject to a designation for water supply purposes – water treatment plant (reference 9442) and currently has no conditions.

In order to provide space for a new switch room – which is part of the Onehunga WTP renewal plan and will contain new electrical equipment - Watercare has recently purchased Lot 2 DP 147935 at 4 Spring Street, the subject of this Notice of Requirement.

Watercare considers that the proposed alteration can be considered under s181(3) of the RMA for the following reasons:

- (a) Section 4 of this report confirms that the alteration results in a no more than minor change of effects on the environment, and involves only a minor change to the boundary of the designation.
- (b) Watercare is the owner of the land directly affected by the designation, and agrees with the alteration.
- (c) Watercare, in its role as the requiring authority, has provided notice to Auckland Council of its intent to alter Designation No. 9442 and obtained the Council's written approval accordingly.

This Notice of Requirement (NoR) describes the intention for the minor alteration and has been prepared in the format prescribed under Form 18 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

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1 Introduction

This Assessment of Effects has been prepared on behalf of Watercare Services Limited (Watercare) to support a Notice of Requirement (NoR) for a minor alteration of a designation, pursuant to section 181(3) of the Resource Management Act (RMA). The requirements of s181(3) are as follows:

A territorial authority may at any time alter a designation in its district plan or a requirement in its proposed district plan if—

- (a) the alteration—*
 - (i) involves no more than a minor change to the effects on the environment associated with the use or proposed use of land or any water concerned; or*
 - (ii) involves only minor changes or adjustments to the boundaries of the designation or requirement; and*
- (b) written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners or occupiers agree with the alteration; and*
- (c) both the territorial authority and the requiring authority agree with the alteration—*

and sections 168 to 179 and 198AA to 198AD shall not apply to any such alteration.

The Onehunga Water Treatment Plant (WTP) is designated in the Auckland Unitary Plan – Operative in Part (AUP-OP) for water supply purposes – water treatment plant, under reference 9442. The alteration to this designation is being sought to include the adjacent property at 4 Spring Street, which is now owned by Watercare, in the designation as shown in the Record of Title contained in Appendix 1 to this report.

There are no conditions applying to the designation within the AUP-OP. There is no designation lapse date stated in the AUP-OP as this designation has been given effect to and remains operative.

This assessment seeks to demonstrate that the minor alteration involves no more than a minor change to the effects on the environment in accordance with s181(3)(a)(i) and involves a minor change to the boundaries under s181(3)(a)(ii) of the RMA.

1.1 Watercare Services Limited

Watercare is a lifeline utility responsible for the planning maintenance, and operation of water services to communities throughout Auckland. Our activities and programmes are funded through user charges and borrowings. We are required by the Local Government (Auckland Council) Act 2009 to be a minimum-cost, cost-efficient service provider.

Watercare captures raw water from 28 different sources, operates 18 water treatment plants, moves it through 88 pump stations and stores it in 95 water reservoirs to ensure it meets drinking water standards. The treated water is then supplied to households and businesses through approximately 9700km of pipeline.



Figure 1: Overview of our assets and operations.

Watercare’s activities are intrinsically linked to the health of people and the natural environment. Auckland’s water sources must have sufficient volume and reliability to provide water for the region, and they must be protected from overuse. Collectively, around 440 million litres of water are sourced per day, treated according to the Water Services (Drinking Water Standards for New Zealand) regulations 2022, and is supplied by Watercare.

Watercare carries out significant work to upgrade and build infrastructure, maintain levels of service, and provide capacity for a fast-growing population. Watercare ensures Auckland and its people continue to enjoy dependable services by upgrading its assets, planning, building, and delivering new infrastructure in cost-efficient ways.

Watercare was approved as a requiring authority under s167 of the RMA by notice in the New Zealand Gazette No. 69 on 21 June 2012¹. This authorises Watercare to designate in the Auckland region in relation to its network utility operations of –

1. *undertaking the distribution of water for supply; and*
2. *undertaking a drainage and sewerage system; including the operation, maintenance, replacement, upgrading and improvement of infrastructure related to these operations...*

This approval includes infrastructure relating to the abstraction, storage, supply and treatment of water and the collection, treatment and disposal of wastewater.

¹ [The Resource Management \(Approval of Watercare Services Limited as a Requiring Authority\) Notice 2012 - 2012-go3709- New Zealand Gazette](#)

1.2 Background to the Onehunga WTP Designation Alteration

The Onehunga WTP is located on land fronting Rowe Street, Princess Street and Spring Street, within the predominantly industrialised area of Onehunga, Tāmaki Makaurau / Auckland. It was originally established in the early 1900s, making it one of the city’s oldest infrastructure assets. It sources water from the Onehunga aquifer and has been servicing the surrounding area with an average output of 24 million litres per day. However, the plant has been temporarily closed since 2022 due to the detection of poly-fluorinated alkyl substances (PFAS) that exceeded the National Drinking Water Standards. To address the contamination and modernize the facility, a NZ\$41 million upgrade is proposed and planned for completion by 2027. This will involve a new access road, GAC filters, and other water treatment facilities and tools. As part of these upgrades, a new switchroom containing electrical equipment to power the facility is required to be located on the site. As discussed in later sections of this NoR, in order to provide an adequate location for the switchroom, Watercare purchased the land at 4 Spring Street from Auckland Council.

2 Existing Site and Surrounding Environment

2.1 Description of the Surrounding Environment

The wider suburb of Onehunga borders the inner Manukau Harbour and contains a mixture of residential, commercial and industrial activities. The northern section of the suburb is predominantly comprised of residential properties, interspersed with commercial businesses and recreational facilities. The southern area of the suburb contains predominantly industrial activities, with wide streets and warehouses extending towards the Manukau Harbour. The area is serviced by primary arterial roads in a broadly north-south, east-west grid alignment, and the Onehunga train line that connects to wider Auckland (**Error! Reference source not found.**).

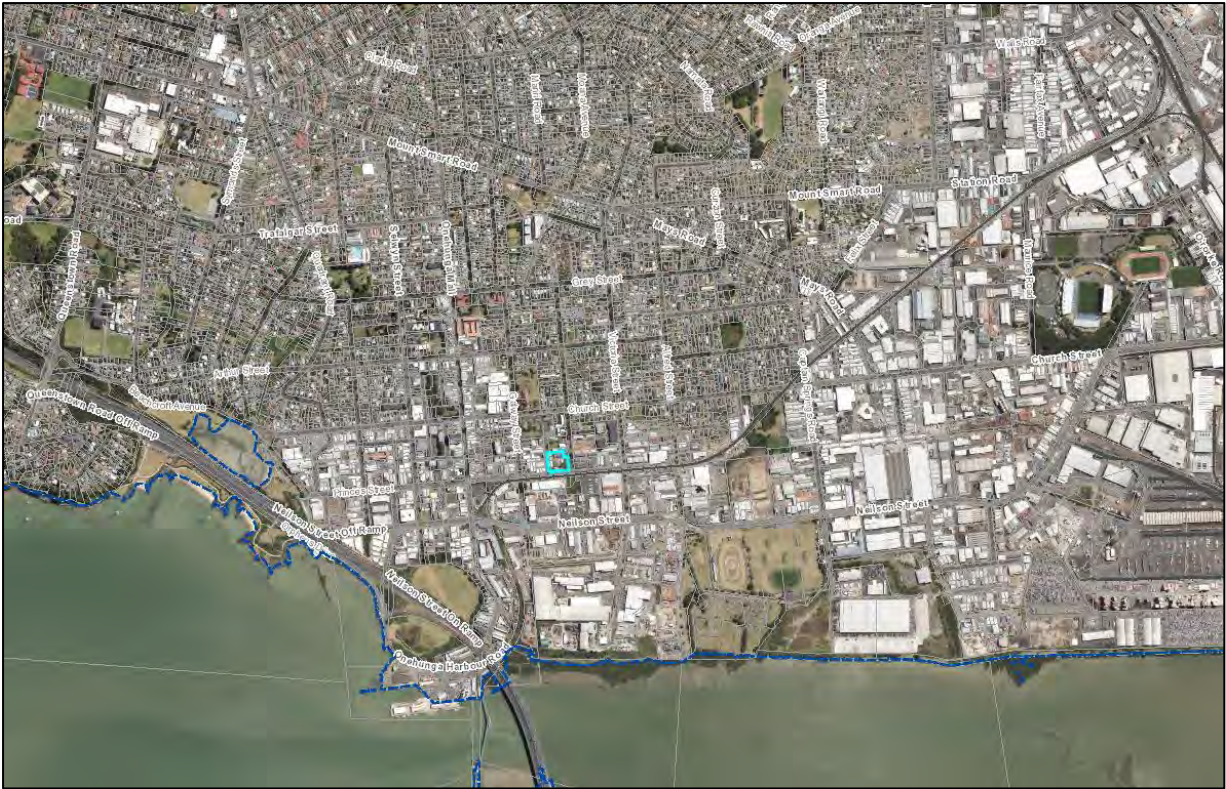


Figure 2: Location of the site (blue square) in relation to wider Onehunga (source: AUP Geomaps, 2025).

Spring Street is orientated north-south, with the section between Princes Street and Church Street comprising a range of residential and commercial properties (including the Fabric² apartment building under construction). This section of Spring Street has a typical industrial streetscape character; a wide dual carriageway with on street parking, footpaths and grass berms extending the length of the street, electrical infrastructure (poles and overhead lines), traffic signs and street trees. The Dolphin Theatre, a small community performing arts centre, is located at 3 Rowe Street and borders the WTP site on its northern boundary. Princes Street is orientated east-west, with the Onehunga train line located immediately adjacent and parallel to the southern side of Princes Street.

2.2 Existing Watercare Designated Site – 2 Spring Street

The Onehunga Water Treatment Plant (WTP) at 2 Spring Street, is at the junction between Princes Street and the southern end of Spring Street and Rowe Street. The designated Onehunga WTP site (“the site”) is Lot 1 DP 147935 (of approximately 4923m²) and Section 1 Survey Office Plan 64597 (of approximately 591m²). The site has a total land area of 5514m² and is owned by Watercare in its entirety. Access to the treatment plant is gained via Spring Street, Princes Street, and Rowe Street (Figure 3).



Figure 3: the extent of the Onehunga WTP designation, Onehunga, Auckland (source: AUP Maps, author, 2025).

The site is comprised of a collection of buildings which vary in size and form depending on their operational purpose. The buildings are primarily industrial in character, including large concrete and steel facades, control rooms, and other specialist equipment. The building in the northeast corner of the site is listed in Schedule 14.1 as a building of historic significance under the AUP-OP (ID 1844 Pumphouse) and there is a Heritage Extent of Place Overlay around the heritage building that includes the land up to the boundary with 4 Spring Street. The southeastern corner of the WTP site is open grass with a single palm tree. A high chain-link boundary fence surrounds the entire site, with electric wiring circulating its top. Views from the surrounding streets to the WTP buildings and infrastructure are open as the fence is visually permeable (Figure 4).



Figure 4: View of the southeast corner of the site from the intersection of Spring Street and Princes Street (source: LVS Assessment, Isthmus, 2025).

The underlying zone that applies to the entire Onehunga WTP site is Business – Mixed Use Zone under the AUP-OP.

3 Proposed Designation Alteration

3.1 Existing Designation

The Onehunga WTP located at 2 Spring Street is subject to a designation for water supply purposes – water treatment plant (reference 9442) (Figure 5). The designation has been given effect to and has no specific conditions associated with it. Watercare is the Requiring Authority for this designation.

The designation enables activities associated with the operation of a water treatment plant on the site, without the need to obtain a resource consent under the district plan.

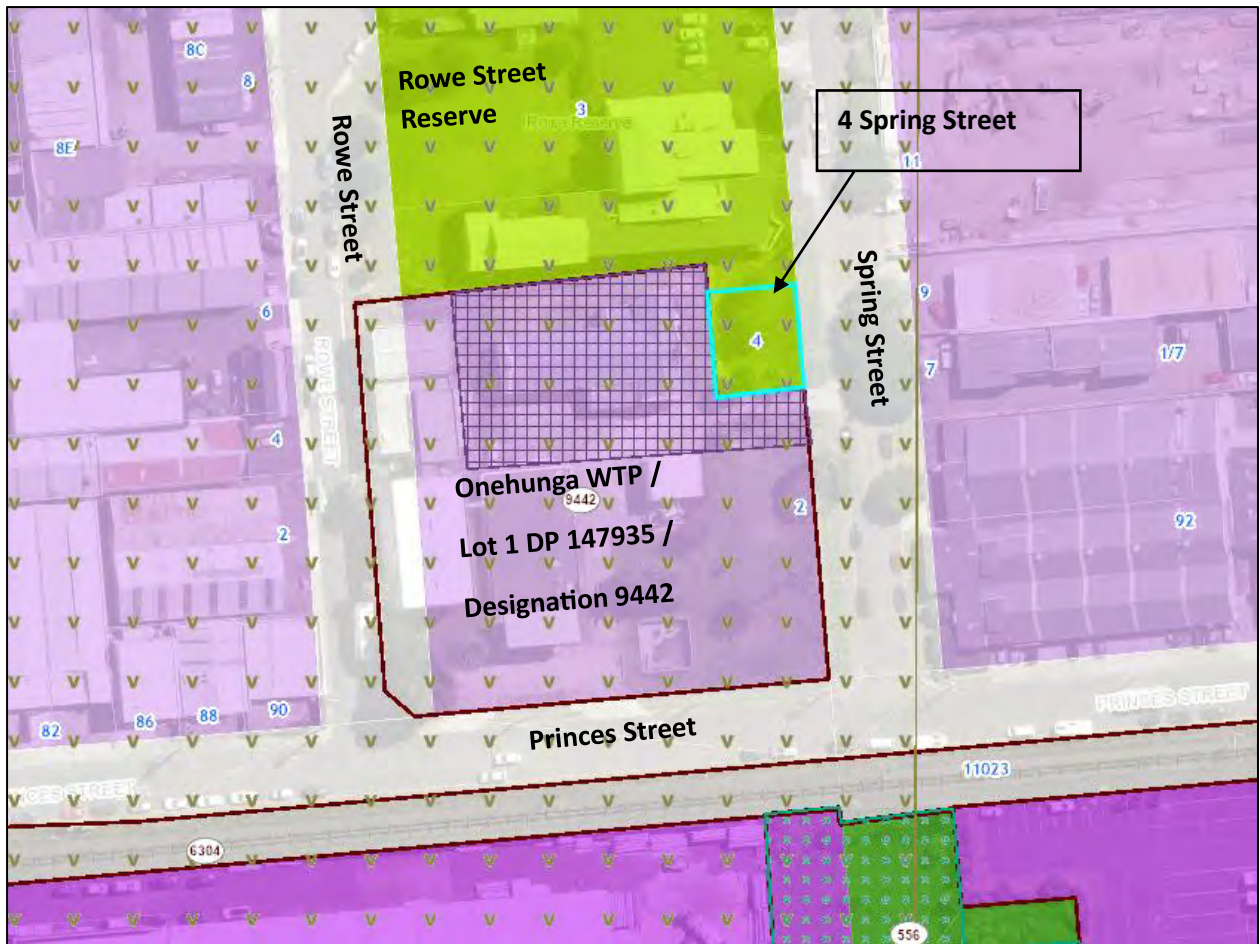


Figure 5: Plan showing the WTP site within the AUP Business- Mixed Use Zone (pink shading), and designation 9442 (red outline). The application area for the alteration to the designation boundary is highlighted with a blue outline and is currently zoned Open Space – Community Zone (source: LVS Assessment, Isthmus 2025; author, 2025).

3.2 Proposed Alteration to Designation

In order to provide space for a new switch room – which will contain electrical equipment for the WTP - Watercare has recently purchased SECT 2 SO 579198 at 4 Spring Street Onehunga (Figure 6), which is the subject of this Notice of Requirement. The extent of the proposed alteration to the designation is shown in Figure 5.

4 Spring Street Onehunga has a total site area of approximately 291m² and is zoned Open Space – Community Zone under the AUP-OP. The site shares a common boundary with the Onehunga WTP on two of its four sides, totalling 34m. The site is predominantly grass, with two picnic benches at the western boundary accessed by a concrete pathway. Eight established trees including three Nikau palms are located on the site (Figure 7).

Watercare seeks to alter the boundary of designation 9442 to include the land at 4 Spring Street, which will provide Watercare with the space to locate a new switchroom, an essential requirement of the wider upgrades proposed for the site.



Figure 6: Watercare-owned land at 4 Spring Street (source: Watercare, 2025).



Figure 7: 4 Spring Street, Onehunga (source: LVS Assessment, Isthmus, 2025).

4 Change in Effects on the Environment (Section 181(3)(a))

As described in the introduction, Section 181(3)(a) enables a territorial authority to alter a designation in its district plan if the alteration involves no more than a minor change to the effects on the environment associated with the use, or proposed use, of the land; and involves only minor changes or adjustments to the boundaries of the designation.

4.1 S181(3)(a)(i)

The following is an Assessment of Effects on the environment associated with the use, or proposed use, of the land to be included within the designation. It identifies and assesses the types of effects that may arise from the proposed alteration and considers that changes in effects in terms of section 181(3)(a)(i).

4.1.1 Potential Effects on Trees

Watercare commissioned The Tree Consultancy Company to undertake an *Assessment of Arboricultural Effects and Tree Protection Plan for Onehunga Water Treatment Plant Expansion* ('Arborist Assessment') which is contained in Appendix 2 to this report, given there are trees located on 4 Spring Street and the designation could result in one or all of the trees' removal. Resource consent is required for removal of all trees over 4m in height and more than 400mm of girth located on Open Spaces zones under the AUP-OP .

As described in the Arborist Assessment, there are eight (8) trees within the site. Seven of the trees are greater than 4m and would trigger the need for resource consent for their removal. These trees are made up of three palms, three guava and two exotic trees. All of the trees on site are *generally in good condition*, however *none are of sufficient quality or significance to meet the threshold for classification as notable trees*. The assessment notes that the trees represent a total canopy of 127m² and that canopy loss is an additional effect that needs to be considered.

There is currently no proposal to remove any of the trees, however as the current Onehunga WTP designation has no conditions this could be an effect of the alteration. If the trees were all to be removed (the worst case) the Arborist Assessment indicates that the adverse effects associated with the loss of both canopy cover and the trees, could be mitigated by provision being made for *at least seven 45 L-grade, climate-ready trees be planted during the first planting season following completion of works (May–September). Replacement planting should be located in open space to allow trees to reach their optimum final dimensions. Where individual trees are removed, replacement planting must be undertaken in accordance with the quantities specified in Appendix B [of the Arborist Assessment]*. Due to the species and planting protocol recommended, the proposed mitigation would achieve a net gain in canopy cover and would therefore adequately offset the arboricultural effects of removing the existing trees. Watercare has proposed in Section 6.1, conditions to be applied to 4 Spring Street in the designation to mitigate this potential effect.

Overall, the alteration is assessed to have no more than a minor change to the effects on the environment in relation to trees and canopy cover, provided that there were suitable conditions mitigating or offsetting potential effects of removing trees.

4.1.2 Potential Effects on Landscape Character and Visual Amenity Values

As the alteration to the Onehunga WTP designation could result in physical changes - given that the site is currently grassed – the following is noted:

The Open Space – Community Zone permits buildings that comply with the zone standards of the AUP-OP, that include:

- Building height up to 8m (standard *H7.11.1. Building Height*)
- 3m side yard and a front yard setback that is the average setback of buildings on adjacent sites (standard table *H7.11.3.1. Yards*)
- 300m² gross floor area/ 50 per cent site coverage (standards *H7.11.5. Gross floor area threshold* and *H7.11.6.(1)(e)*).

Watercare have also commissioned Isthmus to provide a *Landscape Assessment Report*, which includes an assessment of effects on landscape character and on visual amenity ('Landscape Assessment') which is contained in Appendix 3 to this report.

The Landscape Assessment describes that the proposed alteration to the designation will cause the following effects:

- *Low-moderate adverse effects in relation to landscape character. The proposal reduces the amount of public amenity space available within Spring Street, however the character of development will be in keeping with surrounding landscape character;*
- *Low adverse effects in relation to private viewpoints as a result of loss of views to the open space and potential loss of trees, however this is contained to the relatively small area of the site, with the remainder of Spring Street unaffected;*
- *Low adverse effects in relation to public viewpoints as a result of reduced connection to the heritage building and repurposing of land. However, affected views are highly localised and activity will be seen within the context of the wider WTP.*

Overall, the Landscape Assessment concludes that the proposal to alter the designation of the Onehunga WTP by extending the designation boundary to include 4 Spring Street is appropriate for this location, and any potential changes in effects in relation to landscape and visual matters are assessed to be low for the following reasons:

- *The surrounding environment is a modified urban environment, and any activity within the boundary extension will be seen within the context of the existing WTP and the industrial nature of Onehunga;*
- *The character of the surrounding streetscape remains unchanged [and] any alteration will be seen within the context of the existing WTP and wider industrial nature of Onehunga;*
- *Although the proposal will reduce the amount of public amenity space on Spring Street and potentially remove up to eight trees, effects of the alteration on the environment are limited to*

the immediate surroundings; the majority of Rowe Reserve is unaffected as is the character of Spring Street;

- *Any adverse visual effects will be limited to Spring Street, Princes Street and surrounding private property. All views to the proposal will be seen within the context of the existing WTP and industrial Onehunga; and*
- *The visual integrity, character, identity and form of the maunga within Volcanic Viewshaft O11 is retained.*

Therefore, the alteration is assessed to have no more than a minor change to the effects on the environment in relation to landscape and visual effects.

4.1.3 Positive Effect

The alteration to the designation boundary will have positive effects as it aligns the designation in the AUP-OP with the land owned by Watercare. It will provide Watercare with the space to locate a switchroom as part of scheduled upgrades proposed for the site. This removes unnecessary restrictions on part of their land and provides them with more certainty and autonomy in providing essential water services as a lifeline utility.

4.1.4 Effects Conclusion

It is concluded that the potential changes to the effects on the environment are related to the potential for a building to be located on 4 Spring Street and the potential for the removal of trees currently located on the site.

As outlined above, the changes that could occur on the site would be in the context of the existing WTP and wider industrial nature of Onehunga. The underlying zone would permit an 8m high building that is set back 3m from the side and set back from the front boundaries, with 145m² gross floor area (50% of the site area). In this context, the alteration to the designation that would allow Watercare to construct ancillary structures related to the pump station (such as a switchroom) would not result in more than a minor change to the effects on the environment associated with the use or proposed use of land.

It is also noted that the removal of the eight trees on the site would be an effect, however the proposed conditions would mitigate the effect by requiring replacement of each tree removed. The alteration to the designation with the inclusion of the conditions would not result in more than a minor change to the effects on the environment associated with the use or proposed use of land.

4.2 Section 181(3)(a)(ii)

S 181(3)(a)(ii) enables the alteration if the change involves only minor changes or adjustments to the boundaries of the designation.

As outlined above, the alteration will result in a 291m² alteration in the extent of the designation and a change in the boundary with the Onehunga WTP on two of its four sides. This is a 5.71% change in the amount of designated land and is a minor adjustment to the boundary of the Onehunga WTP designation.

Overall, this report demonstrates that the alteration involves no more than a minor change to the effects on the environment in accordance with s181(3)(a)(i)-(ii).

5 Section 181(3)(b)

Section 181(3)(b) requires that written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners or occupiers agree with the alteration.

The land that is directly affected by the proposed alteration is 4 Spring Street and the only landowner or occupier directly affected is Watercare.

Watercare has given notice to Auckland Council's Property and Parks departments regarding its requirements for a minor alteration to a designation. Auckland Council has, as set out in the letter dated 22 October 2025 in Appendix 4, provided its approval.

6 Section 181(3)(c)

Based on the matters detailed within this Assessment and the associated Notice of Requirement Designation Alteration – Form 18, Watercare agree with the proposed alterations, in accordance with s181(3)(c).

Overall, the purpose of the notice of requirement is for a minor alteration of the designation to provide for the future upgrade of the Onehunga WTP in the AUP-OP through the alteration of the designation boundary and the addition of the following proposed conditions, to offset the potential adverse effects associated with tree removal:

1. Prior to commencement of works on 4 Spring Street that result in removal of any of the eight trees on the land at 4 Spring Street, the Requiring Authority shall prepare a replacement tree plan and provide the plan with any Outline Plan submitted.
2. The replacement tree plan shall show:
 - (i) the location of the replacement planting to confirm that it will allow the tree to reach its optimum final dimensions,
 - (ii) details of the tree species selected to show that they are climate-ready and at least 45 L-grade, and
 - (iii) That for each tree(s) being removed they are being replaced at a ratio of one for one.
3. The tree(s) shall be planted during the first planting season following completion of works that resulted in their removal (May-September).

7 Conclusion

Watercare as requiring authority, has provided notice to Auckland Council of its intent to alter Designation No. 9442. The proposed alteration can be considered under s181(3) of the RMA for the following reasons:

- (a) Section 4 of this report confirms that the alteration results in a no more than minor change of effects on the environment, and involves only a minor change to the boundary of the designation.

The NoR therefore also meets the requirements of section 181(3)(a) (i) and (ii) as it involves no more than minor change in effects and is a minor adjustment to the boundaries of the designation.

The designation alteration is necessary so that Watercare can upgrade its Onehunga WTP.

- (b) Watercare is the owner of the land directly affected by the designation. Watercare has also obtained Auckland Council's written approval, as the only affected party, and therefore, the NoR meets the requirements of section 181(3)(b).
- (c) Watercare as requiring authority, agrees with the alteration thereby partially satisfying Section 181(3)(c) of the RMA. Auckland Council has discretion in terms of agreeing to the proposed alteration. Given that the other tests under Section 181 (3) as detailed above have been satisfied, Watercare seeks in writing that Council also agree with the alterations through the Section 181(3) notice process.

Appendix 1 - Record of Titles

Appendix 2 Arborist Assessment (The Tree Consultancy Company)

Appendix 3 Landscape and Visual Amenity Assessment (Isthmus)

Appendix 4 Affected party approval (Auckland Council)



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA88A/372**
Land Registration District **North Auckland**
Date Issued 28 May 1992

Prior References

NA2D/292 NA83/257

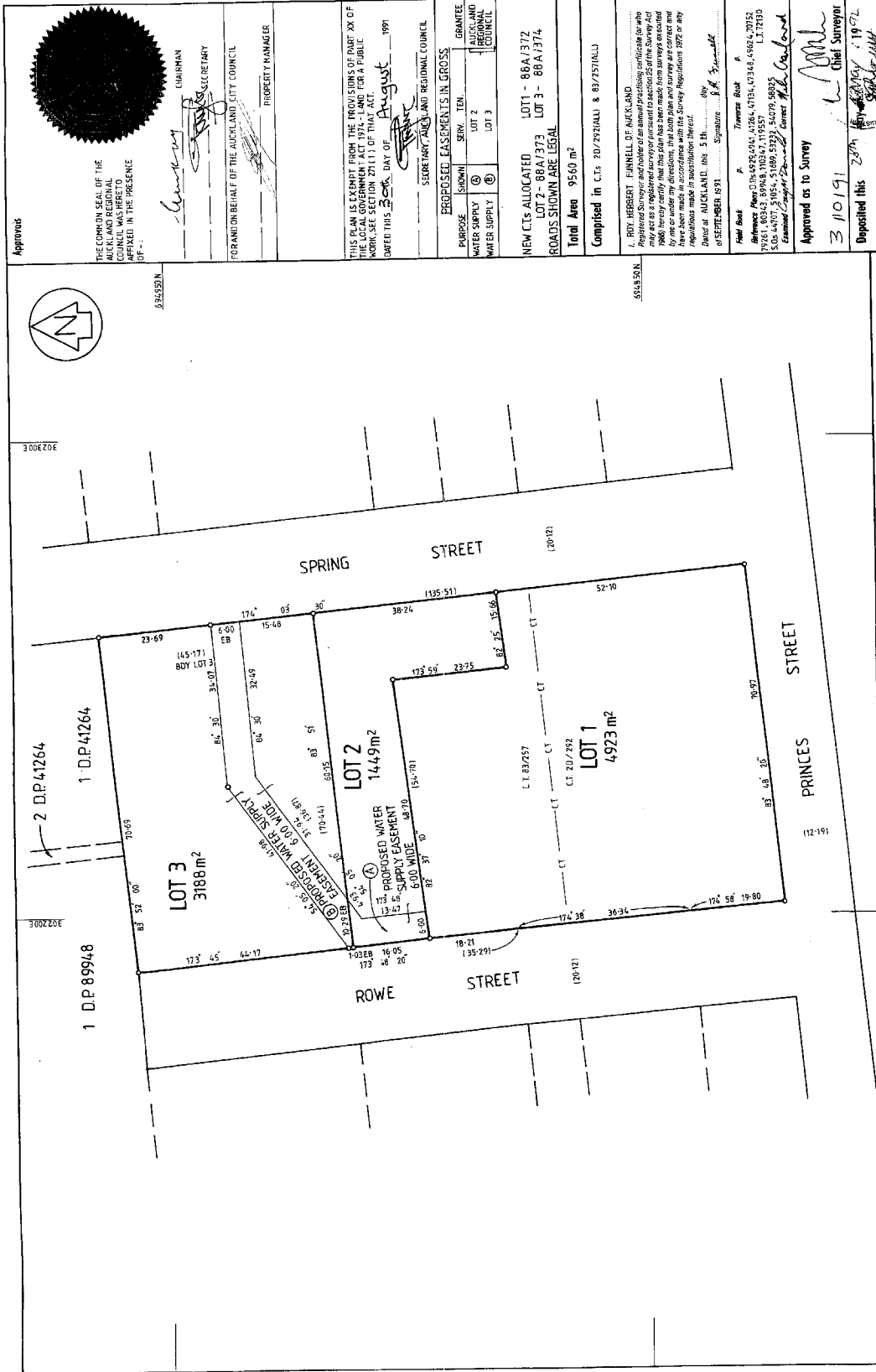
Estate Fee Simple
Area 4923 square metres more or less
Legal Description Lot 1 Deposited Plan 147935

Registered Owners

Watercare Services Limited

Interests

4877 Proclamation exempting Princess Street from Section 117 of the Public Works Act 1908 - 8.7.1920 at 10:00 am
C480523.2 CAVEAT BY AUCKLAND REGIONAL COUNCIL - 14.5.1993 at 1:57 pm
10099799.1 Encumbrance to Auckland Council - 8.7.2015 at 12:01 pm



LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. V OTAHUHU
NZAS 261 SH1
RECORD MAP No AUCK 165

TERITORIAL AUTHORITY AUCKLAND CITY
Surveyed by R.H. FUNNELL
Scale 1:500
Date JULY 1990

LOTS 1-3 BEING SUBDIV OF ALLOT 11 AND PT ALLOTS 8 & 10, SEC 14, TOWN OF ONEHUNGA

APPROVED

THE COMMON SEAL OF THE AUCKLAND REGIONAL COUNCIL WAS HERETO AFFIXED IN THE PRESENCE OF -

CHAIRMAN
SECRETARY

FOR AND ON BEHALF OF THE AUCKLAND CITY COUNCIL
PROPERTY MANAGER

THIS PLAN IS EXEMPT FROM THE PROVISIONS OF PART XX OF THE SURVEY ACT 1976 AND FOR A PUBLIC WORKS SEE SECTION 271(1) OF THAT ACT.
DATED THIS 30th DAY OF August 1991

SECRETARY AUCKLAND REGIONAL COUNCIL

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	SERV. TEN.	GRANTEE
WATER SUPPLY	③	LOT 2	AUCKLAND REGIONAL COUNCIL
WATER SUPPLY	④	LOT 3	AUCKLAND REGIONAL COUNCIL

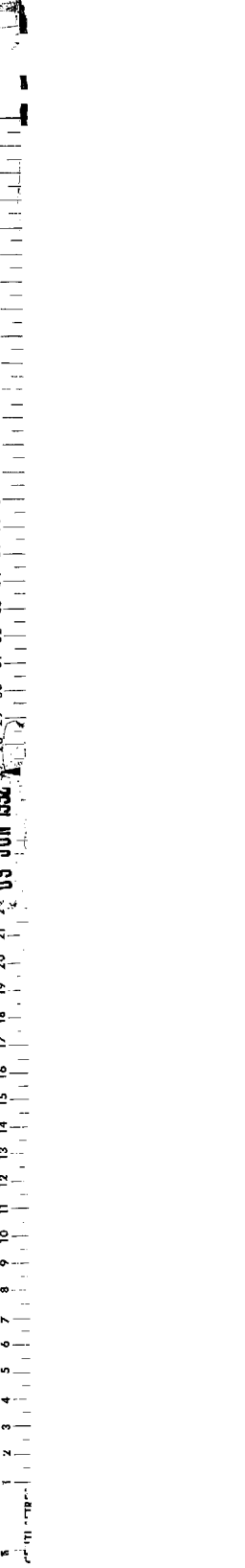
NEW CTS ALLOCATED LOT 1 - 86A/372
LOT 2 - 88A/373 LOT 3 - 86A/374
ROADS SHOWN ARE LEGAL
Total Area 9560 m²
Comprised in C.T.s 20/292(AU) & 88/257(AU)

I, R.H. FUNNELL, SURVEYOR OF AUCKLAND, hereby certify that this plan has been made from surveys conducted by me or under my direct supervision and that the same are in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at AUCKLAND, this 5th day of SEPTEMBER 1991. Signature: R.H. Funnell

Head Book P. Transverse Book P.
Reference Page 216 0925-241 258 4754-0348, 1465, 2085
LS 16 14072 51054 51886 53232 54079 58925
Examined by R.H. Funnell
Examined by R.H. Funnell

Approved as to Survey 3/10/91
Deposited this 20th day of May 1991
Chief Surveyor

File Number DP 147935
Date 6 SEP 1991





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **NA93C/35**
Land Registration District **North Auckland**
Date Issued 20 May 1993

Estate Fee Simple
Area 591 square metres more or less
Legal Description Section 1 Survey Office Plan 64597

Proprietors
Watercare Services Limited

Interests



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
GAZETTE NOTICE**

Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **1240038**
Land Registration District **North Auckland**
Date Registered 28 February 2025 05:22 pm

Prior References
NA88A/373

Type	Fee Simple	Instrument	GN 13237339.2
Area	291 square metres more or less		
Legal Description	Section 2 Survey Office Plan 579198		
Purpose	water supply purposes		
Registered Owners	Watercare Services Limited		

Interests

NEW ZEALAND GAZETTE

Reserve Land Set Apart for Water Supply Purposes—3 Rowe Street, Onehunga, Auckland

Pursuant to section 52(1) of the Public Works Act 1981, and pursuant to sections 50 and 20(1) of the of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Rebekah McCrae, Land Information New Zealand, declares the land described in the Schedule to this notice to be set apart for water supply purposes, and that an agreement to effect having been entered into, shall vest in Watercare Services Limited on the date of publication hereof in the *New Zealand Gazette*.

North Auckland Land District—Auckland**Schedule**

Area ha	Description
0.0291	Part Lot 2 DP 147935 (part Record of Title NA88A/373); shown as Section 2 on SO 579198.

Dated at Christchurch this 20th day of December 2024.

R. McCRAE, for the Minister for Land Information.

(LINZ CPC/2005/10974)

2025-ln1095

27-02-2025 13:21

The Tree Consultancy Company
PO Box 35-284
Browns Bay
Auckland, 0753

Tracey@TreeConsultancy.co.nz
021 289 4821
0508 TREE CO (873 326)
TreeConsultancy.co.nz



Assessment of Arboricultural Effects and Tree Protection Plan

For
Onehunga Water Treatment Plant Expansion

At
4 Spring Street, Onehunga

Prepared for **Asgari MasumniaBisheh**
Watercare Services Limited
Private Bag 92 541
Wellesley Street
Auckland 1010

Prepared by Tracey Funnell (Dip. Arb)
Arboricultural Consultant

Date 25 September 2025

Job ref # 3800

Reviewed by Sean McBride

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1. Introduction

- 1.1 Watercare Services Limited (Watercare) propose to alter the boundaries of the existing designation for Onehunga Water Treatment Plant, in particular to extend the designation to a 290 sqm lot to the northeast of the site at 4 Spring Street, Onehunga.
- 1.2 The Tree Consultancy Company have been instructed by Asgari MasumniaBisheh of Watercare to provide an arboricultural assessment of effects of the proposal as this relates to protected trees as the lot in question is zoned Open Space - Community Zone. **For this assessment, a 'protected' tree refers to a tree for which a Resource Consent is usually required to undertake activities to and around it that may affect its wellbeing.** The scope of services is as follows:
- Review the information provided by the client or their representative
 - Carry out a site visit and arboricultural site survey to identify protected trees likely to be impacted by the proposal
 - Prepare an arboricultural assessment of effects including a scaled site plan depicting the potentially impacted trees, the arboricultural constraints, and the key proposed site features, as well as recommendations for mitigation / tree protection

2. Site description, project background, and proposed activities

- 2.1 The subject property comprises a 290 m² lot located at 4 Spring Street (Figure 1), situated northeast of the existing Water Treatment Plant at 2 Spring Street, Onehunga (Figure 2). Under the Auckland Unitary Plan, the site is zoned Open Space – Community Zone. Watercare has advised that the lot previously formed part of Rowe Reserve (formerly Rowe Reserve East) and was recently acquired from Council.
- 2.2 Currently, the site functions as a small pocket park, containing a concrete footpath, picnic bench, and seating. Several medium-sized trees and palms are dispersed across the reserve, with the remaining area predominantly maintained as lawn.

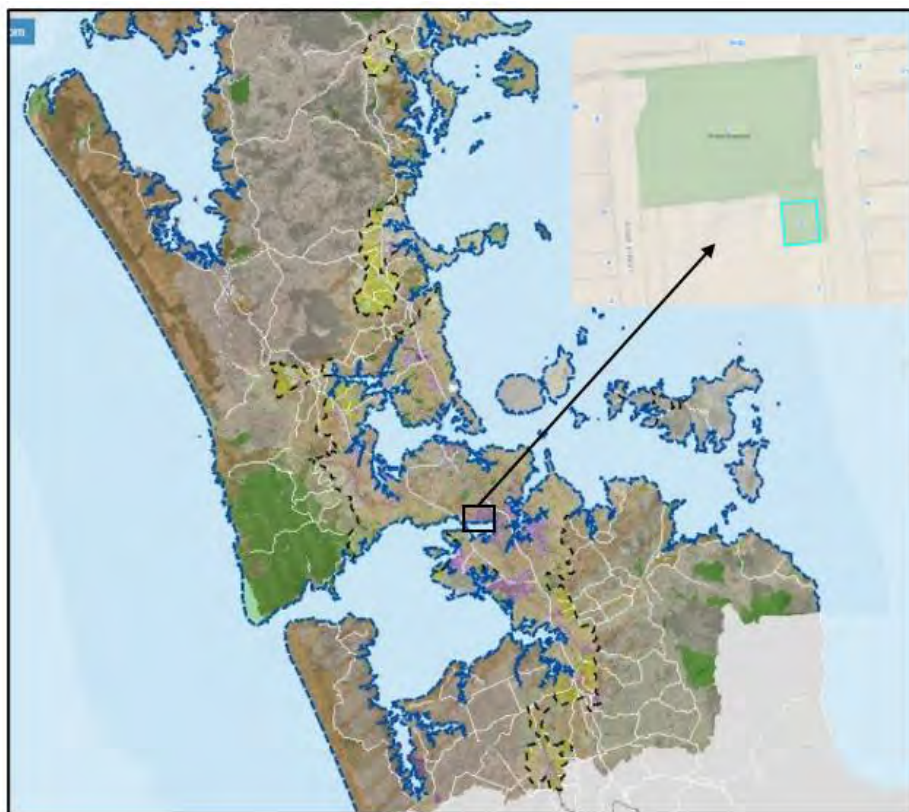


Figure 1: Site location (black rectangle – main image; blue outline (Blake Road Reserve) – inset).
Source – Auckland Council GeoMaps

2.3 As part of Watercare’s ongoing programme to review and update its existing designations, it is proposed to lodge a Notice of Requirement (NoR) application under Section 181(3) of the Resource Management Act (RMA). This application seeks to alter the boundaries of the existing designation for the Onehunga Water Treatment Plant by extending it to incorporate the 290 m² lot at 4 Spring Street. The purpose of this extension is to provide for future upgrades and the expansion of existing infrastructure.

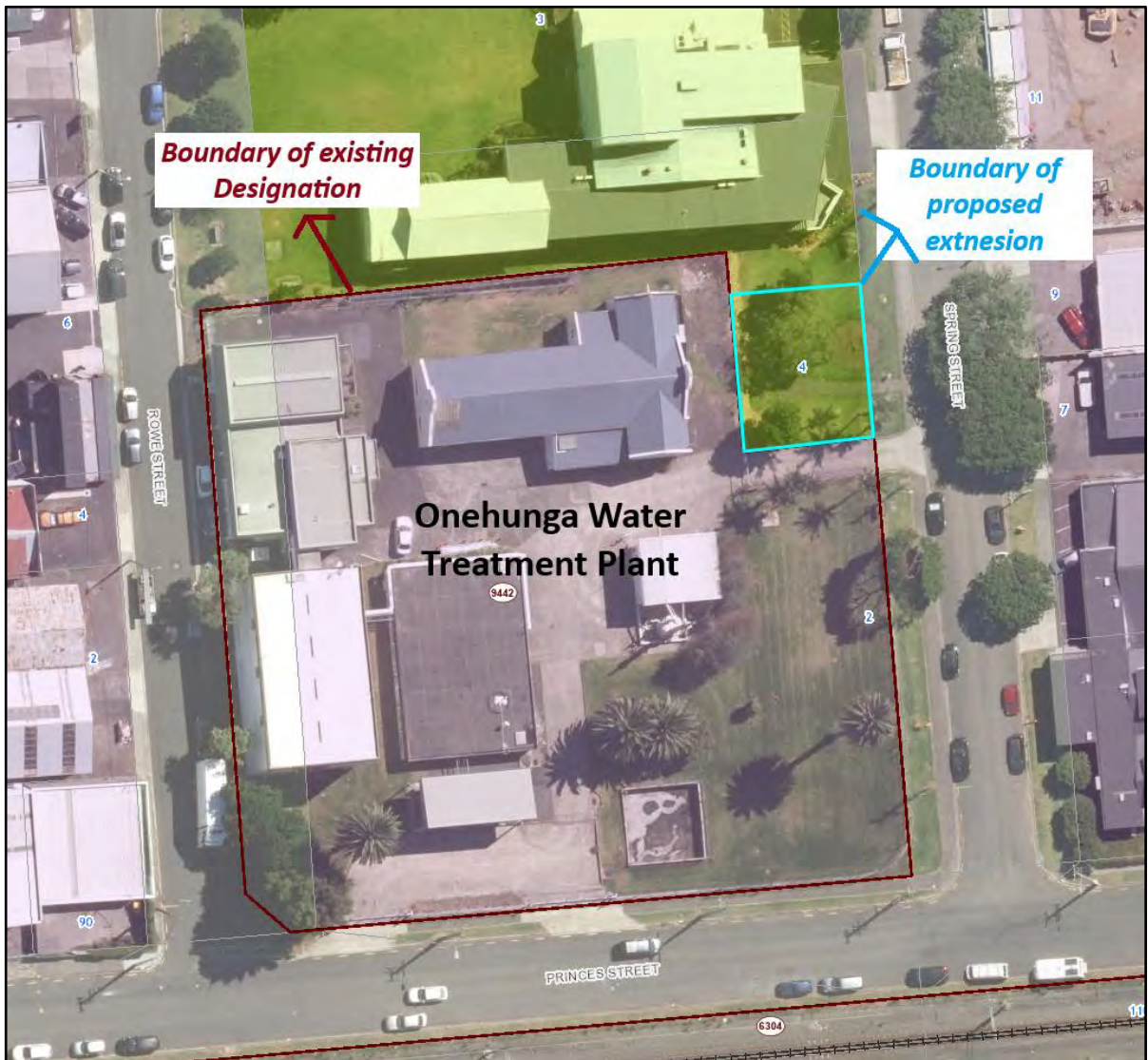


Figure 2: Site location (black rectangle – main image; blue outline (Blake Road Reserve) – inset).
Source – Watercare Services Limited (13/08/2025)

3. Site assessment methodology

3.1 On the 18th August 2025, Sean McBride (Director, The Tree Consultancy Company) visited the site to undertake an arboricultural survey of the trees located within 4 Spring Street. The assessment was carried out as a ground-based Level 2 Visual Tree Assessment (VTA), which included the identification of tree species, measurements of trunk diameters and tree heights and the maximum radial crown spread were estimated to delineate the protected root zones in accordance with the Auckland Unitary Plan. Observations were also made on tree condition, including form, structural integrity, and overall vitality. Quantitative estimates of live crown volume were included to further support assessments of tree health. Tree locations were recorded using the GPS capability of a smartphone.

3.2 Trunk diameter measurements are used to ascribe structural root zone radii (Coder, 1996) and tree protection zone radii (Standards Australia, 2009), which are planning and design tools to help inform setbacks and clear zones around trees. The structural root zone is the area around a tree within which **the tree's main supporting structural roots are found. The tree protection zone is the area around a tree** within which there is a sufficient volume of soil and roots to sustain healthy tree function.

4. Summary of tree details

4.1 Eight trees were recorded in the survey and are summarised below. The tree locations are shown on the site plan (3800_001_A) in Appendix A with the arboricultural information presented in the tree inventory in Appendix B using corresponding numbering. Site photos of the trees are shown in Figure 3.

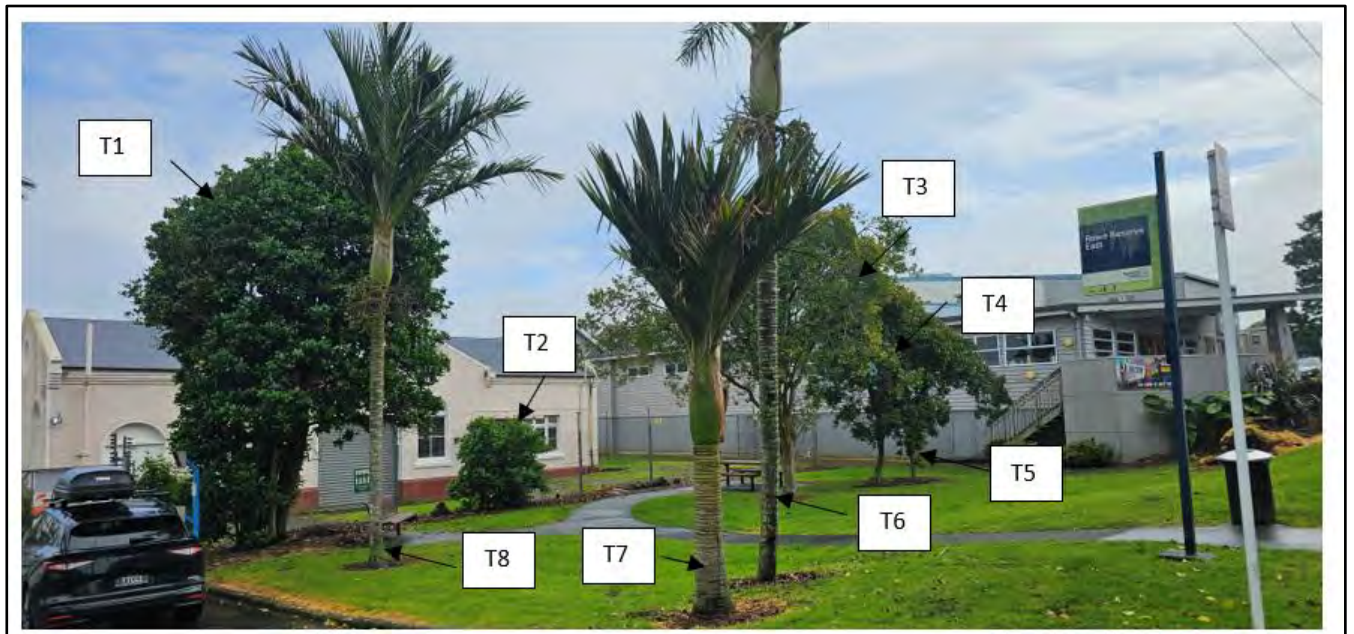


Figure 3: Site photos of the eight trees surveyed within the lot at 4 Spring Street, Onehunga (18/08/2025)

4.2 Tree 1 is a mature Karaka (*Corynocarpus laevigatus*), approximately 8 m in height. The canopy shows signs of decline, and the tree's overall vitality is assessed as fair. Tree 2 is a small early-mature Karamū (*Coprosma robusta*), measuring 2.5 m in height with a girth of 150 mm, and is in good health and condition.

4.3 Trees 3, 4, and 5 are Peruvian guava (*Psidium cattleianum*). Tree 3 is mature, reaching 7.5 m in height, while Trees 4 and 5 are early-mature specimens, each measuring 5.3 m. The trees are growing in close proximity to each other with interconnecting canopies. All three are in good condition.

4.4 Trees 6, 7, and 8 are Nīkau (*Rhopalostylis sapida*) palms, with respective heights of 9 m, 4.75 m, and 8 m. All are in good health.

4.5 Overall, the trees are generally in good condition and there is no arboricultural justification for their removal. However, none are of sufficient quality or significance to meet the threshold for classification as notable trees.

5. Arboricultural assessment of effects

- 5.1 The subject site comprises a 290 m² lot which has been designated for future asset upgrades and expansion by Watercare. To enable these works, it is anticipated that all trees within the site may require **removal. A precautionary, "worst-case scenario" approach has therefore been adopted, ensuring that mitigation planting can be appropriately calculated.**
- 5.2 Of the eight trees within the site, three are palms, which contribute little in terms of broad canopy development or shading, and three are guava, which are growing in close proximity to one another. The restricted spacing of the guava group has inhibited their development and limits their capacity to form large, functional canopies.
- 5.3 To calculate the required number of new trees to be planted to mitigate the loss of the eight trees, I have used a recent aerial photograph of the site (Nearmap.com, taken 4 May 2025) to measure the current canopy cover being lost; that being approximately 127 m² (Figure 4).

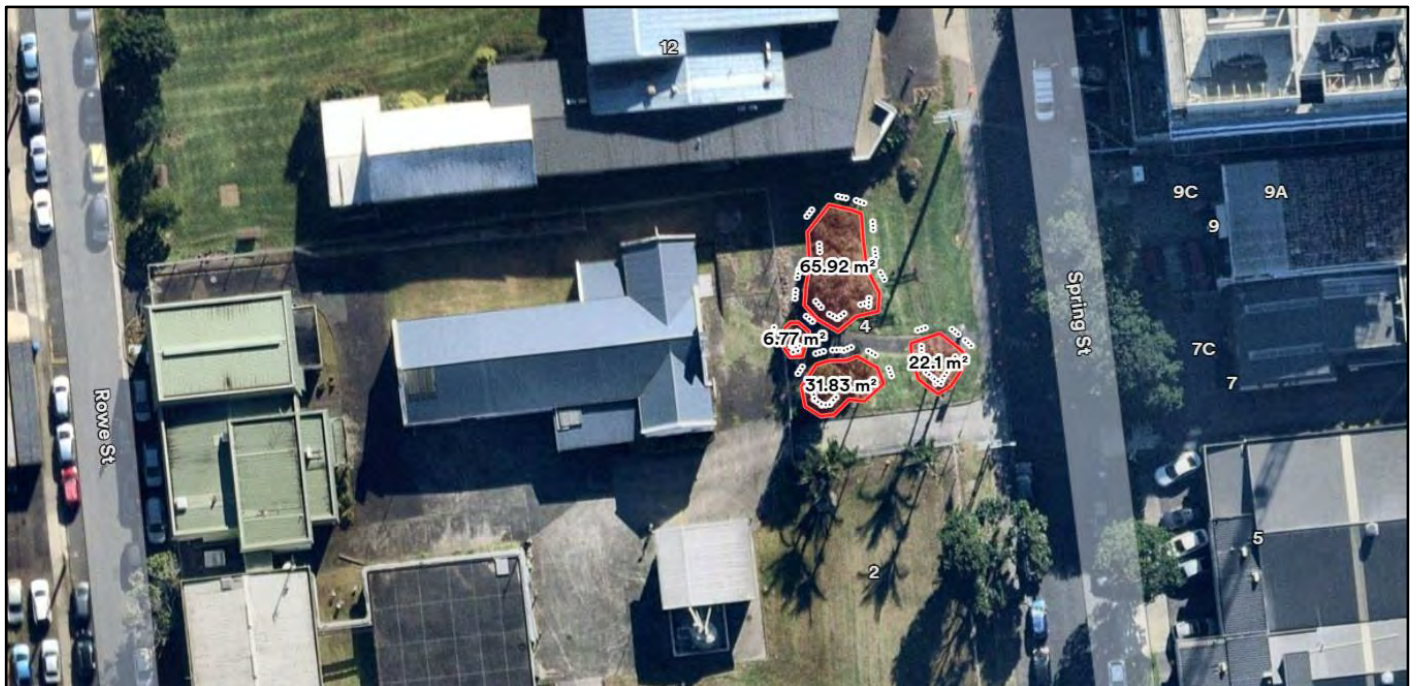


Figure 4: Approximate canopy cover of trees being removed. Source – Nearmaps.com

- 5.4 Auckland Council have set a citywide canopy cover target of 30% for the year 2050 (Auckland Council, 2019). Removal of trees negatively affects efforts to reach the 30% target, and so remediation for lost canopy cover following tree removal needs to consider these targets. Cumulatively, the proposal as it has been depicted on the supplied information will result in a deficit of 127 m² of canopy cover. Therefore, replacement planting needs to ensure there is no net deficit in canopy cover in 2050 and contribute towards the growth of Auckland's urban canopy cover. **Current information reveals that the canopy cover of the Maungakiekie-Tāmaki Local Board area is 12% (citywide cover is 18%) (Golubiewski et al., 2021), and so the remediation planting needs to include a 18% net increase in canopy cover by 2050.**
- 5.5 Using the iTree forecast tool (The i-Tree Development Team, 2024), the canopy cover growth of 64 medium- to large-growing trees commonly planted by Auckland Council in streets and parks have been **forecast to establish an average canopy cover growth for a 'typical' street tree, using known dimensions of 45 L-grade nursery trees.**

- 5.6 Based on this modelling, seven, climate-ready (**CAT**), (Kendal. D, 2022), medium- to large-growing, 45 L-grade trees need to be planted in locations where they can achieve their optimum final dimensions. Those seven trees will achieve approximately 157 m² of canopy cover by 2050 with a net increase thereafter, assuming the trees are planted in the 2027 growing season.
- 5.7 The proposed mitigation therefore achieves a net gain in canopy cover and adequately offsets the arboricultural effects of removing the eight existing trees. While the existing trees contribute ecosystem services such as air purification, carbon sequestration, temperature moderation, and stormwater management, these benefits are relatively limited in the context of the wider urban forest resource. This is primarily due to the small extent of canopy cover they currently, and could potentially, provide. Their modest contribution is reflected in the mitigation requirement, which recommends fewer replacement trees than the total number removed. On this basis, the arboricultural effects of removal are assessed as minimal. Any associated loss can be suitably mitigated through the establishment of replacement planting, provided that new trees are planted in accordance with industry best practice standards and maintained appropriately to ensure successful establishment and long-term growth.
- 5.8 Further investigation is required to identify suitable locations for tree planting, as such activities must occur on Watercare-owned land. The current site is unlikely to be appropriate due to the proposed expansion within the area. To achieve the desired canopy cover and associated remediation benefits, it will therefore be necessary to consider alternative locations, ideally within the same local board area. However, given that trees provide a range of ecosystem services with city-wide benefits, planting should not be limited to the original site or a single location. Indeed, broader societal benefits can be realised through a more widespread planting approach.

6. Statutory assessment

- 6.1 Chapter E16 of the Unitary Plan contains the rules for trees in open space zones. Chapter E26 also contains rules for trees in open space in relation to infrastructure works.
- 6.2 The assessment has demonstrated that seven trees (numbered 1, 3 to 8) located within 4 Spring Street are greater than 4 m in height and will require removal to facilitate the proposed designation change. Activity table E16.4.1, rule (A10) and E26.4.3.1, rule (A92) states it is a restricted discretionary activity to remove trees greater than 4 m in height within open space zoned land.
- 6.3 For the remaining tree (numbered 2) it is less than 4m in height and has a girth less than 400mm and its removal can therefore be carried out as a permitted activity under E16 rule (A9) and E26 rule (A91).
- 6.4 Overall, the activity is a Restricted Discretionary Activity, and the following rules of the Unitary Plan apply.

Chapter E16 – Trees in open space zones

Activity Table E16.4.1.

(A9) Tree removal of any tree less than 4m in height and less than 400mm in girth, as a permitted activity

(A10) Tree removal of any tree greater than 4m in height or greater than 400mm in girth, as a restricted discretionary activity

Chapter E26 – Infrastructure

Activity Table E26.4.3.1

(A91) Tree alteration or removal of any tree less than 4m in height and/or less than 400mm in girth as a permitted activity

(A92) Tree alteration or removal of any tree greater than 4m in height and/or greater than 400mm in girth as a restricted discretionary activity

7. Conclusion and recommendation

- 7.1 Watercare Services Limited intends to amend the boundaries of the existing designation for the **Onehunga Water Treatment Plant, specifically to incorporate a 290 m² parcel located to the northeast of the site at 4 Spring Street, Onehunga.** The proposed works may result in the removal of eight trees **within the site, representing a total canopy loss of 127 m².** From an arboricultural perspective, these trees are not considered significant. The arboricultural impacts associated with the loss of canopy cover and associated ecosystem services will be addressed through the planting of seven replacement trees in accordance with the recommendations below.
- 7.2 It is recommended that vegetation removal is to be carried out by trained and experienced arboricultural professionals.
- 7.1 It is recommended that, within the first planting season after works are complete (May – September), at least seven 45 L-grade, climate-ready trees be planted in open space where they may achieve their optimum final dimensions. Trees are to be planted according to the detail in Appendix C and maintained for three years, with the stakes removed after one year. If any tree should die, become damaged or vandalised, irrecoverably decline, or otherwise fail to perform, then it must be replaced like-for-like with another tree that is to be maintained for three years thereafter. Suitable climate-ready species include, but are not limited to, the following:
- Pūriri - (*Vitex lucens*)
 - Coastal maire (*Notelaea apetala*)
 - Griffith's ash (*Fraxinus griffithii*)

Please contact the author for further information.

Author



Tracey Funnell (Dip.Arb)
Arboricultural Consultant

8. Bibliography

Auckland Council (2019) Te Rautaki Ngahere ā-Tāone o Tāmaki Makaurau / Auckland's Urban Ngahere (Forest) Strategy. Auckland, New Zealand: Auckland Council.

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Coder, K. D. (1996) Construction damage assessments: trees and sites. In: *Cooperative extension service forest resources unit FOR96-39*. (University of Georgia, ed.). Georgia, USA: University of Georgia.

Golubiewski, N., Lawrence, G., Zhao, G. and Bishop, C. (2021) Auckland's Urban Forest Canopy Cover: State and Change (2013-2016/2018) Auckland, New Zealand: Auckland Council (RIMU).

Kendal, D (2022) Auckland Tree Climate Assessment. Hobart, Australia: Future in Nature Pty Ltd.

Standards Australia (2025) AS4970 - 2025: Protection of trees on development sites. In: *Council of Australian Standards*. Sydney, NSW, Australia: Standards Australia.

The i-Tree Development Team (2024) i-Tree Eco. USA: USDA Forest Service.





Tree number	Species / Common name	Height (m)	DBH (cm)	SRZ radius (m)	TPZ radius (m)	Vitality	Live crown volume	Form	Branch structure	Age class	Comments	Consent required for removal
1	Corynocarpus laevigatus / Karaka	8	41.8	2.1	5.0	Fair	70% - 75%	Good	Good	Mature	NW canopy edge declining. Multi-stemmed trunk front ground level.	Yes
2	Coprosma robusta / Karamu	2.5	4.8	0.6	0.6	Good	90% - 95%	Good	Good	Early mature	Also small karaka to the south. Within 500mm of security fence	No
3	Psidium sp. / Guava	7.5	29.0	1.7	3.5	Fair	80% - 85%	Good	Good	Mature	Tunk measured at 500mm agl. Thinning canopy, with moderate twigggy deadwood present	Yes
4	Psidium sp. / Guava	5.3	16.6	1.3	2.0	Good	85% - 90%	Good	Fair	Early mature	One lower secondary limb has been removed in the past, and another tertiary leader has been cut poorly, quite some time ago	Yes
5	Psidium sp. / Guava	5.3	14.0	1.1	1.7	Good	90% - 95%	Good	Good	Early mature	Healthy tree.	Yes
6	Rhopalostylis sapida / Nikau	9	20.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes
7	Rhopalostylis sapida / Nikau	4.75	25.1	1.6	3.0	Good	95% - 99%	Good	Good	Early mature	Healthy palm	Yes
8	Rhopalostylis sapida / Nikau	8	19.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes



Legend

- Tree
- Unitary Plan Root Zone
- Strucutral Root Zone

Note:
 Tree positions are estimate only. A topographical survey is required to confirm trunk position.
 AS4970:2025 states the strucutral zoe zone area does not apply to palms.



Onehunga Water Treatment Plant
 4 Spring Street, Onehunga
 Tree Location Plan

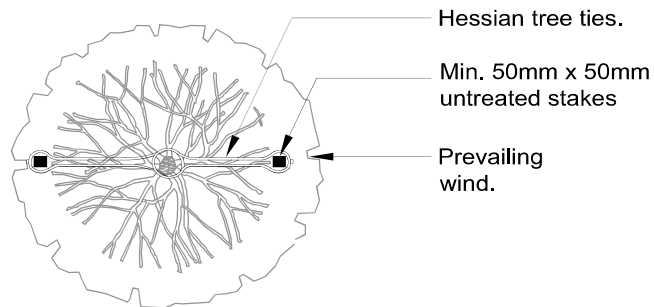


Project No. 3800
 Drawing: 3800_001_A
 Rev: A
 Date: AUG2025

Tree number	Species / Common name	Height (m)	DBH (cm)	SRZ radius (m)	TPZ radius (m)	Vitality	Live crown volume	Form	Branch structure	Age class	Comments	Consent required for removal
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3	Psidium sp. / Guava	7.5	29.0	1.7	3.5	Fair	80% - 85%	Good	Good	Mature	Tunk measured at 500mm agl. Thinning canopy, with moderate twiggy deadwood present	Yes
4	Psidium sp. / Guava	5.3	16.6	1.3	2.0	Good	85% - 90%	Good	Fair	Early mature	One lower secondary limb has been removed in the past, and another tertiary leader has been cut poorly, quite some time ago	Yes
5	Psidium sp. / Guava	5.3	14.0	1.1	1.7	Good	90% - 95%	Good	Good	Early mature	Healthy tree.	Yes
6	Rhopalostylis sapida / Nikau	9	20.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes
7	Rhopalostylis sapida / Nikau	4.75	25.1	1.6	3.0	Good	95% - 99%	Good	Good	Early mature	Healthy palm	Yes
8	Rhopalostylis sapida / Nikau	8	19.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes

Appendix C - Tree planting specification

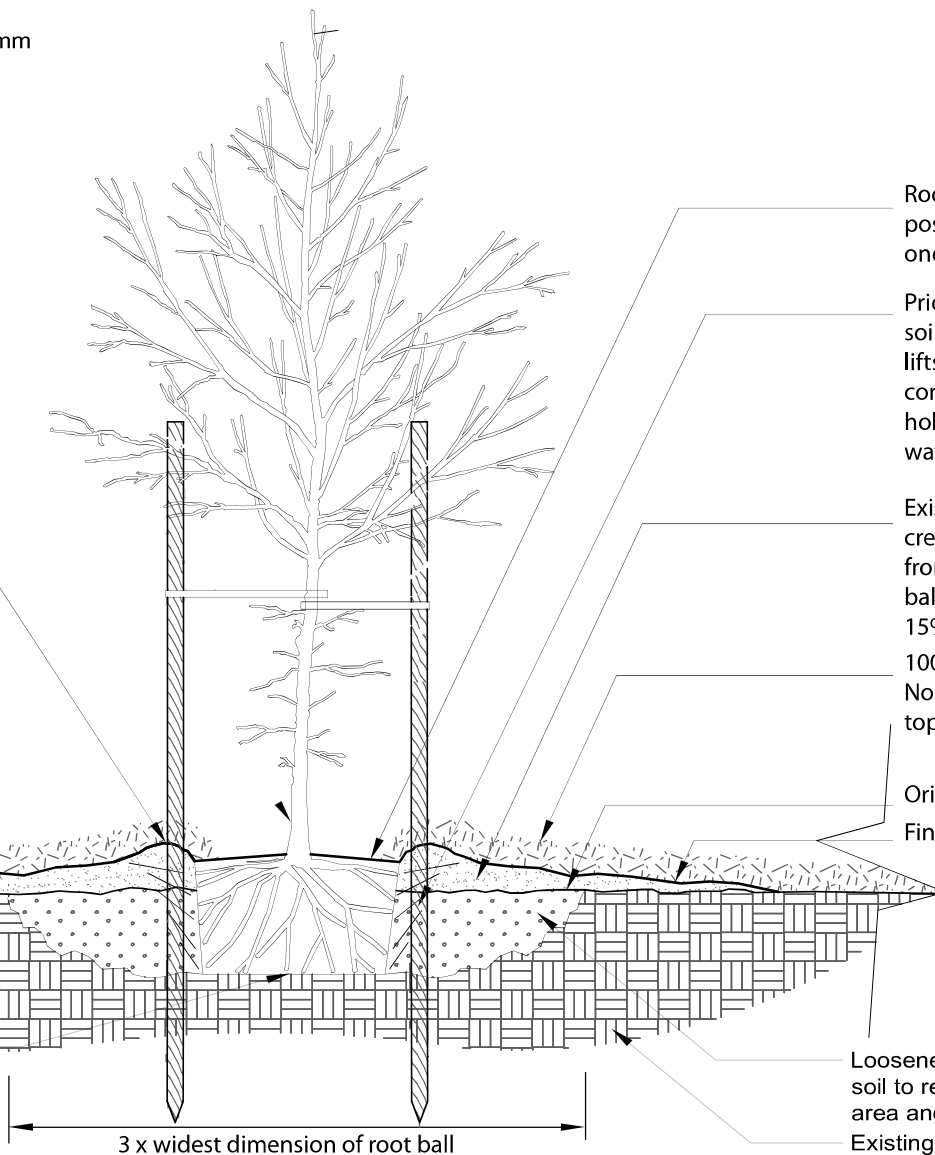




PLAN VIEW

Round-topped soil berm 100mm high x 200mm wide above root ball surface shall be constructed around the root ball. Berm shall begin at root ball periphery

Bottom of root ball rests on existing or recompacted soil.



Root ball surface shall be positioned to be one quarter above finished grade.

Prior to mulching, light tamp soil around the root ball in 150mm lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

Existing site soil added to create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.

100mm layer of mulch. No more than 25mm of mulch on top of root ball

Original grade
Finished grade

Loosened soil. Dig and turn the soil to reduce compaction to the area and depth shown.
Existing soil.

Tree number	Species / Common name	Height (m)	DBH (cm)	SRZ radius (m)	TPZ radius (m)	Vitality	Live crown volume	Form	Branch structure	Age class	Comments	Consent required for removal	Replacement tree number
1	Corynocarpus laevigatus / Karaka	8	41.8	2.1	5.0	Fair	70% - 75%	Good	Good	Mature	NW canopy edge declining. Multi-stemmed trunk front ground level.	Yes	3
2	Coprosma robusta / Karamu	2.5	4.8	0.6	0.6	Good	90% - 95%	Good	Good	Early mature	Also small karaka to the south. Within 500mm of security fence	No	1
3	Psidium sp. / Guava	7.5	29.0	1.7	3.5	Fair	80% - 85%	Good	Good	Mature	Tunk measured at 500mm agl. Thinning canopy, with moderate twiggy deadwood	Yes	4
4	Psidium sp. / Guava	5.3	16.6	1.3	2.0	Good	85% - 90%	Good	Fair	Early mature	One lower secondary limb has been removed in the past, and another tertiary leader has been cut poorly, quite some time	Yes	2
5	Psidium sp. / Guava	5.3	14.0	1.1	1.7	Good	90% - 95%	Good	Good	Early mature	Healthy tree.	Yes	1
6	Rhopalostylis sapida / Nikau	9	20.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes	1
7	Rhopalostylis sapida / Nikau	4.75	25.1	1.6	3.0	Good	95% - 99%	Good	Good	Early mature	Healthy palm	Yes	1
8	Rhopalostylis sapida / Nikau	8	19.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes	1

Appendix 3 Landscape and Visual Amenity Assessment (Isthmus)

**Onehunga Water Treatment Plant
Onehunga, Auckland**

Watercare Services Ltd

NOTICE OF ALTERATION

LANDSCAPE ASSESSMENT REPORT

September 2025

Isthmus.

Client Name: **Watercare Services Limited.**

Project Name: **Onehunga Water Treatment Plant (WTP)**

Document Name: **Landscape Assessment Report**

Document Status: ***Resource Consent***

Date: **30 September 2025**

IGL Reference: **5136**

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File name: 250930_IGL_5136 Onehunga WTP LVA_RC

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EXECUTIVE SUMMARY

- 1 Watercare Services Limited ('Watercare') is a lifeline utility providing water and wastewater services to 1.7 million Aucklanders every day and the future growth of 2.3 million people. Its services are vital for life, keeping people safe and helping communities to flourish. Watercare is responsible for municipal water supply within Auckland and is the provider of bulk supply services to Pōkeno and Tuakau in the Waikato District.
- 2 Watercare's activities and programmes are funded through user charges and borrowings. They are required by the Local Government (Auckland Council) Act 2010 to be a minimum-cost, cost-efficient service provider.
- 3 Watercare is proposing a Notice of Requirement ('NoR')— under s181(3) of the RMA —to alter Designation 9442 for the Onehunga Water Treatment Plant ('WTP') located on Spring Street in Onehunga. The following landscape and visual assessment ('LVA') report assesses the potential landscape and visual effects of the designation alteration in relation to its surrounding context to accompany the NoR.
- 4 The property subject to the NoR is located at 4 Spring Street, Onehunga which Watercare has purchased from Auckland Council. This will increase the Onehunga WTP site by 291m². This alteration to the designation will enable a future upgrade and expansion of the existing WTP's operations. The site is anticipated to be a location for a new switch room which will contain electrical equipment for the upgraded Onehunga WTP.
- 5 The Onehunga WTP site is located at the southern end of Spring Street at the junction with Princes Street within the predominantly industrialised area of Onehunga. Spring Street is orientated north-south, with the section between Princes Street and Church Street comprising a range of residential and commercial properties. The Dolphin Theatre, a small community performing arts centre, borders the WTP site on its northern boundary. Princes Street—with the Onehunga train line located immediately adjacent and parallel to its south—has a typical industrial streetscape character.
- 6 The Onehunga WTP site is comprised of a collection of buildings—including a scheduled historic heritage pumphouse to its north—which vary in size and form depending on their operational purpose and are primarily industrial in character. The subject site to the northeast corner of WTP site is zoned Open Space – Community Zone; however, there are no sensitive landscape or ecological features within the site or immediate context.
- 7 Views of the site are possible from both private and public viewpoints, but these are broadly contained to the areas proximate to the site on Spring Street. Longer views are generally obscured by buildings and surrounding infrastructure. The site also sits within a volcanic viewshaft, however the proposal does not affect the values related to this.

- 8 The report concludes the following when assessing the proposal in relation to landscape and visual effects:
- **Low-moderate** adverse effects in relation to landscape character. The proposal reduces the amount of public amenity space available within Spring Street, however the character of development will be in keeping with surrounding landscape character;
 - **Low** adverse effects in relation to private viewpoints as a result of loss of views to the open space and potential loss of trees, however this is contained to the relatively small area of the site, with the remainder of Spring Street unaffected;
 - **Low** adverse effects in relation to public viewpoints as a result of reduced connection to the heritage building and repurposing of land. However, affected views are highly localised and activity will be seen within the context of the wider WTP.
- 9 Overall, the assessment concludes that potential adverse effects in relation to landscape and visual matters are assessed to be **low (no more than minor)**.

INTRODUCTION

- 10 This landscape and visual assessment has been prepared by Isthmus Group Ltd to form part of a Notice of Requirement to alter Watercare’s Designation 9442 for the *Onehunga Water Treatment Plant* (**‘WTP’**) located on Spring Street in Onehunga, Auckland.
- 11 The report assesses the potential landscape and visual effects of the designation alteration in relation to its surrounding context. The proposal is also reviewed against relevant¹ statutory provisions, including the Auckland Unitary Plan (Operative in Part) (**‘AUP:OP’**).
- 12 The assessment has been prepared in accordance with Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines (July 2022).²

THE PROPOSAL

- 13 The proposal is described in detail within the Notice of Requirement application and as set out in the plans and technical reports supporting the Notice. Relevant site photographs and drawings are used to illustrate and support commentary throughout this assessment.
- 14 The Notice of Requirement is to alter the existing designation boundary of the WTP site toward the northeast, to include the property at 4 Spring Steet which Watercare has purchased from Auckland Council. The property is zoned Open Space – Community Zone, a zone that primarily accommodates community buildings and activities. This alteration to the designation will allow for the expansion of activities associated with Watercare’s operation at the WTP that are consistent with the purpose of the designation. The site is anticipated to be a location for a new switch room—or alternatively a smaller transformer—which will contain electrical equipment for the site.
- 15 The alteration is subject to section 181(3) of the RMA that enables the Council to amend the designation if the alteration involves *no more than a minor change* to the effects on the environment associated with the use or proposed use of land or any water concerned; or it involves only *minor changes or adjustments* to the boundaries of the designation or requirement.
- 16 The proposed alteration of the designation area will increase the WTP site by 291m² and will involve the re-purposing of the site for activity associated with the WTP. This may require the removal of up to eight existing trees.

¹ Relevant to landscape and visual assessment.

² Refer to Appendix A for an outline of the methodology used in the preparation of the assessment

DESCRIPTION OF THE EXISTING ENVIRONMENT

- 17 Located on the southern coastline of the central Tāmaki Isthmus, the suburb of Onehunga borders the inner Manukau Harbour and contains a mixture of residential, commercial and industrial activities. The northern section of the suburb is predominantly comprised of residential properties, interspersed with commercial businesses and recreational facilities. To the south, the properties are industrial, with wide streets and warehouses extending towards the Manukau Harbour.
- 18 Primary arterial roads service the area in a broadly north-south, east-west grid alignment, with the Onehunga train line providing a transport connection to wider Auckland.
- 19 The Onehunga WTP site is located at the southern end of Spring Street at the junction with Princes Street within the predominantly industrialised area of Onehunga. Spring Street is orientated north-south, with the section between Princes Street and Church Street comprising a range of residential and commercial properties (including the Fabric² apartment building under construction). The Dolphin Theatre, a small community performing arts centre, borders the WTP site on its northern boundary.

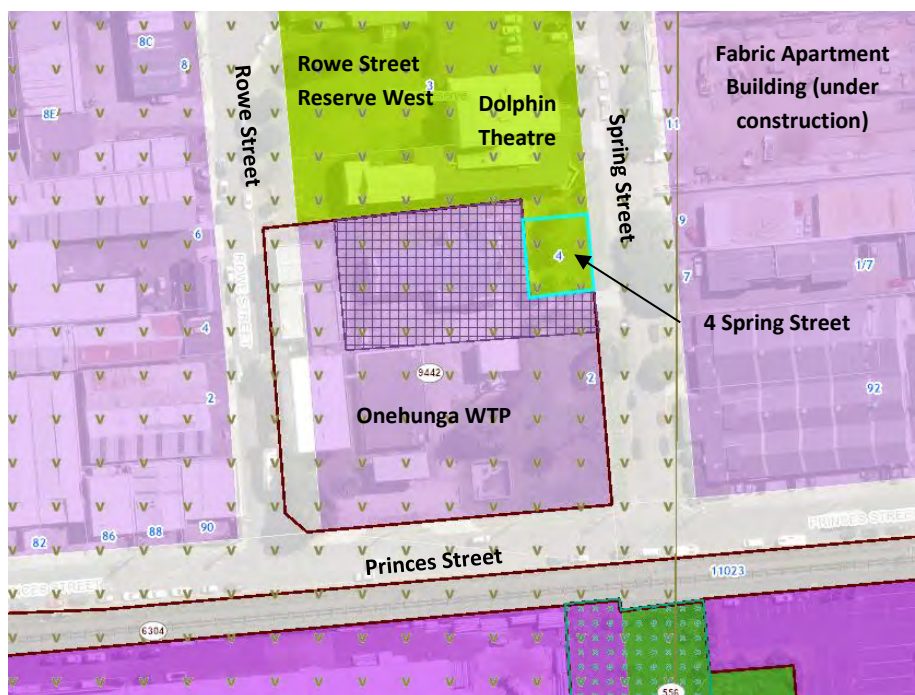


Figure 1: Plan showing the WTP site within the AUP *Business-Mixed Use Zone*. The application area for the alteration to the designation boundary, 4 Spring Street, is highlighted with a blue outline and currently zoned *Open Space – Community Zone*.

- 20 Princes Street is orientated east-west, with the Onehunga train line located immediately adjacent and parallel to the south. Spring Street has a typical industrial streetscape character; a wide dual carriageway with on street parking, footpaths and grass berms extending the length of the street,

electrical infrastructure (poles and overhead lines), traffic signs and street trees.



Figure 2: Streetscape view along Spring Street looking south-west towards the WTP.

- 21 4 Spring Street (owned by Watercare) is an open space (approximately 291m²) zoned *Open Space – Community Zone*, located adjacent to the WTP in its northeast corner. It is predominantly grass; two picnic benches accessed by a concrete pathway sit at the western boundary. Three established trees (Peruvian guava) stand centrally within the reserve with a collection of three Nīkau palms at its southern end adjacent to the driveway access to the WTP site. Two further trees, a mature Karaka and a small Karamū, are located adjacent to the boundary fence in front of the AUP:OP identified historic heritage pumphouse building (which is located within the existing designation). The remainder of Rowe Reserve borders the WTP site on its northwestern corner (and includes the open area set behind the Dolphin Theatre).



Figure 3: The proposal includes altering the designation boundary to include 4 Spring St. The Pumphouse – a building of historic heritage within the WTP is visible from the streetscape and reserve.

- 22 The Onehunga WTP site is comprised of a collection of buildings which vary in size and form depending on their operational purpose. These buildings are primarily industrial in character – including large concrete and steel facades, control rooms and other specialist equipment. The southeastern corner of the WTP site is open grass with a single palm tree. This is illustrated on Figure 4 below.



Figure 4: View of the southeast corner of the WTP site from the intersection of Spring Street and Princes Street.

- 23 The boundary fence of the WTP is a high chain-link fence with electric wiring circulating its top. It is visually permeable, so views from the surrounding streets to the WTP buildings and infrastructure are open. Road access to the WTP is through three electronically controlled gates to Spring Street, Rowe Street, and Princes Street.

RELEVANT STATUTORY AND NON-STATUTORY PROVISIONS

- 24 This section of the report highlights some of the provisions most relevant to landscape and visual assessment matters to help frame the assessment. A full assessment of the overall project against statutory provisions is provided within the Notice of Requirement application, prepared by Stantec.

Resource Management Act 1991

- 25 With regard to Part 2 of the RMA, the relevant provisions are within Section 7: Other Matters.

Section 7: Other Matters

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:”

- **s7(c)** – *The maintenance and enhancement of amenity values;*
- **s7(f)** – *Maintenance and enhancement of the quality of the environment;*

- 26 The alteration is subject to **section 181(3)** of the RMA. This states:

“A territorial authority may at any time alter a designation in its district plan or a requirement in its proposed district plan if—(a) the alteration—

- *(i) involves no more than a minor change to the effects on the environment associated with the use or proposed use of land or any water concerned; or*
- *(ii) involves only minor changes or adjustments to the boundaries of the designation or requirement.*

Auckland Unitary Plan (Operative in Part) (AUP:OP)

- 27 Under the AUP:OP, the area subject to the alteration of the boundary of the WTP designation is zoned *Open Space – Community Zone*. H7.8 of the AUP:OP describes this zone as primarily accommodating *“community buildings and activities. These include libraries, arts and cultural centres, marae, community houses, halls, early childhood learning facilities and recreation centres. This zone is situated in centres, suburban and rural areas”*. This zone extends to the

north, incorporating the Dolphin Theatre and the remainder of Rowe Street Reserve.

- 28 The WTP site and industrial properties located north of Princes Street and the rail line are zoned *Business – Mixed Use*. The area to the south is *Business – Light Industry* with the northern area predominantly *Residential – Terraced Housing and Apartment Zone*. The statutory zoning is highlighted in **Figure 5** below.



Figure 5: Plan showing the WTP site within the *Business- Mixed Use Zone*.

	Business – Mixed Use Zone		Regionally Significant Volcanic Viewshaft & Height Sensitive Area Overlay
	Business – Light Industry Zone		Historic Character Overlay
	Residential – Terraced Housing Zone		

- 29 A breakdown of the relevant³ policies and objectives from the AUP:OP regarding activity within the *H7 Open Space Zone*, *E16 Trees in open space zones* and *E26 Infrastructure provisions* is included in **Appendix B**. Key factors are summarised below (emphasis added):

- Within open spaces, **community activities are provided for**, with the **design and location** of buildings, structures and activities ensuring that **adverse effects are managed** to mitigate any adverse effects on the **surrounding communities and environment**;
- **Trees** in open space zones that **contribute to amenity and landscape values** are **protected**, whilst acknowledging that **multiple uses** can occur in open space areas. Effects on the value of trees and reduction of **amenity values** will be assessed including mitigation proposed;

³ Relevant to landscape and visual assessment.

- Ongoing **maintenance, development and operation** of infrastructure is **enabled**, whilst **avoiding or mitigating** any adverse effects on the **amenity values** of the **streetscape** and surrounding **properties** and for sites with scheduled overlays;
 - When assessing adverse effects of infrastructure, the degree to which the environment is modified, the nature and duration of the adverse effects and the benefits provided by the infrastructure need to be considered.
- 30 The WTP and the site are located at the eastern edge of O11, a regionally significant volcanic viewshaft for One Tree Hill⁴ with its point of origin on Rimu Road on the southern side of the Manukau Harbour. The provisions and objectives related to the viewshaft are summarised as:
- The regionally significant views between Auckland's maunga, their **visual character and identity are protected**. This includes an imposed **height limit** for development to prevent encroachment on views.
 - **Land use is managed** to ensure overall **contribution to the landscape** of Auckland within maunga viewshafts are maintained and enhanced.
- 31 The zoning of 4 Spring Street will remain as *Open Space – Community* zone in the foreseeable future however the alteration of the WTP boundary will enable the land to be used by Watercare for the WTP and related water supply purposes.

ASSESSMENT OF EFFECTS

- 32 The following section assesses the proposal's potential adverse effects on the landscape and visual amenity values of the local landscape setting. These are summarised below and are assessed in turn:
- a) Landscape effects:
 - I. Integration with the existing form and character
 - b) Visual amenity effects:
 - I. From public viewpoints.
 - II. From private residences.

Landscape Character Effects

- 33 With the proposed alteration to the designation boundary, anticipated activity on the site will be related to the operation and maintenance of the existing WTP. Additional infrastructure will appear as an extension of these facilities and will likely be of an industrial nature in both form and materiality, integrating with both the structures and buildings within the WTP and those

⁴ As identified within the AUP:OP.

within the wider industrial area of Onehunga. Similar activity of this nature can be anticipated within this environment and therefore it will not appear out of place within the surrounding urban context.

- 34 The industrial area of Onehunga is a heavily modified urban environment where a range of industrial and commercial activities operate. Activities enabled within the altered designation of the WTP will be recognised in this setting and will not bring new activity that is out of character in this context. Additionally, with the WTP directly adjacent, the designation alteration provides a logical extension in this environment that allows for the continued operation and development of infrastructure related to the WTP.
- 35 The alteration to the designation will remove, in time, the public amenity function of this site. This will reduce the amount of publicly accessible open space on Spring Street and create a loss in amenity value. This public space is currently accessible from surrounding properties which includes other community facilities (such as the Dolphin Theatre), industrial properties, existing residential properties and the Fabric² apartment building (under construction). The change in use to this space will remove access to a community asset from the localised context, however the majority of Rowe Reserve remains unaffected by the proposal to the west and is well-connected to the Dolphin Theatre on its western side. This will provide an alternative and accessible recreational space in the vicinity for the local community and as such, the scale of the effect of removing the public space within the site is limited to a localised area around Spring Street.
- 36 Depending on the area required for any new structure within the designation once altered, a number of the existing trees within the current reserve may be required to be removed. This could include all, or some of the existing trees (the three established Peruvian guava trees in the centre of the reserve, the Nīkau palms proximate to the WTP driveway access, and the Karaka and Karamū trees adjacent to the boundary). Removing the trees would cause a loss to the amenity in the localised environment however other established street trees along Spring Street would be unaffected by the proposal and therefore the general character of the streetscape remains unaffected. To mitigate and offset the removal of these trees, tree planting would occur in other locations where they have the potential to reach their optimum dimensions⁵.
- 37 Effects beyond the reduction in public space and loss of trees on the streetscape value of Spring Street will be minimal. The proposed designation alteration and enabled activity within the site will be consistent with that within the balance of the WTP site and will not appear out of context in this setting.

⁵ Refer to Arborist Report 25th September 2025.

- 38 The WTP is also subject to a Historic Heritage and Special Character overlay with respect to the Pumphouse building in its northeastern corner. This single storey building is currently set back from the road behind 4 Spring Street. It is not a prominent feature of the streetscape, however it does provide a backdrop and connection to the current reserve. Building development within the altered designation boundary may obscure views of this building, however existing views are obscured by the existing trees on the site.
- 39 The proposal to alter the Onehunga WTP designation by extending its boundary will result in **low-moderate** adverse effects (no more than minor) in relation to landscape character. The proposal will allow for permitted activities that relate to those already present within the balance of the WTP site. This activity is recognised within the context of other industrial activity of the area and for this reason will not appear out of place. The proposal does, however, re-purpose an area of public amenity space and potentially remove some of the established trees. The removal of these trees will be mitigated through offset planting as outlined above.

Visual Amenity

- 40 With regard to visual amenity, matters to be taken into consideration include the extent of the proposed WTP boundary and associated activity within the context of the surrounding environment, including the surrounding streets and public and private properties. It also considers potential effects on the regionally significant volcanic viewshaft (O11).

Public viewpoints

- 41 Views to the area subject to the boundary alteration from public viewpoints are limited to the streetscape of Spring Street and the junction of Spring Street and Princes Street. Being relatively topographically flat, views are contained by surrounding buildings or obscured by street trees. Any activity that is visible within 4 Spring Street will appear integrated with the surrounding industrial activity and will not appear out of context. It will also be seen in the context of the WTP site.
- 42 Views to the Historic Heritage building within the WTP site may be affected depending on the form and location new buildings within the extension. The building is currently setback from the streetscape and is not a prominent feature, however it provides a backdrop for 4 Spring Street from the street. With the repurposing of the land and potential for new buildings to be located on the site, views could be obscured or removed. Although this may provide a loss of visual connection to the building, any proposed structure and activity will be seen within the context of the wider WTP and not appear out of place. Overall, any adverse visual effects from public viewpoints will be **low**.

Private viewpoints

- 43 Views to the site and designation alteration and extension from private viewpoints are also relatively contained. Properties on Spring Street include small commercial and industrial businesses and the Dolphin Theatre. In the future, views to the site will be afforded from the apartments which are currently under construction (to the northeast).
- 44 The views from properties that have a direct visual connection with the current reserve will change with new activity within the alteration of the WTP boundary. There will be a loss of views to the open space and the potential loss of trees, however this is contained to a relatively small area of the site, with the remainder of Spring Street unaffected. The activity on the site can be expected within the already established WTP environment and will be seen in this context and that of industrial Onehunga. As such, any adverse visual effects from private viewpoints will be **low**.

Volcanic Viewshaft

- 45 The Volcanic Viewshaft O11 (identified as regionally significant within the AUP:OP) originates from a point on Rimu Road on the southern side of the Manukau Harbour. Its approximate location with an outlook towards Maungakiekie / One Tree Hill is shown on the photo in **Figure 6** below.



Figure 6: Approximate origin of viewshaft towards Maungakiekie / One Tree Hill within which the WTP and 4 Spring Street is located.

- 46 The alteration of the existing boundary and the potential activities / buildings that could be constructed will not affect the outlook of this viewshaft between the origin and the maunga; no structure is proposed that will exceed the 40m prescribed height limit. The visual integrity of the maunga is retained.

- 47 To summarise visual amenity effects, the proposal will have **low** adverse visual effects (no more than minor). Viewpoints are highly localised and activity will be seen within the context of the existing operations of the WTP and wider industrial character of Onehunga. Although views towards the historic heritage building could be obstructed, the activity enabled under the designation alteration will remain consistent with the surroundings. Additionally, the proposal will have no adverse effects on the regional significant volcanic viewshaft.

CONCLUSION

- 48 The proposal to alter the designation of the Onehunga WTP by extending the boundary to the northeast to include 4 Spring Street is appropriate for this location. Any potential adverse effects in relation to landscape and visual matters are assessed to be **low** (no more than minor), overall, for the following reasons:

- The surrounding environment is a modified urban environment, and any activity within the boundary extension will be seen within the context of the existing WTP and the industrial nature of Onehunga;
- The character of the surrounding streetscape remains unchanged; any alteration will be seen within the context of the existing WTP and wider industrial nature of Onehunga;
- Although the proposal will reduce the amount of public amenity space on Spring Street and potentially remove up to eight trees, effects of the alteration on the environment are limited to the immediate surroundings; the majority of Rowe Reserve is unaffected as is the character of Spring Street;
- Any adverse visual effects will be limited to Spring Street, Princes Street and surrounding private property. All views to the proposal will be seen within the context of the existing WTP and industrial Onehunga; and
- The visual integrity, character, identity and form of the maunga within Volcanic Viewshaft O11 is retained.

Appendix A - Methodology

The assessment follows the concepts and principles outlined in 'Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022'.

The following method is tailored to the landscape issues having regard to the proposal, context, and relevant provisions:

- A desktop review of the WTP site location and proposed expansion, including a review of relevant documents and statutory provisions;
- A site visit to the locations on 28th August 2025. Photographs were taken during the site visit and included within this report to support commentary where appropriate;
- A description of the existing landscape context proposed expansion and the surrounding area;
- An analysis of the landscape character and values of the site and surrounding area;
- An assessment of the visibility of the proposal from the surrounding landscape;
- An assessment of the potential landscape effects of the proposal on the site and the wider context;
- An assessment of the potential visual effects of the proposal on the site and on the wider context; and
- Conclusion.

An assessment of effects on landscape character and visual amenity is included within this report, referring to a 7 point rating scale for the level of effect. The rating of effects provides a summary of the assessment only. The rating 'scores' should be considered alongside the descriptive sections of the assessment; to reduce the likelihood of landscape effects being considered out of context and in a formulaic way.

Comparisons of how adverse value ratings assigned in accordance with Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines relate to the Resource Management Act 1991 (RMA) terminology of 'less than minor', 'minor' and 'more than minor' are provided below.

Adverse Effect Rating	Very Low	Low	Low-Moderate	Moderate	Moderate – high	High	Very high
RMA terminology	Less than Minor		Minor	More than Minor			
						Significant	

It should be noted that a change in a landscape does not in itself mean that a proposal will result in an adverse effect on the values of that landscape:

“Change itself is not an effect: landscapes change constantly. It is the implications of change for a landscape’s values that is the effect.”⁶

The components of an effect are ‘nature x magnitude’. The nature of the effect is the description of what it is (for example, disruption of landscape pattern, reduction of naturalness, modification of landform etc). The nature of effect can be **Adverse** (negative) or **Beneficial** (positive). An assessment of effects combines both value ratings (Very Low – Very High) and the adverse or positive nature of the effect.

- An adverse effect relates to an activity which results in a reduction in landscape and / or visual amenity values; in this circumstance the RMA terminology of ‘less than minor’, ‘minor’ and ‘more than minor’ is applied.
- A positive effect relates to an activity which enhances landscape and / or visual amenity values through restoration and / or provision of positive elements or features.

Where a proposal will result in a change, but that change will have no effect on the characteristics or values of a particular landscape or view, a nature of effect rating of ‘nil’ will be provided.

⁶ Refer 6.03 - Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’

Appendix B – Statutory Provisions relevant to Landscape and Visual effects**H7 Open Space Zone**

- **Objective H7.8.2(1)** Community activities are provided for and meet the social needs of local communities.
- **Policy H7.8.3 (2)** Design and locate buildings, structures and activities so that any adverse effects, including noise, glare and traffic effects, are managed to maintain a reasonable level of amenity value for nearby residents, communities and the surrounding environment.
- **Rule** A variety of building uses are permitted under this zone to a height of 8m.

E16 Trees in open space zones

- **Objective E16.2(1)** Trees in open space zones that contribute to cultural, amenity, landscape and ecological values are protected.
- **Objective E16.2(2)** There is an increase in the quality and extent of tree cover in open space zones, particularly within areas identifies for intensified living.
- **Policy E16.3(2)** Manage trees within open space zones to protect their cultural, amenity, landscape and ecological values, while acknowledging that multiple uses occur in open space areas.
- **Policy E16.3(3)** Encourage the use of indigenous trees and vegetation for planting within open space zones, where appropriate, to recognise and reflect cultural, amenity, landscape and ecological values.
- **E16.8.1(1)** The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
 - (a) the effect on the values of the tree or trees;
 - (b) any loss or reduction of amenity values provided by the tree or trees;
 - (d) any mitigation proposed;

E26 Infrastructure

- **Objective E26.2.1(4)** Development, operation, maintenance, repair, replacement, renewal, upgrading and removal of infrastructure is enabled.
- **Policy E26.2.2(4)** Require the development, operation, maintenance, repair, upgrading and removal of infrastructure to avoid, remedy or mitigate adverse effects, including, on the:
 - (c) amenity values of the streetscape and adjoining properties;
 - (e) values for which a site has been scheduled or incorporated in an overlay.
- **Objective E26.2.1(9)** The adverse effects of infrastructure are avoided, remedied or mitigated.
- **Policy E26.2.2(5)** Consider the following matters when assessing the effects of infrastructure:
 - (a) the degree to which the environment has already been modified;
 - (b) the nature, duration, timing and frequency of the adverse effects;
 - (e) the benefits provided by the infrastructure to the communities within Auckland and beyond.

D14 Maunga Viewshafts

- **Objective D14.2(1)** The regionally significant views to and between Auckland's maunga are protected.
- **Policy D14.3(1)** Protect the visual character, identity and form of regionally significant maunga, together with local views to them, by:
 - (a) locating height sensitive areas around the base of the maunga; and
 - (b) imposing height limits which prevent future encroachment into views of the maunga that would erode the visibility to their profile and open space values, while allowing a reasonable scale of development.
- **Policy D14.3(2)** Manage subdivision, use and development to ensure that the overall contribution of the regionally significant maunga scheduled as outstanding natural features to the landscape of Auckland is maintained and where practicable enhanced, including by protecting physical and visual connections to and views between the maunga.
- **Policy D14(4)** Avoid new buildings or structures that intrude into maunga viewshafts scheduled in Schedule 9 Maunga Viewshafts Schedule, except:
 - (a) where they would have no adverse effect on the visual integrity of the maunga as seen from the identified viewing point or line; or
 - (b) to allow development up to a two-storey height to intrude into a maunga viewshaft, where any adverse effect of development is avoided or mitigated; or
 - (c) to allow development located within an identified height sensitive area up to defined appropriate height limits; or
 - (d) to allow the provision of infrastructure where there are particular functional or operational needs that necessitate a structure that penetrates the floor of a maunga viewshaft, there is no reasonably practicable alternative and adverse effects of development are avoided or mitigated.

22 October 2025

Asgari MasumniaBisheh
Watercare Services Limited
73 Remuera Road
Remuera

Via email: asgarui.masumniaBisheh@water.co.nz

Dear Asgari,

Affected party approval for designation extension at 4 Spring Street, Onehunga

I refer to your application seeking affected party approval for a proposed designation extension located at 4 Spring Street, Onehunga. This proposed designation extension is to accommodate a proposed future switch-room.

Overall, the proposal is considered to be acceptable and affected party approval is granted for the following reasons:

- the proposed extension will not affect access to or use of Rowe Reserve
- the proposed use of the site is consistent with land use in the immediate environment and will not result in adverse amenity effects that are unacceptable
- the proposal will not result in adverse shadowing or dominance effects that are unacceptable.

I therefore exercise my delegated authority and give written approval in terms of section 95 of the Resource Management Act 1991. This is based on the information submitted with the application (attached to this letter), which details the proposal.

If any consent/building permits require alteration to the design of the proposal, the right to review our approval shall be undertaken by council's Property Department prior to any works commencing and approval will be subject to the Land Use Manager. Please note that this approval does not constitute approval of the resource consent under the Resource Management Act 1991.

Should you have any queries, do not hesitate to contact Land Use Manager, Darren Cunningham (darren.cunningham@aucklandcouncil.govt.nz)

Yours sincerely



Darren Cunningham
Land Use Manager
Property Department
Auckland Council

ATTACHMENT B

Watercare Section 92 response and supporting Attachments A – D2

12 December 2025

Attention:

David Wong
Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

Dear David,

Notice of Requirement: Minor Alteration to Designation 9442 at 4 Spring Street (Onehunga Water Treatment Plant)

Response to Requests for Further Information under Section 92(1) of the RMA

Thank you for your Requests for Further Information (RFI) under Section 92(1) of the Act received on 12 November 2025. **Attachment A** to this letter—along with its supporting documents—includes our response to the RFIs to manage the environmental effects of the project.

I trust that the information supplied is sufficient to address your s92 RFIs.

Looking forward to receiving your feedback and please do not hesitate to contact me if you have any questions.

Yours faithfully,

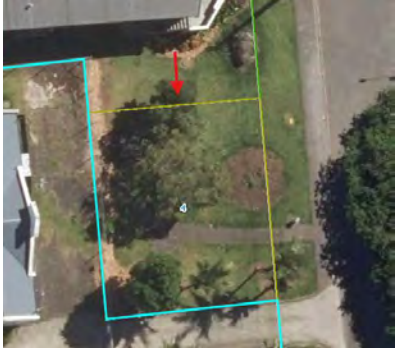
Asgari MasumniaBisheh
Resource Consent Planner
Strategy and Planning
Watercare Services Limited


Attachment A – s92 Response

RFI ID	Category of information	Specific Request	Reasons for request	Applicant Response (please reference any attachments)
Planning				
P1	Public use of 4 Spring St Onehunga	Please advise whether 4 Spring Street will continue to available for the public to use as passive open space, until it is required by Watercare to construct the switchroom.	To better understand when the site will no longer be available for public use.	As per provided record of title (pp 5-6 of Appendix 1 to NoR) the site is owned by Watercare, and it is practically a private property. Although its zoning remains Open space, not being a public land, Watercare has no obligation for the continuous public access or use of the site. Notwithstanding, Watercare has no plan to fence off the area until the start of the construction stage (planned for 2027).
P2	Activities proposed for 4 Spring St Onehunga	Apart from the switchroom, please advise whether there are other activities being proposed for 4 Spring Street.	To better understand, whether there are other activities being proposed for the site.	A transformer with about 6m ² footprint could also be added to the site. The provided footprint and location of the proposed switchroom on the site are indicative showing the concept design. The switchroom can become larger or be located at different spot on the site at the end of design stage. The potential effects can be managed by proper conditions to allow for required flexibility at the designation stage. If a condition(s) is(are) needed to address this matter, Watercare will be able to review and discuss it(them) with Auckland Council.
Non s92 matters/other comments: It would be useful if Watercare could provide in a separate attachment its proposed conditions for 4 Spring Street, Onehunga, consistent with the AUP format for designations/conditions. This would enable council specialists to make amendments to conditions via tracked-changes if needed, and discuss these amendments with Watercare.				A separate attachment (Attachment B) is provided including Watercare’s proposed conditions as per AUP format for designations/conditions.
Heritage				
H1	Heritage Pumphouse	Please confirm whether the potential construction effects of the future switchroom (4 Spring Street) on the neighbouring heritage Pumphouse (2 Springs Street) has been considered. If so, please	To better understand the potential construction effects of	The design and methodology of construction is yet to be clarified. As such Watercare is unable to provide details on measures to mitigate construction effects on the heritage Pumphouse at

RFI ID	Category of information	Specific Request	Reasons for request	Applicant Response (please reference any attachments)
		provide details on any measures to mitigate effects on the heritage Pumphouse.	the switchroom on the heritage Pumphouse.	NoR stage. A ‘Built Heritage Construction Management Plan’ condition is proposed—in Attachment B—to address this RFI.
H2	Basalt kerb stones	Please advise whether the older style basalt kerb stones lining both sides of the entrance driveway to Watercare’s site on Springs Street will be retained insitu or reused as kerbstones new or improved vehicle access	To better understand the future use of the basalt kerb stones.	The existing Historic Heritage Overlay Extent of Place, the driveway and associated basalt kerb stones are all located outside the site subject to this NoR (4 Spring Street) and no works proposed under this NoR will affect them. <i>Note: As part of the wider Onehunga WTP renewal works, the location of the existing gate and configuration of associated driveway from Spring St may change which will be covered by separate applications accordingly.</i>
Trees				
T1	Tree plantings	Please identify suitable offsite locations in the locality for the proposed mitigation tree plantings (include a plan/map with street names and species to be located).	To better understand the mitigation to offset the potential removal of trees from 4 Spring Street.	Due to uncertainty in the final design, the number of trees to be removed is unclear. This can affect the selection of offsite replacement locations. Watercare will plant the replacements within one of its own properties or on a Council’s reserve—such as Rowe Reserve (West)—subject to Council’s agreement which can be decided at Outline Plan stage (see condition 1.2(a) in Attachment B). As per arborist report recommendation, suitable climate-ready species include, but are not limited to, the following: <ul style="list-style-type: none"> • Pūriri - (<i>Vitex lucens</i>) • Coastal maire (<i>Notelaea apetala</i>) • Griffith’s ash (<i>Fraxinus griffithii</i>) Watercare is able to review and add more details to the proposed Condition 1.2 (a) accordingly, following Auckland Council’s feedback.
T2	Arborist Report	On page 15 of the Arborist Report there is an additional column added to the table named	To better understand the mitigation to offset	Proposed Condition 1.4 in Attachment B is added to clarify this.

RFI ID	Category of information	Specific Request	Reasons for request	Applicant Response (please reference any attachments)
		‘Replacement Tree Number’. Please clarify what is meant by these numbers? How it is currently interpreted is that these numbers are quantity of replacement trees for each identified tree set for removal (i.e. resulting in 14 trees of the recommended species which is more than the 7 that have been recommended in the same report).	the potential removal of trees from 4 Spring Street.	Arborist report is clear that if all trees are to be removed, then overall 7 trees needed for their replacement. The table at the end of Appendix C to the arborist report basically provides a replacement ratio guidance, in the case, we need to deal with the removal of each individual tree, e.g., if Watercare needed to remove only one or two of them. However, based on my discussions with arborist before lodging the NoR, this does not mean Watercare needs to replace more than 7 trees in any scenarios, as this is the cap for replacing all trees (see Condition 1.4). Please note Tree No. 2 is not protected and does not need replacement (this is a typo in the table within the arborist report).
Parks				
Pk1	Noise effects	Please confirm whether the potential noise effects of the switchroom have been considered on the community building (Dolphin Theatre) located at 12 Spring Street, Onehunga. If so, please provide assessment on the potential noise effects the switchroom will cause and if this would cause adverse effects onto the user of the open space, particularly users of the community building located to the north.	To better understand the potential noise effects of the switchroom on the users of the neighbouring open space and Dolphin Theatre.	No considerable noise is expected from the proposed switchroom to affect users of the neighbouring open space and Dolphin Theatre. The major source of noise within whole WTP site is the existing pump station to its west (along the Rowe St) and any potential noise from switchroom will be much less in comparison.
Pk2	Visual effects	Please confirm whether the potential visual effects of the switchroom have been considered on the neighbouring open space. If so, provide an elevation of the Northern boundary showing the switchroom building as viewed from the reserve including materiality and design to demonstrate the visual effects of the building on users of the reserve. See screen shot below.	To better understand the potential visual effects of the switchroom on the users of the neighbouring open space	Design for the switchroom building’s bulk and façade is yet to be finalised, and no more info is available beyond what has already been provided at the lodgement regarding its footprint, height and basic 3D sketch. Appendix 4 to NoR shows Auckland Council (Property Department) provided their approval letter, dated 22 nd October 25, for the proposal and considered it to be acceptable for the following reasons:

RFI ID	Category of information	Specific Request	Reasons for request	Applicant Response (please reference any attachments)
				<ul style="list-style-type: none"> • <i>the proposed extension will not affect access to or use of Rowe Reserve</i> • <i>the proposed use of the site is consistent with land use in the immediate environment and will not result in adverse amenity effects that are unacceptable</i> • <i>the proposal will not result in adverse shadowing or dominance effects that are unacceptable.</i> <p>As requested at our meeting on 20th November, evidence of correspondence with Council’s Property team for obtaining affected party approval is provided in Attachment C. This includes Watercare’s affected party approval (APA) application documents with assessments of visual effects on users of Rowe Reserve.</p>
Pk3	Boundary treatment	Please advise whether boundary treatment of 4 Spring Street with the neighbouring open space has been considered. If so, provide details of the treatment such as landscaping, fencing design.	To better understand the proposed boundary treatment with the neighbouring open space.	<p>Fence features would be the same as the existing chain linked fence on perimeter of Onehunga WTP. No design for potential landscaping is available at the moment due to uncertainty around the final location of switchroom and the small size of the subject land.</p> <p>As provided in the response to RFI Pk2 above, Council has provided its approval of the project. The assessments in APA application—in Attachment C—demonstrate effects on the users of the reserve or Dolphine Theatre building are expected to be negligible overall.</p>
<p>Non s92 matters/other comments: <i>Council’s preference for Treatment of Public Open Space Boundaries’ is to use more natural treatments on boundaries adjoining public open space, such as landscaping, for demarking the boundaries between private and public land.</i></p>				-

RFI ID	Category of information	Specific Request	Reasons for request	Applicant Response (please reference any attachments)
<p>Where fences are requested or required, the council’s preference is for low (1.2 metres) and/or 50% visually permeable (maximum height 1.8 meters) fences bordering public land, which can be combined with planting, or a combination to offset reverse sensitivities.</p> <p>The objective is to promote an attractive environment, minimise graffiti and increase public safety through passive surveillance into and out of the adjoining public open space.</p>				
<p>Pk4</p>	<p>Setback from northern boundary</p>	<p>Please advise whether the setback of the switchroom from the northern boundary of 4 Spring Street has been considered. If so, provide details of the setback of the switchroom building footprint from the northern boundary (to scale).</p>	<p>To better understand the potential effects of the switchroom on the users of the neighbouring open space and Dolphin Theatre.</p>	<p>Details of final location of the switchroom is yet to be finalised; however, due to limited available space at 4 Spring Street, the switchroom is anticipated to be located next to northern boundary of the site, as shown in the provided concept design.</p> <p>As per the screenshot below, the northern boundary of newly created lot (4 Spring St) has already set back from the existing northern boundary of Onehunga WTP site by 5m allowing for a reasonable overall distance of 8m from Dolphine Theatre building.</p>  <p>As provided in the response to RFI Pk2 above, Council has provided its approval of the project. The assessments in APA application demonstrate effects on the users of the reserve or Dolphine Theatre building are expected to be negligible overall.</p>
<p>Non s92 matters/other comments:</p>				<p>-</p>

RFI ID	Category of information	Specific Request	Reasons for request	Applicant Response (please reference any attachments)
<p><i>A setback from the northern boundary will help to reduce the level of effects caused onto users of the neighbouring open space and community building.</i></p>				
<p><u>Further RFI received on 5th December</u></p> <p><u>Consultation with iwi</u></p> <p>Consultation with iwi on the NoR (Alteration to Designation 9442) needs to be considered as part of Council’s notification assessment of the NoR under section 169 of the RMA.</p> <p>I note that information on iwi consultation was not provided in the Form 18, AEE or supporting appendices for the NoR – lodged by Watercare.</p> <p>I appreciate, if you could provide information on whether iwi have been consulted on the NoR, and whether any iwi expressed an interest in the NoR in Watercare’s section 92 response.</p>				<p>An established process is in place for iwi engagement on all projects initiated by Watercare through the Mana Whenua Kaitiaki Forum. This process includes early notification of projects to be undertaken by Watercare which do or are likely to require resource consent or NoR.</p> <p>A “Kaitiaki Managers Projects List” (Kaitiaki List) is provided on a monthly basis to the nominated representatives of all 19 Mana Whenua in the Auckland Council area. A summary of each project is included in the list and Mana Whenua are invited to indicate which projects they have an interest in. Further information on the identified projects is then provided to the parties who expressed an interest in them, followed by further engagement depending on the responses received.</p> <p>The Onehunga WTP Designation Alteration NoR has been on Watercare’s Kaitiaki List since 18 July 2025. From the time the project has been on the Kaitiaki list, only two iwi have registered shown interest in the property. These are:</p> <ul style="list-style-type: none"> • Ngāti Tamaoho; • Te Ākitai Waiohua. <p>An information package describing the NoR, including its purposes and effects, was sent to Ngāti Tamaoho and Te Ākitai Waiohua on 7 August 2025 and 1 October 2025, respectively. From this communication, no related follow up request has been received from Ngāti Tamaoho. Te Ākitai Waiohua, notified Watercare on 8 October 2025 that they would further assess the project. They provided their final feedback on 3rd November</p>

Notice of Requirement: Alteration of Designation 9442 (Onehunga WTP)– Watercare’s s92 Response

RFI ID	Category of information	Specific Request	Reasons for request	Applicant Response (please reference any attachments)
				stating they did not oppose the proposal. Evidence of the correspondence is provided in Attachment D1 & D2.

Attachment B – Proposed Conditions

Attachment C – Correspondence Evidence with Council Property Team and APA Application

Attachment D1 – Correspondence Evidence with Ngāti Tamaoho

Attachment D2 – Correspondence Evidence with Te Ākitai Waiohua

1. Indicative proposal for Onehunga WTP Designation expansion

Email From Programme Delivery Team:

As discussed, to inform the Onehunga WTP site extension, we agreed that to take a conservative approach as to the structure/buildings to be located there as part of the upcoming upgrade project.

The description is as follows:

Structure type: Switchroom (containing electrical equipment to power site)

Dimension envelope: 15m length x 5m width x 6m height

Visual: Pre-fab type structure, elevated to prevent flooding damage, steel cladding and roof (or similar), external platform/stairs for access.

Indicative dimensions and location (see purple rectangle):



Indicative structure:



Couple of extra comments:

- *We'd likely install a fence around the perimeter – especially if a switchroom is installed there.*
- **Most likely** *we will install a transformer here instead, but this would be the worst case scenario. Note the transformer would be substantially smaller than this – estimate 6m².*

9442 Onehunga Water Treatment Plant

Designation Number	9442
Requiring Authority	Watercare Services Ltd
Location	2 - 4 Spring Street, Onehunga
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Water supply purposes - water treatment plant.

Conditions

No conditions.

1. Arboricultural

- 1.1 Prior to commencement of works on 4 Spring Street that result in removal of trees numbered 1 or 3-8 in Figure 1, the Requiring Authority shall prepare a replacement tree plan and provide the plan with any Outline Plan submitted.
- 1.2 The replacement tree plan shall show:
 - (a) the location of the replacement planting to confirm that it will allow the tree to reach its optimum final dimensions,
 - (b) details of the tree species selected to show that they are climate-ready and at least 45 L-grade, and
 - (c) trees are to be planted according to the detail in *Appendix C* of the arborist report titled '*Assessment of Arboricultural Effects and Tree Protection Plan*' prepared by *The Tree Consultancy Company*, dated 25 September 2025 (Job ref # 3800), and
 - (d) maintained for three years, with the stakes removed after one year.
- 1.3 The tree(s) shall be planted during the first planting season following completion of works that resulted in their removal (May-September).
- 1.4 For each tree—as numbered in Figure 1—being removed it is being replaced at a ratio shown in Table 1, providing overall number of trees to be replaced is not more than 7.

Figure 1 – Location and ID of Trees at 4 Spring Street Onehunga

Commented [AM1]: This basically means if we remove all trees then 7 trees needed to be replaced, but in case we need to deal with removal of each individual tree then a guidance provided in *Appendix C - Tree planting specification* of arborist report which I adopted in Table 1. Tree No. 2 is not protected and does not need replacement . Please note the AEE does not reflect this point well and my comment here is following my discussion with arborist before lodging this NoR. Happy to revise the condition wording in terms if its format.

(c) A photographic condition survey of Onehunga Pumphouse undertaken prior to works commencing and on completion.

Advice notes:

1. *The requiring authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.*
2. *The submission of an outline plan of works (OPW) to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the requiring authority requests an OPW waiver, and Auckland Council agrees to the waiver.*

Attachments

No attachments.

From: [Darren Cunningham](#)
To: [Asgari MasumniaBisheh](#)
Subject: RE: Request for Affected Party Approval - Watercare Proposed Designation Extension - 4 Spring St Onehunga
Date: Wednesday, 22 October 2025 2:25:50 pm
Attachments: [~WRD0002.jpg](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[20251022_Rowe Reserve_Watercare APA.pdf](#)
[APA Application Form - Onehunga WTP NoR.pdf](#)
[Attachment A Indicative proposal for Onehunga WTP Designation expansion.pdf](#)
[Attachment B Affected party approval Reasons for Granting.pdf](#)

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[Report Suspicious](#)

Hi Asgari,

Please find attached affected party approval in relation to the below.

Please let me know if you have any questions.

Thanks,
Darren

Darren Cunningham | Land Use Manager
Land and Property Advisory | Property Department
Resilience and Infrastructure Directorate
Auckland Council

Ph: 021 826 167
Level 21, Auckland House, 135 Albert Street
Visit our website: www.aucklandcouncil.govt.nz

From: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>
Sent: Friday, October 3, 2025 6:43 PM
To: Land Advisors <landadvisors@aklc.govt.nz>
Cc: Glenn Riddell <Glenn.Riddell@aucklandcouncil.govt.nz>
Subject: RE: Request for Affected Party Approval - Watercare Proposed Designation Extension - 4 Spring St Onehunga

Kia ora Team,

Following Glenn's advice, attached, please find the completed APA Application form along with supporting attachments for the proposed expansion of Designation 9442 onto 4 Spring Street Onehunga.

Please review them and update me at your earliest convenience if further info is required. I would also appreciate it if you could give me an ETA for approval as I need to lodge the NoR by the end of next week (10th).

Thanks, and looking forward to hearing from you soon.

Ngā mihi | Kind regards
Asgari

Asgari MasumniaBisheh | Resource Consent Planner – Strategy and Planning

Watercare Services Limited

Mobile: +64 21 242 7738

Customer service line: +64 9 442 2222

Postal address: Private Bag 92521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

From: Glenn Riddell

Sent: Friday, 26 September 2025 10:12 am

To: Asgari MasumniaBisheh

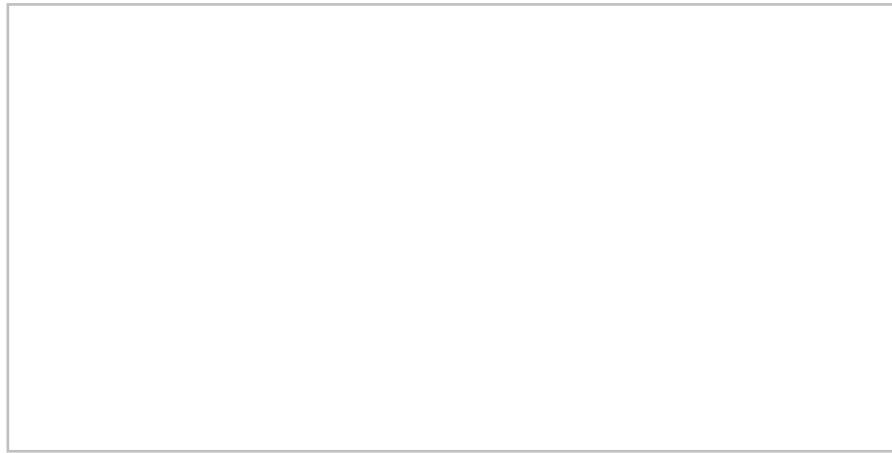
Cc: landadvisors

Subject: RE: Request for Affected Party Approval - Watercare Proposed Designation Extension - 4 Spring St Onehunga

Kia ora Asgari,

Apologies for the delay in responding. We have discussed with the Parks Planning team and they think the best way to progress would be for you to complete the attached Affected Party Approval application and send it through to the landadvisors@aklc.govt.nz email.

Council will need to assess the effects of the new boundary treatment on the adjoining open space (Rowe Reserve) – for example, setbacks, shading and dominance, and any proposed perimeter fencing (which has been noted but is unclear).



Ngā mihi
Glenn

From: Simone Reeves <Simone.Reeves@aucklandcouncil.govt.nz> **On Behalf Of** Land Advisors
Sent: Tuesday, 23 September 2025 7:54 am
To: Glenn Riddell <Glenn.Riddell@aucklandcouncil.govt.nz>
Subject: FW: Request for Affected Party Approval - Watercare Proposed Designation Extension - 4 Spring St Onehunga
Importance: High

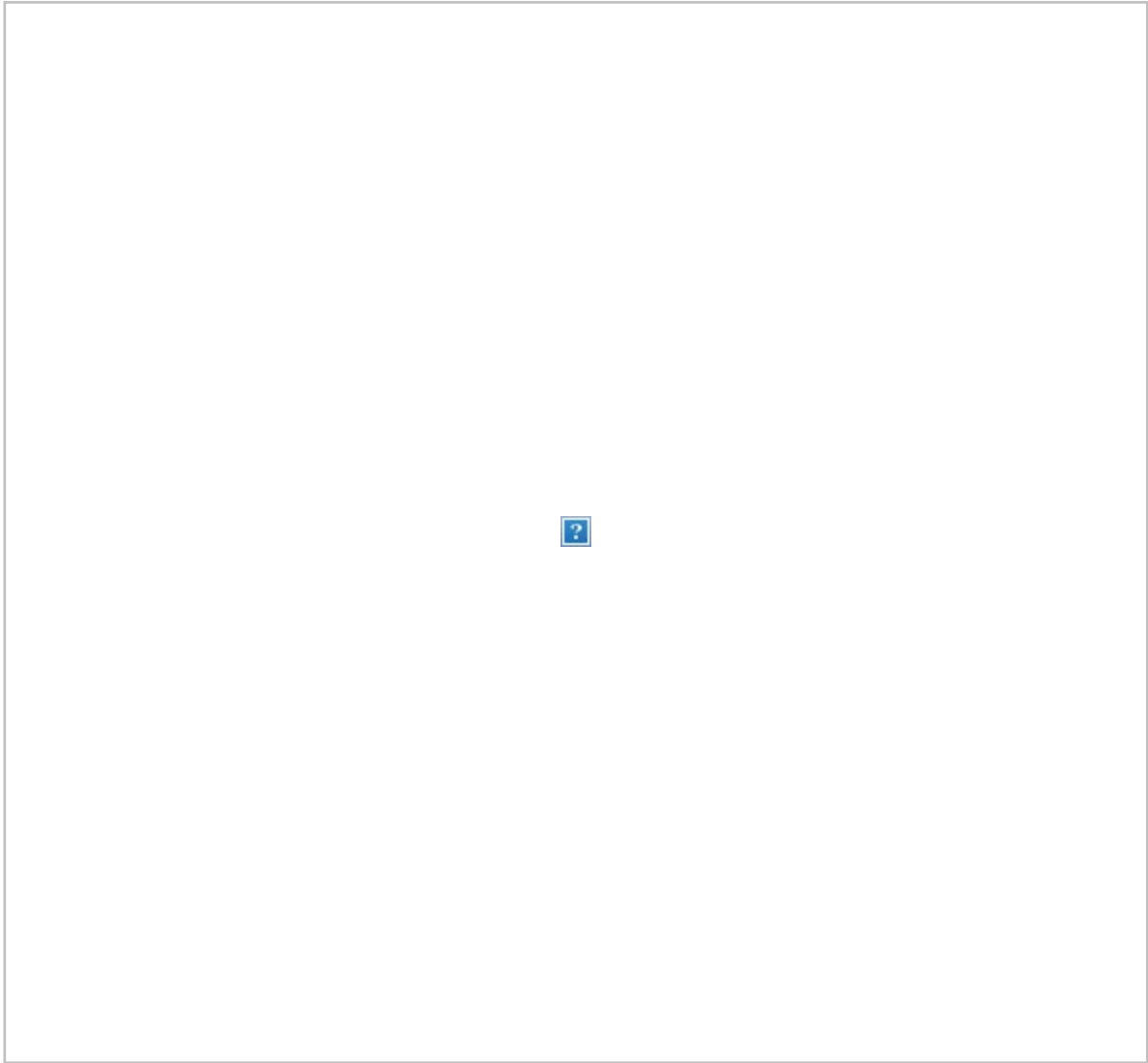
Is this an AT thing?

From: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>
Sent: Friday, 19 September 2025 12:31 pm
To: Land Advisors <landadvisors@aklc.govt.nz>
Subject: Request for Affected Party Approval - Watercare Proposed Designation Extension - 4 Spring St Onehunga
Importance: High

Kia ora team,

Watercare is working to lodge a Notice of Requirement (NoR) application under Section 181(3) of the Resource Management Act (RMA) for Onehunga Water Treatment Plant.

This application seeks to alter the boundaries of the existing designation (No. **9442** in AUP(OP)) by extending it to incorporate the 290 m² lot at 4 Spring Street as shown in the aerial below. This lot has recently been purchased by Watercare from Auckland Council.



The purpose of this extension is to provide for future upgrades and the expansion of existing water treatment infrastructure.

While the details of future structures at 4 Spring St are yet to be confirmed, attached includes indicative proposal for the site—provided by Watercare Programme Delivery Team—outlining potential options for the site.

Considering the underling zoning (Open Space Zone – Community) and the proposal features—namely potential Building Area and Height—Watercare is now seeking Council’s *affected party approval* regarding proposal effects on its property at 3 Rowe Street Onehunga.

I would appreciate it if you could help me with getting the approval at your earliest convenience. By the way, if you are not the right contact for this purpose, please guide me to the responsible team at Council.

If you need more information, please do not hesitate to contact me.

Ngā mihi | Kind regards
Asgari

Asgari MasumniaBisheh | Resource Consent Planner – Strategy and Planning

Watercare Services Limited

Mobile: +64 21 242 7738

Customer service line: +64 9 442 2222

Postal address: Private Bag 92521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

Mon Tue Wed Thu Fri

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Office Home



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22 October 2025

Asgari MasumniaBisheh
Watercare Services Limited
73 Remuera Road
Remuera

Via email: asgarui.masumniaBisheh@water.co.nz

Dear Asgari,

Affected party approval for designation extension at 3 Rowe Reserve, Onehunga

I refer to your application seeking affected party approval for a proposed designation extension located at 3 Rowe Reserve, Onehunga. This proposed designation extension is to accommodate a proposed future switch-room.

Overall, the proposal is considered to be acceptable and affected party approval is granted for the following reasons:

- the proposed extension will not affect access to or use of Rowe Reserve
- the proposed use of the site is consistent with land use in the immediate environment and will not result in adverse amenity effects that are unacceptable
- the proposal will not result in adverse shadowing or dominance effects that are unacceptable.

I therefore exercise my delegated authority and give written approval in terms of section 95 of the Resource Management Act 1991. This is based on the information submitted with the application (attached to this letter), which details the proposal.

If any consent/building permits require alteration to the design of the proposal, the right to review our approval shall be undertaken by council's Property Department prior to any works commencing and approval will be subject to the Land Use Manager. Please note that this approval does not constitute approval of the resource consent under the Resource Management Act 1991.

Should you have any queries, do not hesitate to contact Land Use Manager, Darren Cunningham (darren.cunningham@aucklandcouncil.govt.nz)

Yours sincerely



Darren Cunningham
Land Use Manager
Property Department
Auckland Council

Affected Party Approval - application form Community Facilities –

Project Details - The following is to be completed for the assessment of the project

Site details:	
Subject site and address:	
Park name and address:	
Project details:	
Detailed description of resource consent application :	
Rule infringements - Operative District Plan	
Rule infringements –Auckland Unitary Plan	
How will the project impact on park, users and other stakeholders:	
How will impacts be mitigated	
Reason why approval should be granted	
Alternative options researched:	
Detailed description of other alternative options that have been explored:	
Reason why alternative option was dismissed:	
Consent details If applicable:	
Resource Consent No. and details:	
Building Consent No. and details:	
Other details:	

Applicant details	
Name:	
Postal address:	
Contact :	Mobile:
	Daytime phone:
Email:	
Subject property where infringements proposed (if different from above)	
Applicant Signature:	Date:
<i>Asgari Masumnia Bishkek</i>	

Please submit completed application form along with relevant plans via email to landadvisors@aklc.govt.nz.

Application Received Date:	Received Name:	Specialist Name:	Date:

1. Indicative proposal for Onehunga WTP Designation expansion

Email From Programme Delivery Team:

As discussed, to inform the Onehunga WTP site extension, we agreed that to take a conservative approach as to the structure/buildings to be located there as part of the upcoming upgrade project.

The description is as follows:

Structure type: Switchroom (containing electrical equipment to power site)

Dimension envelope: 15m length x 5m width x 6m height

Visual: Pre-fab type structure, elevated to prevent flooding damage, steel cladding and roof (or similar), external platform/stairs for access.

Indicative dimensions and location (see purple rectangle):



Indicative structure:



Couple of extra comments:

- *We'd likely install a fence around the perimeter – especially if a switchroom is installed there.*
- **Most likely** *we will install a transformer here instead, but this would be the worst case scenario. Note the transformer would be substantially smaller than this – estimate 6m².*

Reasons why Auckland Council's affected party approval should be granted

While the establishment of the new switchroom at 4 Spring Street is essential for the operation of Onehunga WTP, its potential adverse effects on Rowe Reserve and its users are considered acceptable due to the following reasons:

- 1- The location of the affected part of Rowe Reserve is its southeastern corner which has become a narrow corridor between the Dolphin Theatre building and northern boundary of 4 Spring St, following acquiring of the latter by Watercare. The corridor like character of this part will become more apparent when 4 Spring St is fenced off and merged with the rest of WTP site at 2 Spring St in near future. As such its main function will be providing access to the Dolphin Theatre building and Rowe Reserve from Spring Street, with no recreational activity/facility is anticipated to happen/installed there for park users.
- 2- Proposed switchroom will be located to the south of the reserve and there will be no shading effects for the reserve.
- 3- The switchroom will completely be screened from the rest of the reserve (its main open area) by the Dolphin Theatre building. Therefore, no visual dominance effects are expected for the reserve or its users. Regarding the users of the Dolphin Theatre building, the switchroom is of modest scale, height and bulk with features common in the surrounding—mostly industrial—areas. In addition, this is a non-residential building with high-sill or medium size windows facing south. As such, potential visual dominance on the users of the Dolphin Theatre is negligible.
- 4- Finally, Watercare has recently purchased Lot 2 DP 147935, at 4 Spring Street, from Auckland Council and it was expected by the Council that it would be developed with buildings/structures supporting Onehunga WTP operation.
- 5- Overall, the potential effects are considered acceptable, and Watercare believes Auckland Council's affected party approval should be granted accordingly.

From: [Asgari MasumniaBisheh](#)
To: [Lucille Rutherford](#)
Subject: RE: Kaitiaki Managers' List - July 2025, Water Designation Updates and Corrections - Onehunga WTP & Paparata Road B Reservoir
Date: Wednesday, 20 August 2025 3:00:00 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Kia ora Lucie,

Aroha mai for my late reply!

If you mean whether Watercare plans to establish structures or facility that can predict or alarm flushing requirements in Onehunga area, I need to check this with our in-house experts (Programme Delivery or Design teams) and be back to you later.

If I got your question wrong, please provide further clarifications.

Ngā mihi,
Asgari

Asgari MasumniaBisheh | Resource Consent Planner – Strategy and Planning

Watercare Services Limited
Mobile: +64 21 242 7738
Customer service line: +64 9 442 2222
Postal address: Private Bag 92521, Victoria St West, Auckland 1142, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz

Mon Tue Wed Thu Fri

 Office Home

From: Lucille Rutherford <lucierutherford@gmail.com>
Sent: Monday, 11 August 2025 12:30 pm
To: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>
Subject: Re: Kaitiaki Managers' List - July 2025, Water Designation Updates and Corrections - Onehunga WTP & Paparata Road B Reservoir

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Kia Ora Asgari

Thank you for sending this further information
Does the additional areas include a mechanism for when flushing is required?

Nga mihi
Lucie

On Thu, Aug 7, 2025 at 5:33 PM Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz> wrote:

Tēnā koe, Lucie,

Thank you for your interest in Water Designation Updates and Corrections project and my apologies for the slow update!

In response to your email expressing interest in *Alteration of Designation for Onehunga Water Treatment Plant* and *New Designation for Paparata Road B Reservoir* on behalf of Ngati Tamaoho.

Below, I have provided additional information regarding the subject projects.

1. **Alteration of Designation for Onehunga Water Treatment Plant (WTP)**

Introduction:

- The brief description of the project—shown on the Kaitiaki Managers List and distributed on 18 July—is as follows:

Operation Area	Project Name	Description of Activity	Status	HNZ Authority Required?	Date Added to List
WATER PRODUCTION ASSETS	Water Designation Updates and Corrections	To extend the boundaries of <i>existing designation</i> at Onehunga WTP to the small lot (290m ²) recently purchased by Watercare from Council located to the northeast of 2 Spring St Onehunga (the address of newly purchased lot is 4 Spring St Onehunga).	APPLICATION PREPARATION	NO	2025 07

Location of proposed work:

- As shown on the screenshot below, the proposed extension to the existing designation covers the newly created lot (**4 Spring Street Onehunga**) to the northeast corner of Onehunga WTP.
- This lot is of about 290m² in area. The lot in question used to form part of Rowe Reserve, but it has recently been purchased by Watercare from Auckland Council to be added to the area of Onehunga WTP site at 2 Spring Street Onehunga. The Onehunga WTP's site is totally covered by an existing designation (recorded as Designation No. 9442 *Onehunga Water Treatment Plant* in AUP's designation section) for Water supply purposes - water treatment plant.



Nature and Scope of proposed work:

- As a planning technique, proposed designation will add a regulatory feature in the Auckland Unitary Plan's (AUP) [Watercare Designation Sub-Chapter](#) and be shown on AUP Geomaps.

- To add a new designation to a district plan or alter an existing designation, a Notice of Requirement (NoR) application is needed to be lodged with Council by a Requiring Authority (Watercare in this case). The designated area will be exempted from getting some types of land use resource consent (against district provisions as per Section 9(3) of RMA) for undertaking the public works referred to in the NoR application (subject to any designation conditions apply to it).

- Due to uncertainty about Watercare long term plan for the project site, the exact scale of future work has not yet been confirmed. However, in the most conservative approach, the potential structure/buildings to be located on this site are as follows:
 - Structure type: Switchroom (containing electrical equipment to power site)
 - Dimension envelope: 15m length x 5m width x 6m height

 - Visual: Pre-fab type structure, elevated to prevent flooding damage, steel cladding and roof (or similar), external platform/stairs for access.
 - The grey rectangle in the snapshot shows the indicative dimensions and location of the switchroom.

A blueprint of a building  AI-generated content may be incorrect.



- Indicative structure is as below:

switch room structural engineering plans perth



- Watercare would likely install a fence around the perimeter – especially if a switchroom is installed there.
- It is most likely Watercare will install a transformer here instead. Please note the transformer would be substantially **smaller** than a switchroom – estimated to be of 6m² footprint.

Timeline of project:

- The work on the preparation of NoR application for Onehunga WTP Designation Alteration started last week with anticipation of lodging it with Council by mid- September 2025.

2. **Designation of Paparata Road B Reservoir**

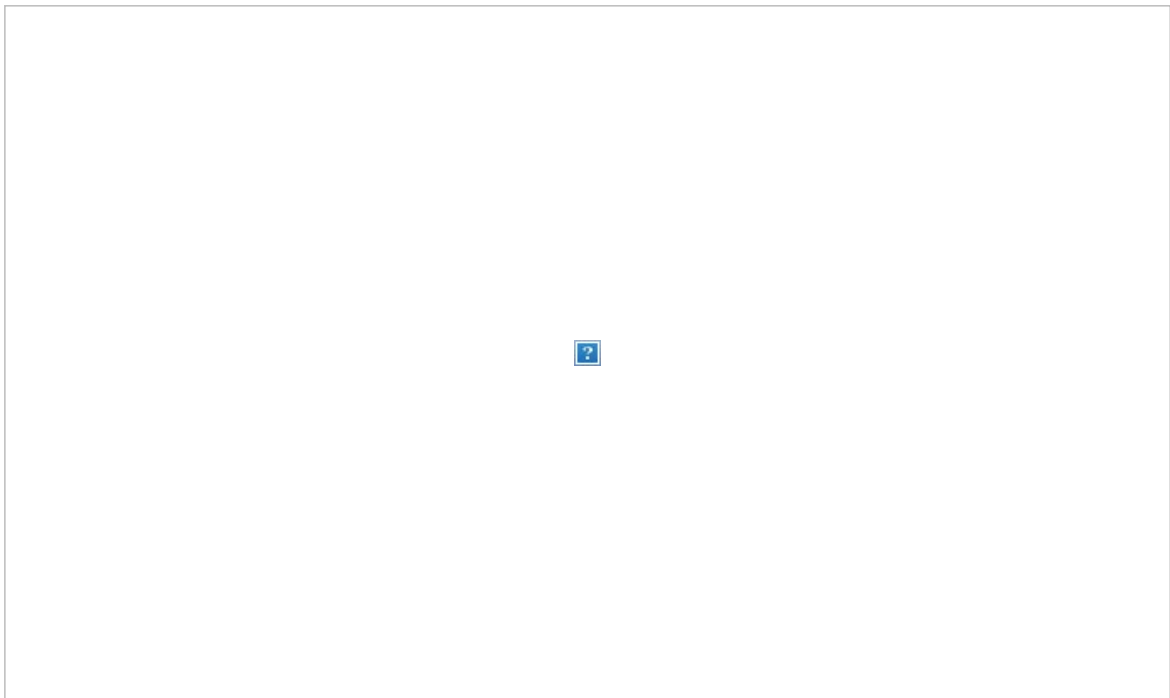
Introduction:

- The brief description of the project—shown on the Kaitiaki Managers List and distributed on 18 July—is as follows:

Operation Area	Project Name	Description of Activity	Status	HNZ Authority Required?	Date Added to List
WATER NETWORK ASSETS	Paparata Road B Reservoir	Proposing designation for Paparata Road B Reservoir next to 98 Paparata Road, Bombay to safeguard existing assets and allow for maintenance and minor upgrading.	APPLICATION PREPARATION	No	2025 07

Location of proposed work:

- As shown on the screenshot below, the proposed designation is to cover a Watercare owned small lot with an area of 81m² located between **60** and **98 Paparata Road Bombay**.
- The site has already accommodated an existing water reservoir and associated structures.



Nature and Scope of proposed work:

- Due to uncertainty about Watercare long term plan for this reservoir, the scope of the NoR application (anticipated works) is narrowed down to only cover its ongoing operation, maintenance, and minor upgrading. Therefore, this proposed designation will NOT exempt new development or major upgrades on this site from any required resource consents.

Timeline of project:

- The work on preparation of NoR application for Paparata Road B Reservoir started last week with anticipation of lodging it with Council in early October 2025.

I trust this additional information will help to give you a clearer picture of our projects.

Please feel free to contact me if you have any enquiries.

Ngā mihi
Asgari

Asgari MasumniaBisheh | Resource Consent Planner – Strategy and Planning

Watercare Services Limited

Mobile: +64 21 242 7738

Customer service line: +64 9 442 2222

Postal address: Private Bag 92521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

From: Lucille Rutherford <lucierutherford@gmail.com>

Sent: Monday, 28 July 2025 1:28 pm

To: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>

Subject: Re: Kaitiaki Managers' List - July 2025, Water Designation Updates and Corrections projects added to list

Kia Ora Asgari

Thank you for your email

Ngati Tamaoho has an interest in

Package E: 2 Spring Street, Onehunga (Onehunga Water Treatment Plant)

Nga mihi

Lucie

On Fri, Jul 25, 2025 at 3:50 PM Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz> wrote:

Kia ora Lucie,

Following my previous email in May, please note we added new projects regarding proposed Designation for *existing* Watercare assets to Kaitiaki List last week.

This affects five water facilities including Walker Road, Christian Road, Mt Victoria and Paparata Road B Reservoirs as well as an extension to Onehunga water treatment plant's designation.

Six wastewater facilities have been added as follows:

- new designation for Tangaroa St, Warkworth St, Brownd Bay and Albany Pump Stations;
- removal of designation for the dismantled Dunkirk Pump Station at 192A Riverside Avenue Point England; and
- partial removal of existing designation for 500 Island Rd Mangere Bridge—affected land is located next to 56 Ihumatao Quarry Rd.

Please review them and let us know if Ngati Tamaoho is interested in any of the mentioned projects.

Please do not hesitate to contact me if you have any queries about these projects.

Ngā mihi,
Asgari

Asgari MasumniaBisheh | Resource Consent Planner – Strategy and Planning

Watercare Services Limited
Mobile: +64 21 242 7738
Customer service line: +64 9 442 2222
Postal address: Private Bag 92521, Victoria St West, Auckland 1142, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz

Mon Tue Wed Thu Fri

Office Home

From: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>
Sent: Friday, 9 May 2025 1:56 pm
To: lucierutherford <lucierutherford@gmail.com>
Cc: Watercare Kaitiaki Communications <kaitiaki@water.co.nz>
Subject: RE: Kaitiaki Managers' List - April 2025, Water Designation Updates and Corrections projects removed from list

Kia ora Lucie,

My name is Asgari MasumniaBisheh, a new member of the Resource Consents team at Watercare.

My apologies for my late update on your expressed interest in 'Water Designation Updates and Corrections' projects listed on the last version of Kaitiaki List.

Please note these projects have not yet started and were added to the Kaitiaki List in error.

We will no longer show these projects on the next edition(s) of the Kaitiaki Managers' List until their scope confirmed and they formally start, planned for some time in the second half of 2025.

Once they have started, I will separately be in touch with and update you on their status.

Thanks again for your expressed interest, and please do not hesitate to contact me if you have any queries.

Ngā mihi,
Asgari

Asgari MasumniaBisheh | Resource Consent Planner – Strategy and Planning

Watercare Services Limited
Mobile: +64 21 242 7738
Customer service line: +64 9 442 2222
Postal address: Private Bag 92521, Victoria St West, Auckland 1142, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz

Mon Tue Wed Thu Fri

Office Home

From: Watercare Kaitiaki Communications <kaitiaki@water.co.nz>
Sent: Monday, 28 April 2025 11:56 am
To: lucierutherford <lucierutherford@gmail.com>

Cc: Paul Futter <Paul.Futter@water.co.nz>; Janette Yan <Janette.Yan@water.co.nz>; Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>

Subject: RE: Kaitiaki Managers' List - April 2025

Kia ora Lucie,

Thank you for your response.

Confirming that the below projects have been registered as of interest to Ngāti Tamaoho. The project planners that you can contact have been linked below for future direct liaison.

Pukekohe WWTP Upgrade Stage 3 Janette.Yan@water.co.nz

Cosseys and Wairoa Water Storage Lakes Environmental Flows Paul.Futter@water.co.nz

Water Designation Updates and Corrections

Package D: 98 Parata Road, Bombay (Parata Road B Reservoir)

Package E: 2 Spring Street, Onehunga (Onehunga Water Treatment Plant) Asgari.MasumniaBisheh@water.co.nz

Ngā mihi

Rod Finlayson | Resource Consent Planner

Watercare Services Limited Mobile: +64 22 657 9509

Customer service line: +64 9 442 2222

Postal address: Watercare, Private Bag 92 521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

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Office Home

From: Lucille Rutherford <lucierutherford@gmail.com>

Sent: Wednesday, 23 April 2025 11:26 am

To: Watercare Kaitiaki Communications <kaitiaki@water.co.nz>

Subject: Re: Kaitiaki Managers' List - April 2025

Kia ora

Can Ngati Tamaoho please be added to the following projects

Thank you, Nga mihi

Lucie

Pukekohe WWTP Upgrade Stage 3

The current Pukekohe Wastewater Treatment Plant (WWTP) was last upgraded in 2021 (Stage 2 upgrade). Under the projections adopted for the Stage 2 upgrade, the plant was projected to reach capacity by 2030.

This project seeks to identify options to upgrade the WWTP processing capacity from the plant's 60,000 population equivalent (PE) capacity to 90,000PE, aligning with the practical population possible authorised under the existing discharge consent.

Cosseys and Wairoa Water Storage Lakes Environmental Flows

Water Designation Updates and Corrections

Package D: 98 Parata Road, Bombay (Parata Road B Reservoir)

Package E: 2 Spring Street, Onehunga (Onehunga Water Treatment Plant)

On Thu, Apr 17, 2025 at 12:01 PM Watercare Kaitiaki Communications <kaitiaki@water.co.nz> wrote:

Tēnā koutou,

Please find the updated Kaitiaki Managers List for April 2025 attached to this communication.

Should you wish to express interest in any of the projects described, kindly respond to kaitiaki@water.co.nz.

Ngā mihi

Rod Finlayson | Resource Consent Planner

Watercare Services Limited Mobile: +64 22 657 9509

Customer service line: +64 9 442 2222

Postal address: Watercare, Private Bag 92 521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

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Office Home

From: [Logan Fraser-List](#)
To: [Lucierutherford](#)
Cc: [Asgari MasumniaBisheh](#); [Te Miringa Sherman](#); [Rua Tipoki](#)
Subject: Re: Onehunga WTP Upgrade Flushing
Date: Monday, 29 September 2025 1:36:46 pm
Attachments: [image.png](#)

Yes, that would be correct

[Logan Fraser-List](#)

Graduate Planner | Strategy & Planning

Ika Tauhou Kaihoahoa | Take Rautaki, Whakamahere hoki

From: Lucille Rutherford <lucierutherford@gmail.com>
Sent: Monday, September 29, 2025 1:34 PM
To: Logan Fraser-List <Logan.Fraser-List@water.co.nz>
Cc: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>; Te Miringa Sherman <TeMiringa.Sherman@water.co.nz>; Rua Tipoki <Rua.Tipoki@water.co.nz>
Subject: Re: Onehunga WTP Upgrade Flushing

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Kia Ora Logan

Thank you for your response

I would imagine that if water pipe flush usually goes to waste then Ngati Tamaoho would be notified if you wanted to direct it to an existing stormwater line

Nga mihi
Lucie

On Mon, Sep 29, 2025 at 8:17 AM Logan Fraser-List <Logan.Fraser-List@water.co.nz> wrote:

Kia ora Lucie,

Apologies for the late response,

I am not sure exactly the process for other projects and water pipe flushes, but it is possible for some commissioning pipe flushes, that we would need to discharge this into the existing stormwater network and therefore require a discharge consent to carry this out.

This is usually for larger flows, I believe most off-spec water and smaller flushing would utilise our trade waste permit and be treated at a wastewater treatment plant, but I am not 100% sure for each project.

Hope this helps, let me know if you need anything else

Ngā mihi,

[Logan Fraser-List](#)

Graduate Planner | Strategy & Planning

Ika Tauhou Kaihoahoa | Take Rautaki, Whakamahere hoki

From: Lucille Rutherford <lucierutherford@gmail.com>

Sent: Saturday, September 6, 2025 2:43 PM

To: Logan Fraser-List <Logan.Fraser-List@water.co.nz>

Cc: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>; Te Miringa Sherman <TeMiringa.Sherman@water.co.nz>; Rua Tipoki <Rua.Tipoki@water.co.nz>

Subject: Re: Onehunga WTP Upgrade Flushing

Kia Ora Logan

Thank you for your email

It is good to know that Watercare will not be flushing this waste into any waterways and will be collecting it in tankers to go to the wastewater treatment plant

Does this practice occur for all your water pipe flushes?

Nga mihi

Lucie

On Thu, Aug 28, 2025 at 3:23 PM Logan Fraser-List <Logan.Fraser-List@water.co.nz> wrote:

Tēnā koe Lucie,

I'm following up on the query you raised with Asgari earlier this month regarding the flushing of water lines during the projects.

Asgari is currently progressing the designation to secure an additional parcel of land for the Onehunga WTP. This is linked to the Onehunga WTP Reinstatement Project, which I'm supporting by obtaining the necessary statutory approvals. I believe your question is more directed to this project.

The Onehunga WTP Reinstatement Project will upgrade the currently decommissioned Onehunga WTP. As part of this work, flushing within and around the WTP will almost certainly be required. This will be managed via our trade-waste discharge, so any off-spec water would ultimately be treated at a wastewater treatment plant.

For the downstream network, there may be some segments may require flushing and re-chlorination before the new plant is brought online. This will be confirmed as the design develops. One potential solution is to drain pipes at scour valve locations into a tanker for disposal at a WWTP site.

I hope this answers your question, but please don't hesitate to get in touch if you'd like to discuss further.

Here is a summary of the project:



This project will reinstate and upgrade the Onehunga WTP to:

- Meet all current drinking water regulations
- Improve resilience of supply to the Onehunga zone
- Support future population growth
- Replace and modernise ageing infrastructure

Key Components of the Upgrade:

- PFAS and EOC treatment: Installation of Granular Activated Carbon (GAC) filters
- Improved disinfection: Introduction of UV disinfection to strengthen pathogen control
- Fluoridation: Upgraded fluoride dosing system to serve multiple supply lines
- Electrical upgrades: New switchrooms, transformer relocation and replacement of Vector infrastructure
- Instrumentation enhancements: Additional monitoring for turbidity and fluoridation
- Operational improvements: Including air system upgrades, chlorinator upsizing, and filtration reliability reviews

The new switchroom will be located on the parcel of land subject to designation.

At this stage, we believe the work will be able to proceed under an Outline Plan of Works (OPW), as the upgrades are planned to occur within the existing boundary and designation. However, we've identified that consents may be required for specific matters, specifically stormwater, groundwater and built heritage.

Ngā mihi nui,

[Logan Fraser-List](#)

Graduate Planner | Strategy & Planning

Ika Tauhou Kaiwhakamahere | Whakamāherehere Rautaki

Watercare Services Limited

Mobile: 021 786 491

From: [Rua Tipoki](#)
To: [Asgari MasumniaBisheh](#)
Subject: RE: Te Aakitai Waiohua - EOI August Kaitiaki Managers' List - Designations Onehunga WTP, Paparata Rd B Reservoir & Mangere WWTP
Date: Friday, 14 November 2025 9:58:44 pm
Attachments: [image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.jpg](#)
[image016.png](#)
[image017.jpg](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)

Nice clear email Asgari.

Rua Tipoki | Te Rua Whetu

Te Whanau a Apanui me Ngati Porou

Matanga Matamua Tuhonohono a-Iwi - Senior Engagement Specialist

Waea Pukoro: 021 220 4043

Wahi Tuku Reta: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand

Wahi Mahi: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Wahi Noho: Level 4, Newmarket

Website: www.watercare.co.nz

Ki te ora te wai, ka ora te whenua, ka ora nga tangata

If the water is healthy, the land is healthy, then the people are healthy



From: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>

Sent: Wednesday, 12 November 2025 3:03 pm

To: teteconsultancy <teteconsultancy@gmail.com>

Cc: Watercare Kaitiaki Communications <kaitiaki@water.co.nz>; Rua Tipoki <Rua.Tipoki@water.co.nz>; kaitiaki <Kaitiaki@teakitai.com>; Logan Fraser-List <Logan.Fraser-List@water.co.nz>

Subject: RE: Te Aakitai Waiohua - EOI August Kaitiaki Managers' List - Designations Onehunga WTP, Paparata Rd B Reservoir & Mangere WWTP

Kia ora Jeff,

Thank you very much for your feedback and my apologies for the late update!

In terms of adding your requested condition to NoRs, please note the following comments for each site:

1. Onehunga Designation Alteration project is related to the wider Onehunga WTP Reinstatement project which has its separate row on the Kaitiaki Project List. As designation alteration project does not provide further details of the design and future development on the site, I suggest following up with Onehunga WTP Reinstatement Project and provide your feedback for that project. My colleague [@Logan Fraser-List](#) (cc here) will be able to help you with that if you need more information.
2. Re Paparata Rd B Reservoir, I consulted about your request for a condition in the designation with senior colleagues in the team as well as my manager, Tanvir. I am advised that this cannot be conditioned for the designation since it is about Watercare's ongoing engagement commitment to Te Ākitai. However, to ensure addressing your concern about this specific site, please note the main purpose of designation is to safeguard the

existing asset and there is NO plan to make any changes to it at the moment. However, if any changes (such as minor upgrading) come up in the future, they need to be defined and go through feasibility and design process, and they will be added to the Kaitiaki list for Mana Whenua's review and engagement. As such, any potential future changes will still need Mana Whenua's feedback separately.

I hope this addresses your concerns, but please let me know if you have any questions.

Ngā mihi,
Asgari

Asgari MasumniaBisheh | Resource Consent Planner – Strategy and Planning

Watercare Services Limited
Mobile: +64 21 242 7738
Customer service line: +64 9 442 2222
Postal address: Private Bag 92521, Victoria St West, Auckland 1142, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz

From: Jeff Lee <teteconsultancy@gmail.com>
Sent: Monday, 3 November 2025 9:40 am
To: Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz>
Cc: Watercare Kaitiaki Communications <kaitiaki@water.co.nz>; Rua Tipoki <Rua.Tipoki@water.co.nz>; kaitiaki <Kaitiaki@teakitai.com>
Subject: Re: Te Aakitai Waiohua - EOI August Kaitiaki Managers' List - Designations Onehunga WTP, Paparata Rd B Reservoir & Mangere WWTP

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Kia ora Asgari,
Thank you for your sending me this email overview RE : Alteration of Designation for Onehunga Water Treatment Plant, New Designation for Paparata Road B Reservoir .

Te Aakitai Confirms we do not oppose these applications and seek to have meaningful engagement moving forward in relation to the long term plans for the project sites including becoming more familiar with the the exact scale of future works so that we can explore mitigation measures to manage cultural effects - ie site visits / earthworks / visual / planting.

Can you please confirm if WC is happy to offer a condition that locks in the above feedback ??

Ngaa Mihi Nui
Jeff Lee
Te Aakitai Waiohua Kaitiaki
Mobile : 027 202 6158
Email : teteconsultancy@gmail.com

On Wed, 1 Oct 2025 at 10:19, Asgari MasumniaBisheh <Asgari.MasumniaBisheh@water.co.nz> wrote:

| Tēnā koe, Jeff,

Thank you for your interest in Water/Wastewater Designation Updates and Corrections projects and my apologies for the slow update!

In response to your email expressing interest in *Alteration of Designation for Onehunga Water Treatment Plant*, *New Designation for Paparata Road B Reservoir* and *Partial Removal of Mangere WWTP Designation* on behalf of Te Aakitai Waiohau, I have provided additional information as follows:

1. **Alteration of Designation for Onehunga Water Treatment Plant (WTP)**

Introduction:

- The brief description of the project—shown on the Kaitiaki Managers List and distributed on 18 July—is as follows:

Operation Area	Project Name	Description of Activity	Status	HNZ Authority Required?	Date Added to List
WATER PRODUCTION ASSETS	Water Designation Updates and Corrections	To extend the boundaries of <i>existing designation</i> at Onehunga WTP to the small lot (290m ²) recently purchased by Watercare from Council located to the northeast of 2 Spring St Onehunga (the address of newly purchased lot is 4 Spring St Onehunga).	APPLICATION PREPARATION	NO	2025 07

Location of proposed work:

- As shown on the screenshot below, the proposed extension to the existing designation covers the newly created lot (**4 Spring Street Onehunga**) to the northeast corner of Onehunga WTP.
- This lot is of about 290m² in area. The lot in question used to form part of Rowe Reserve, but it has recently been purchased by Watercare from Auckland Council to be added to the area of Onehunga WTP site at 2 Spring Street Onehunga. The Onehunga WTP's site is totally covered by an existing designation (recorded as Designation No. 9442 *Onehunga Water Treatment Plant* in AUP's designation section) for Water supply purposes - water treatment plant.



Nature and Scope of proposed work:

- As a planning technique, proposed designation will add a regulatory feature in the Auckland Unitary Plan's (AUP) [Watercare Designation Sub-Chapter](#) and be shown on AUP Geomaps.

- To add a new designation to a district plan or alter an existing designation, a Notice of Requirement (NoR) application is needed to be lodged with Council by a Requiring Authority (Watercare in this case). The designated area will be exempted from getting some types of land use resource consent (against district provisions as per Section 9(3) of RMA) for undertaking the public works referred to in the NoR application (subject to any designation conditions apply to it).

- Due to uncertainty about Watercare long term plan for the project site, the exact scale of future work has not yet been confirmed. However, in the most conservative approach, the potential structure/buildings to be located on this site are as follows:
 - Structure type: Switchroom (containing electrical equipment to power site)
 - Dimension envelope: 15m length x 5m width x 6m height

 - Visual: Pre-fab type structure, elevated to prevent flooding damage, steel cladding and roof (or similar), external platform/stairs for access.
 - The grey rectangle in the snapshot shows the indicative dimensions and location of the switchroom.

A blueprint of a building? AI-generated content may be incorrect.



- Indicative structure is as below:

switch room structural engineering plans perth



- Watercare would likely install a fence around the perimeter – especially if a switchroom is installed there.
- It is most likely Watercare will install a transformer here instead. Please note the transformer would be substantially **smaller** than a switchroom – estimated to be of 6m² footprint.

Timeline of project:

- The work on the preparation of NoR application for Onehunga WTP Designation Alteration started in August with anticipation of lodging it with Council by mid-October 2025.

2. **Designation of Paparata Road B Reservoir**

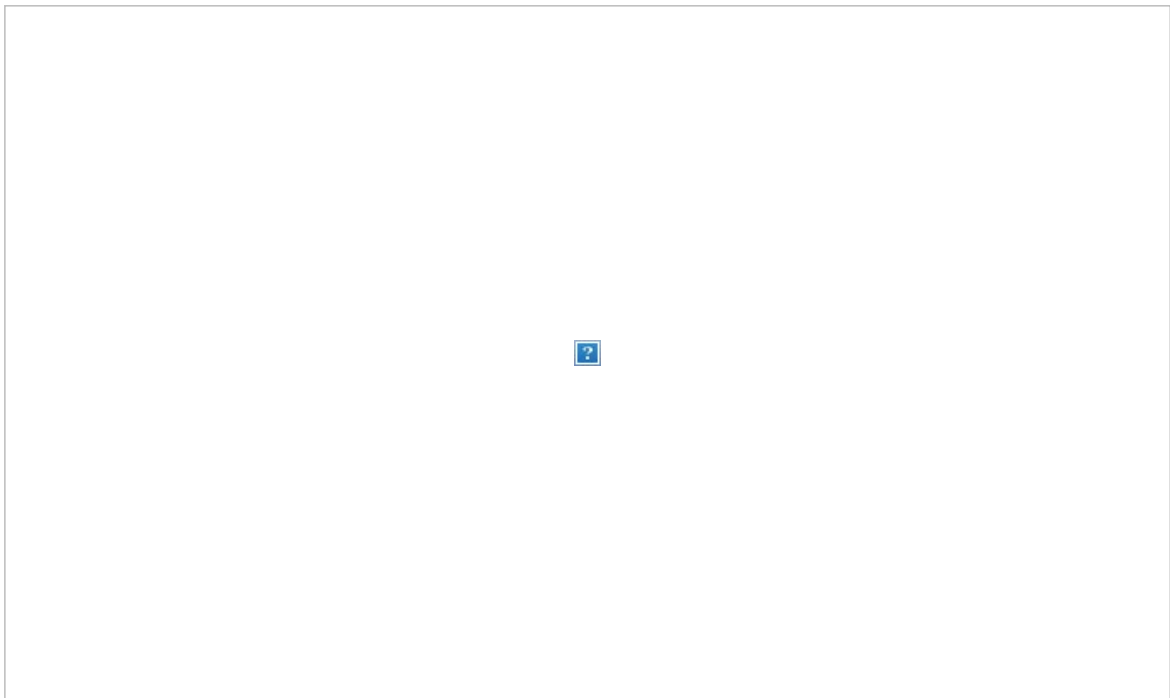
Introduction:

- The brief description of the project—shown on the Kaitiaki Managers List and distributed on 18 July—is as follows:

Operation Area	Project Name	Description of Activity	Status	HNZ Authority Required?	Date Added to List
WATER NETWORK ASSETS	Paparata Road B Reservoir	Proposing designation for Paparata Road B Reservoir next to 98 Paparata Road, Bombay to safeguard existing assets and allow for maintenance and minor upgrading.	APPLICATION PREPARATION	No	2025 07

Location of proposed work:

- As shown on the screenshot below, the proposed designation is to cover a Watercare owned small lot with an area of 81m² located between **60** and **98 Paparata Road Bombay**.
- The site has already accommodated an existing water reservoir and associated structures.



Nature and Scope of proposed work:

- Due to uncertainty about Watercare long term plan for this reservoir, the scope of the NoR application (anticipated works) is narrowed down to only cover its ongoing operation, maintenance, and minor upgrading as defined and permitted under AUP. Therefore, this proposed designation will NOT exempt new development or major upgrades on this site from any required resource consents.

Timeline of project:

- The work on preparation of NoR application for Paparata Road B Reservoir started in August with anticipation of lodging it with Council late October 2025.

3. **Partial Removal of Mangere WWTP Designation**

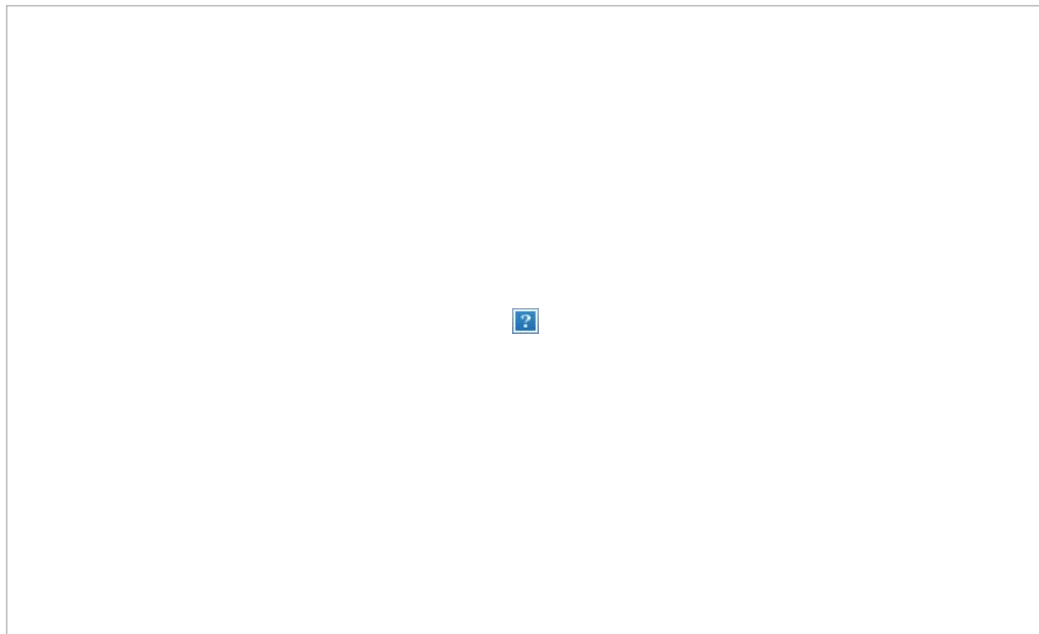
Introduction:

- The brief description of the project—shown on the Kaitiaki Managers List and distributed on 18 July—is as follows:

Operation Area	Project Name	Description of Activity	Status	HNZ Authority Required?	Date Added to List
WASTEWATER PRODUCTION ASSETS	Wastewater Designation Updates and Corrections	Partial Removal of existing Mangere WWTP Designation at 500 Island Road Mangere Bridge following land exchange between Watercare and Council. It is a coastal lot which is now owned by the Council and located next to 56 Ihumatao Quarry Road Mangere.	APPLICATION PREPARATION	No	2025 07

Location of proposed work:

- As shown on the screenshots below, the proposed partial removal of the designation will only affect part of 500 Island Road which abuts north of *56 Ihumatao Quarry Road, Mangere*.



Nature and Scope of proposed work:

- Watercare Services Limited (Watercare) seeks part removal of Designation 9502 included in the Auckland Unitary Plan (Operative in Part) as the land sold to Auckland Council and it is not required for the future development of the Wastewater Treatment Plant. This will affect only the terrestrial aspect of this designation covers approximately 19.21 ha of land to the north of 56 Ihumatao Quarry Road, Mangere. The proposed job only requires updating AUP Geomaps features.

Timeline of project:

- The work on preparation of designation removal letter started in September with anticipation of lodging it with Council by the end of this week (3rd October).

I trust this additional information will help to give you a clearer picture of our projects.

Please feel free to contact me if you have any enquiries.

Ngā mihi
Asgari

Asgari MasumniaBisheh | Resource Consent Planner – Strategy and Planning

Watercare Services Limited

Mobile: +64 21 242 7738

Customer service line: +64 9 442 2222

Postal address: Private Bag 92521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

Mon Tue Wed Thu Fri

Office Home

From: Jeff Lee <teteconsultancy@gmail.com>
Sent: Tuesday, 2 September 2025 11:47 am
To: Watercare Kaitiaki Communications <kaitiaki@water.co.nz>
Cc: kaitiaki <kaitiaki@teakitai.com>
Subject: Re: Kaitiaki Managers' List - August 2025

Kia ora Rod ,
Confirming interest for the projects below .
Note This includes July 2025 listed projects as well .

WATER

Hunua Rider Main
Mangere Watermain High Volume Flushing Valve
Paparata Road B Reservoir
Water Designation Updates and Corrections - Onehunga

WASTEWATER

Hingaia Wastewater Pump Station Storage Solution
Beach Haven Diversion
Partial Removal of existing Mangere WWTP Designation at 500 Island Road Mangere Bridge
Southwestern Interceptor Renewal

Ngaa Mihi Nui
Jeff Lee
Te Aakitai Waiohua Kaitiaki
Mobile : 027 202 6158
Email : teteconsultancy@gmail.com

On Tue, 19 Aug 2025 at 17:34, Watercare Kaitiaki Communications <kaitiaki@water.co.nz> wrote:

Tēnā koutou

Please find the updated Kaitiaki Managers List for August 2025 attached to this communication.

Should you wish to express interest in any of the other projects described, kindly respond to kaitiaki@water.co.nz.

Ngā mihi

Rod Finlayson | Resource Consent Planner

Watercare Services Limited Mobile: +64 22 657 9509

Customer service line: +64 9 442 2222

Postal address: Watercare, Private Bag 92 521, Victoria St West, Auckland 1142, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz

Disclaimer: This e-mail message and any attachments are privileged and confidential.
They may contain information that is subject to statutory restrictions on their use.

Mon Tue Wed Thu Fri

Office Home

ATTACHMENT C

Council specialists' emails and memos

David Wong

From: Paul Hansen
Sent: Monday, 10 November 2025 1:04 pm
To: David Wong
Subject: Notice of Requirement (NoR) – Onehunga Water Treatment Plant Designation Alteration

Good morning, David

As we know, Watercare Services Limited has lodged a Notice of Requirement to alter the existing designation for the Onehunga Water Treatment Plant at 2 Spring Street under Section 181(3) of the Resource Management Act 1991. The alteration extends the designation boundary to include an additional 290 m² lot at 4 Spring Street (land recently acquired from Auckland Council and formerly part of Rowe Reserve). The purpose of this extension is to facilitate future upgrades and expansion of the plant infrastructure.

The subject site is zoned Open Space – Community Zone under the Auckland Unitary Plan and currently functions as a small pocket park containing lawn areas, a footpath, and a picnic bench.

Eight trees are present on the lot:

- 1 × Karaka (*Corynocarpus laevigatus*) – mature, 8 m tall, fair vitality
- 1 × Karamu (*Coprosma robusta*) – 2.5 m tall, good health
- 3 × Peruvian Guava (*Psidium cattleianum*) – 5–7.5 m tall, good condition
- 3 × Nikau Palms (*Rhopalostylis sapida*) – 4.7–9 m tall, good condition

All are assessed in the report as healthy but not of sufficient quality or significance to warrant notable tree status.

The proposal to extend the designation will ultimately result in the loss of up to eight trees within the site, representing approximately 127 m² of canopy cover. The Arborist's report takes a precautionary "worst-case scenario" approach, assuming full removal to enable future infrastructure development.

The existing trees provide only limited ecological and amenity value due to their modest size and restricted canopy spread. Adverse effects are therefore assessed as low and can be appropriately mitigated through replacement planting of seven new medium-to-large grade trees to achieve no net loss in canopy cover by 2050, consistent with Auckland's Urban Ngahere Strategy target of 30 percent canopy cover

Under Chapters E16 (Trees in Open Space Zones) and E26 (Infrastructure) of the Auckland Unitary Plan, the removal of trees greater than 4 m in height or 400 mm in girth within Open Space zoning is a Restricted Discretionary Activity (E16.4.1(A10) and E26.4.3.1(A92))

The proposed alteration has been assessed against these rules and found to appropriately address potential vegetation effects through mitigation.

Arboricultural Conditions (Recommended for Inclusion in the Designation)

1. Vegetation Removal and Supervision

- All tree removal and associated works must be undertaken by qualified arborists in accordance with AS4970:2025 *Protection of Trees on Development Sites* and best arboricultural practice.

2. Timing of Replacement Planting

- Within the first planting season following completion of works (May–September), at least seven (7) replacement trees of 45 L grade must be planted on Watercare owned land within the Maungakiekie Tāmaki Local Board area, or other appropriate open space where they may reach optimum size.

3. Species Selection

- Replacement trees must be climate ready species suitable for Auckland conditions, including (but not limited to):
 - Puriri (*Vitex lucens*)
 - Coastal Maire (*Notelaea apetala*)
 - Griffith's Ash (*Fraxinus griffithii*)

4. Maintenance

- Trees must be maintained for a minimum period of three years following planting. If any tree dies, is damaged, or fails to establish, it must be replaced like-for-like and maintained for a further three years.

5. Documentation at Outline Plan Stage

- Prior to construction, an updated Arboricultural Management Plan must be submitted at the Outline Plan stage detailing tree removal methods, protection zones, and mitigation locations consistent with the approved NoR conditions.

Conclusion

From an arboricultural perspective, the effects of the proposed designation alteration are acceptable. While the removal of eight trees represents a modest loss of canopy cover, the recommended mitigation planting achieves a net gain in future canopy area and ensures the proposal aligns with the objectives and policies of Chapter E16 of the Auckland Unitary Plan and Auckland's Urban Ngahere Strategy.

On this basis, no further arboricultural concerns are raised, and support for the NoR is recommended subject to the above conditions.

Regards

Paul Hansen – Arborist – Earth Streams and Trees
Planning & Resource Consents
Mob 027- 4983464 | Email: paul.hansen@aucklandcouncil.govt.nz
Auckland Council
Level 6, 135 Albert Street, Auckland Central,
Private Bag 92 300, Auckland 1142
Visit our website: www.aucklandcouncil.govt.nz

David Wong

From: David Ferrari
Sent: Thursday, 18 December 2025 10:52 am
To: David Wong
Subject: RE: Watercare's response to council's s92 further information request - FW: Designation 9442 Alteration NoR – Onehunga WTP

Thanks for confirming David.

Please find my response for this application set out in the below email, I trust this is sufficient, but if there are any matters for clarification, please let me know.

Non-notified Processing

Highly modified receiving environment:

- The site is located within an industrial context adjacent to the existing WTP, where similar infrastructure is anticipated and visually consistent. The proposed activity will be a continuation of the current designation extent and naturally integrate with the existing operational character.

Localised and contained effects:

- Potential adverse effects (loss of open space and tree removal) are confined to a small pocket park and do not extend beyond Spring Street. The remainder of Rowe Reserve remains unaffected, preserving aspects of community amenity in the vicinity.

No impact on sensitive landscape features:

- The proposal does not affect the regionally significant volcanic viewshaft (O11) or the visual integrity of Maungakiekie / One Tree Hill. Height limits and viewshaft protections remain intact.

Clear and enforceable mitigation measures:

- Arboricultural conditions ensure offset planting and net canopy gain, contributing to Auckland Councils Urban Ngahere strategy. These measures are practical and achievable.

Landscape Character and Visual Amenity Effects

Landscape character effects:

- Proposed infrastructure will be industrial in form and materiality, consistent with the WTP and surrounding industrial area.
- The change represents a logical extension of existing WTP operations, not introducing new or incongruous activity.
- The designation extension is considered minor in scale, and within this highly modified context would be barely discernible should the mitigation methods proposed be complied with.

Loss of public open space:

- The affected area is small (291 m²) and currently functions as a pocket park.
- Rowe Reserve remains available as an alternative community space, limiting the scale of amenity loss to a localised area.

Visual amenity effects:

- Views are highly contained to Spring Street and Princes Street; any new structures will appear integrated with WTP operations.

- No adverse effect on volcanic viewshaft or heritage overlays beyond minor obscuring of the pumphouse backdrop, which is already partially screened.

Proposed Conditions

- Draft Conditions 1.1 to 1.4 are considered satisfactory to ensure that mitigation is appropriate and proportionate to the potential tree removal.

Conclusion

For the reasons set out above, the application to alter the designation from a landscape character and visual amenity effects perspective, is considered low – very low (upon mitigation planting being implemented and maturity). This equates to less than minor within the RMA scale of effects.

LESS THAN MINOR			MINOR		MORE THAN MINOR		SIGNIFICANT
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH	

Figure 1: Comparison Table - NZLA Te Tangi a te Maru Aotearoa New Zealand Landscape Assessment Guidelines – 7-point Effects Scale (bottom row), RMA scale of effects (top row).

Ngā mihi,

David Ferrari | Principal Landscape Architect
Tāmaki Makaurau Design Ope

Waea pūkoro / Phone 027 203 5809
 Te Kaunihera o Tāmaki Makaurau / Auckland Council
 Level 16, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland
aucklandcouncil.govt.nz

Memo

To: David Wong, Senior Policy Planner, Central and South Planning, Planning and Resource Consents Department, Policy, Planning and Governance Directorate

From: Myfanwy Eaves, Senior Specialist: Archaeology, Cultural Heritage Information Team, Heritage Unit, Planning and Resource Consents Department, Policy, Planning and Governance Directorate

Date: 5/02/2026

Subject: Notice of Requirement for the expansion of a water treatment plant at 4 Spring Street, Onehunga.

1. Purpose of this memo

- 1.1. This memo sets out Auckland Council's Cultural Heritage Implementation Team's assessment of potential historic heritage and archaeological effects associated with the proposed expansion of Designation 9442. The expansion would incorporate a portion of the public reserve at 4 Spring Street, Onehunga (Section 2, SO 579198).
- 1.2. This assessment was requested by David Wong, Senior Policy Planner, Central and South Planning, Planning and Resource Consents Department.
- 1.3. This memo has been prepared by Myfanwy Eaves, Senior Specialist: Archaeology, Cultural Heritage Implementation Team, Heritage Unit, Auckland Council.

2. Other teams

- 2.1. I referred the application to Rebecca Fox, Team Leader, Built Heritage Implementation, as the proposed construction or expansion of the water treatment plant may affect the Category A scheduled Pumphouse at 2 Spring Street (AUP OIP ID 1844). Her feedback has been incorporated into this memo.

3. Exclusions

- 3.1. This memo does not assess the cultural significance of the application area to mana whenua. The values that mana whenua place on the area may differ from its historic heritage and archaeological values and are determined by mana whenua. It remains the applicant's responsibility to engage with mana whenua to identify and understand those values.
- 3.2. It is noted that the application area forms part of the wider complex of springs known as Waihi¹, which has historic, archaeological, and cultural associations.²

¹ *Water Heritage Thematic Study Prepared for Auckland Council and Watercare Services Ltd* by Graeme Murdoch, Tania Mace, Lisa Truttman and Marguerite Hill in association with Matthews & Matthews Architects Ltd. Final Revision: March 2020. Page 10.

² Schedule 12 (AUP) lists initial Sites and Places of Significance to Mana Whenua. ID#048 Onehunga is described as *Waahi whakahirahira Historic Te Taou, Nga Oho, Te Uringutu (Ngati Whātua O Ōrākei) Village site*. Murdoch also describes *Te Puna a Tauhaua*, 'gushing springs' at 2-4 Spring Street and notes that Watercare manage the site (ibid, page 201).

4. Documents reviewed

4.1. In making this assessment, I reviewed the following documents provided in support of the application:

- a) *Assessment of Effects on the Environment (AEE): Onehunga Water Treatment Plant – Notice of Requirement for a Minor Alteration to Designation at 4 Spring Street*. Prepared by Naomi Darvill for Tanvir Bhamji, Resource Consenting Manager, Watercare Services Limited. Dated 23 October 2025.
- b) *Section 92 response* dated 12 December 2025, specifically *Attachment B (Proposed Conditions)*, which provides for a Built Heritage Construction Management Plan as part of the Outline Plan of Works for 4 Spring Street.

4.2. The information contained in these documents has been assessed against the Auckland Unitary Plan (Operative in Part) [AUP], as of 23 January 2025.

5. Description of the proposed works

5.1. The Notice of Requirement (NoR) seeks a minor alteration to Designation 9442, involving the addition of a small parcel of land at 4 Spring Street to an existing designation that enables the operation of the Onehunga Water Treatment Plant at Spring and Rowe Streets.

5.2. Watercare states that the land is required to provide space for a new switch room which will contain electrical equipment for the water treatment plant.

5.3. While the AEE³ provides a high-level description of the planning context and permitted built form under the underlying zoning, limited information is provided regarding the anticipated scale, location, footprint, or construction methodology of the proposed switch room. This constrains the ability to fully assess potential effects on both above-ground historic heritage and sub-surface archaeological resources.

6. Historic heritage and archaeological context

6.1. There are two key components of historic heritage within, or immediately adjacent to, the boundaries of the NoR alteration area:

- a) The Pumphouse located in the northeast corner of the existing Designation 9442, which is listed in Schedule 14.1 of the Auckland Unitary Plan (Operative in Part) as a Category A historic heritage place (ID 1844). The associated Heritage Extent of Place Overlay extends to the boundary with 4 Spring Street.
- b) The wider historic site of Waihihī, including the springs and adjacent land along Rowe, Princes, and Spring Streets. Although the full extent of the springs is no longer visible, the area retains archaeological potential. Historic modification has occurred through piping associated with the water treatment plant, rail infrastructure, former mill and tannery activities at Bycroft Reserve, and extensive infilling of springs and rocky outcrops since the 1860s.

6.2. Given this context, the application area has the potential to contain sub-surface archaeological material associated with early water infrastructure, industrial activity, and land modification relating to the Waihihī springs.

³ AEE, page 7.

7. Potential effects on historic heritage and archaeology

- 7.1. Watercare provided indicative dimensions and the location of the switch room in its s92 response. These details must be confirmed at the outline plan of works stage [OPW].
- 7.2. The Heritage Unit is willing to assist Watercare in identifying, recognising, and avoiding any historic heritage present on the site. We are also willing to work with Watercare as part of any pre-application process, or earlier where possible. Early identification of heritage at this location will help avoid damage, destruction, or project delays.

8. Applicant's proposed consent conditions

- 8.1. The AEE did not initially propose any conditions relating to potential effects on historic heritage or archaeology.
- 8.2. The Section 92 response has since proposed the following conditions (Attachment B(2)) for the alteration portion of Designation 9442:

Heritage

- 1.1. *A Built Heritage Construction Management Plan (BH-CMP) shall be prepared by a suitably qualified person (such as a conservation architect) and submitted to Auckland Council as part of the Outline Plan(s) for works within 4 Spring Street Onehunga.*
- 1.2. *The BH-CMP must specify the following matters:*
 - (a) *Construction timetable,*
 - (b) *Construction methodology, including:*
 - i. *Methodology for site preparation, working practices and use of machinery; and*
 - ii. *Methodology for avoiding damage or protecting heritage fabric from damage that may potentially occur during construction.*
 - (c) *A photographic condition survey of Onehunga Pumphouse undertaken prior to works commencing and on completion.*

Advice notes:

1. *The requiring authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.*
2. *The submission of an outline plan of works (OPW) to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the requiring authority requests an OPW waiver, and Auckland Council agrees to the waiver.*

9. Cultural Heritage Implementation Team's assessment

- 9.1. The Cultural Heritage Implementation Team acknowledges and appreciates Watercare's consideration of built heritage effects, particularly through the inclusion of a Built Heritage Construction Management Plan to manage construction activities adjacent to the scheduled Pumphouse (AUP ID 1844).
- 9.2. The proposed conditions would assist in avoiding or mitigating potential adverse effects on the scheduled Pumphouse during construction. However, these conditions focus solely on built heritage and do not address potential effects on sub-surface archaeological resources.
- 9.3. Given the archaeological potential articulated in section 6.2(b) for the proposed designation area, it is also recommended that an advice note is included that alerts the designation holder to obtaining an archaeological assessment to make an accurate determination of archaeological risk against the final detailed design of any future on-site development.

10. Proposed Conditions and Advice notes

Conditions

- 1.1. A Built Heritage Construction Management Plan (BH-CMP) shall be prepared by a suitably qualified conservation architect and submitted to Auckland Council as part of the Outline Plan of Works.
- 1.2. The BH-CMP must specify the following matters:
 - (d) Construction timetable.
 - (e) Construction methodology, including:
 - iii. Methodology for site preparation, working practices and use of machinery; and
 - iv. Methodology for avoiding damage or protecting heritage fabric from damage that may potentially occur during construction.
 - (f) A photographic condition survey of Onehunga Pumphouse undertaken prior to works commencing and on completion of works.

Advice notes

1. The Requiring Authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.
2. The Requiring Authority is advised that an archaeological assessment should be prepared by a suitably qualified archaeologist once the final detailed design of any future on-site development is confirmed. The assessment should determine the level of archaeological risk and identify any further requirements under the Heritage New Zealand Pouhere Taonga Act 2014 or validate compliance with the AUP ADR (Chapter D17, p.2-3).
3. Confirmation of the design, dimensions and construction methodology should be provided with the Outline Plan of Works (OPW) as the consideration of archaeological effects will be an important component of any future regional resource consent application for earthworks at this site, in addition to any other required statutory processes.
4. The submission of an OPW to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the Requiring Authority requests an OPW waiver, and Auckland Council agrees to the waiver.

11. Contact for further information

Myfanwy Eaves, Senior Specialist: Archaeology.

Technical Review

Name: Chris Mallows, Team Leader Cultural Heritage Implementation

Date: 5 February 2026

Remarks: Agree with assessment and recommendations

Watercare Proposed Designation Extension - 4 Spring St Onehunga

06/11/2025

Parks Planning Assessment and Information Request

Confirmation of scope

The Land Acquisitions Team has confirmed that Auckland Council sold Lot 2 DP 147935 at 4 Spring Street to Watercare on 28th February 2025, therefore Watercare is the owner of the land and the assets located within the lot (Picnic table, concrete path and trees). However, as the land to the North is zoned Open Space – Community and adjoins the subject site on its northern boundary, Parks Planning has scope to comment on the boundary interface and effects the proposal will have onto the Open space.



Additionally, the adjoining site to the west maintains a *Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1844, Pumphouse overlay*. It is recommended that Council's Heritage team is contacted for this overlay.

REQUEST FOR FURTHER INFORMATION

1. It is unclear how the proposed switch room will be viewed from the adjacent reserve.
 - Can the applicant please provide an elevation of the Northern boundary showing the switch room building as viewed from the reserve including materiality and design to demonstrate the visual effects of the building on users of the reserve.



2. The proposed boundary treatment is unclear, with references to perimeter fencing in the *Indicative proposal for Onehunga WTP Designation expansion* document.
 - Can the Applicant please provide details of the proposed boundary treatment with the Open space, such as details of the fencing design.

Advice Note :

Council's preference for Treatment of Public Open Space Boundaries' is to use more natural treatments on boundaries adjoining public open space, such as landscaping, for demarking the boundaries between private and public land.

Where fences are requested or required, the council's preference is for low (1.2 metres) and/or 50% visually permeable (maximum height 1.8 meters) fences bordering public land, which can be combined with planting, or a combination to offset reverse sensitivities.

The objective is to promote an attractive environment, minimise graffiti and increase public safety through passive surveillance into and out of the adjoining public open space.

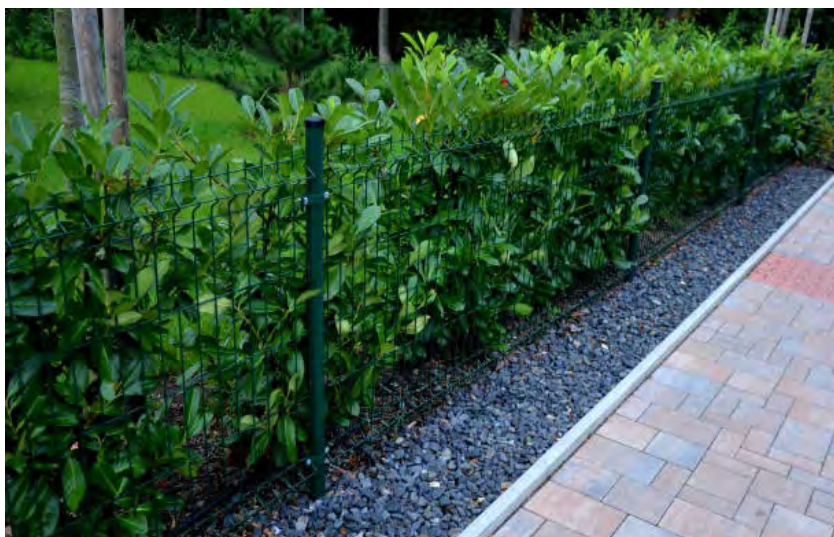
3. There is potential that the switch room will create noise effects on the community building (Dolphin theatre) located at 12 Spring Street, Onehunga.
 - Can the Applicant please provide an assessment on the potential noise effects the switch room will cause and if this would cause adverse effects onto the user of the open space, particularly users of the community building located to the north?
4. The building footprint for the proposal is unclear.
 - Can the Applicant please provide a site plan that demonstrates the building footprint including stairs and the setback measurements from the boundary? (To scale)

Advice Note: Please consider a setback from the northern boundary so that the structure will be setback from the northern boundary. This will help to reduce the level of effects caused onto users of the Open space and community building.

Further suggestions and design considerations

5. Landscaping in combination with permeable fencing provides a softened edge.
 - Can the Applicant please confirm whether they would consider implementing landscaping near the northern boundary to provide visual softening of the switch room building?

Figure 1: Example of preferred boundary treatment.



6. Can the Applicant please confirm whether they would consider altering the color of the proposed switch room structure to a more recessive color?

If you have any queries or questions relating to the above request, please do not hesitate to contact me.

Kind regards,



Jaime Seccombe, Parks Planner
Parks Planning Team
Parks & Community Facilities Department
Auckland Council

David Wong

From: Jaime Seccombe
Sent: Tuesday, 16 December 2025 2:27 pm
To: David Wong
Subject: RE: Watercare's response to council's s92 further information request - FW: Designation 9442 Alteration NoR – Onehunga WTP

Good afternoon David

Thank you for your email.

After a discussion with my Manager she has advised me that because Affected party approval for designation extension at 4 Spring Street, Onehunga was granted by Land Use Manager Darren Cunningham on 22nd October 2025 and Section 104 (3)(a)(ii) of the RMA states "a consent authority must not when considering an application, have regard to any effect on a person who has given written approval to the application." Parks Planning can no longer provide any further assessment of the effects onto the Reserve users and no conditions can be recommended.

Therefore I have nothing further to comment on for Watercare's RFI response as the affects have already been addressed via the Affected party approval application.

Please let me know if you need anything further from me.

Ngā mihi | Kind regards,

Jaime Seccombe | Parks Planner

Parks Planning | Parks and Community Facilities

Mobile: 027 210 8563

Auckland Council - Level 12, 135 Albert Street, Auckland Central

Visit our website: www.aucklandcouncil.govt.nz



Attachment B

**Watercare Services Limited Central Schedule and
Designation 9442 Onehunga Water Treatment Plant conditions
(Strikethrough/underscore)**

Designation Schedule - Watercare Services Ltd (2/3)

Central

Number	Purpose	Location
9400	Wastewater purposes - pump station and associated structures	36 Westmere Park Avenue (Westmere Park), Westmere
9401	Wastewater purposes - pump station and associated structures	44-66 West End Road (Cox's Bay Reserve at the end of Nottingham Street), Herne Bay
9402	Wastewater purposes - pump station and associated structures	Farnham Street (road reserve adjoining 106 St Georges Bay Road), Parnell
9403	Withdrawn	
9404	Wastewater purposes - pump station and associated structures	10B Harbour View Road, Point Chevalier
9405	Wastewater purposes - pump station and associated structures	Wainui Avenue (road reserve adjoining No. 76), Point Chevalier
9406	Wastewater purposes - pump station and associated structures	Oliver Street (road reserve across from Lynch Street), Point Chevalier
9407	Wastewater purposes - pump station and associated structures	Wright Road (road reserve adjoining No. 47), Point Chevalier
9408	Water supply purposes - above ground reservoir and associated structures	7 Hereford Street, Freemans Bay
9409	Water supply purposes - reservoirs, pump station and associated structures	230-250 Symonds Street, Grafton
9410	Water supply purposes - reservoir	20 Park Road (Auckland Domain), Grafton
9411	Wastewater purposes - pump station and associated structures	20 Park Road (Auckland Domain), Grafton
9412	Wastewater purposes - pump station and associated structures	2-30 Shore Road (Thomas Bloodworth Park), Remuera
9413	Wastewater purposes - pump station and associated structures	34-40 Reihana Street, Orakei
9414	Wastewater purposes - pump station and associated structures	6 Baddeley Avenue (Madills Farm), Kohimarama
9415	Wastewater purposes - pump station and associated structures	20-22 Roberta Avenue (Roberta Reserve), Glendowie
9416	Wastewater purposes - siphon chamber	32 Saunders Place, Avondale
9417	Water supply purposes - reservoirs and associated structures	250 Mt Eden Road (Mt Eden Domain), Mt Eden
9418	Water supply purposes - reservoirs and associated structures	181-225 Remuera Road (Mt Hobson Domain), Remuera
9419	Water supply purposes - reservoir and associated structures	15-39 College Road, St Johns
9420	Water supply purposes - reservoir and associated structures	27 La Veta Avenue, Mount Albert
9421	Wastewater purposes - pump station and associated structures	La Veta Avenue (road reserve adjoining No. 13 and 15), Mount Albert
9422	Wastewater Purposes - Overflow Apron	End of Morning Star Place and 30-36 Alberton Avenue (near Roy Clement Walkway), Mount Albert

9423	Water supply purposes - reservoir and associated structures	181-225 Remuera Road (Mt Hobson Domain), Remuera
9424	Wastewater purposes - pump station and associated structures	40 Maybury Street (Maybury Rserve), Point England
9425	Withdrawn	
9426	Wastewater purposes – storage tank and associated structures.	Point England Reserve, 254 Point England Road, Point England
9427	Water supply purposes - reservoir and associated structures	113A Duke Street (Big King Reserve), Three Kings
9428	Water supply purposes - reservoir and associated structures	670 Manukau Road (One Tree Hill Domain), Epsom
9429	Water supply purposes - reservoir and associated structures	670 Manukau Road (One Tree Hill Domain), Epsom
9430	Water supply purposes - reservoirs, pump station and associated structures	197-211 Green Lane West (Cornwall Park), Epsom
9431	Water supply purposes - reservoir and associated structures	197-211 Green Lane West (Cornwall Park), Epsom
9432	Water supply purposes - reservoirs, pump station and associated structures	197-211 Green Lane West (Cornwall Park), Epsom
9433	Wastewater purposes - pump station and associated structures	100 Ireland Road (Panmure Basin Foreshore), Panmure
9434	Water supply purposes - reservoir and associated structures	32-66 Mountain Road (Mt Wellington Domain), Mount Wellington
9435	Water supply purposes - reservoir and associated structures	32-66 Mountain Road (Mt Wellington Domain), Mount Wellington
9436	Wastewater purposes - pump station and associated structures	32B Miranda Street (Miranda Reserve), Avondale
9437	Water supply purposes - reservoir and associated structures	1109 Dominion Road (Winstone Park), Mount Roskill
9438	Wastewater purposes - pump station and associated structures	20 Bowden Road, Mount Wellington
9439	Wastewater purposes - pump station and associated structures	19 Commodore Drive, Lynfield
9440	Wastewater purposes - pump station and associated structures	39 Fredrick Street, Hillsborough
9441	Wastewater purposes - pump station and associated structures	30 and 30A Alfred Street, Onehunga
9442	Water supply purposes - water treatment plant	2 – 4 Spring Street and Rowe Street (road reserve adjacent to 2 Spring Street) , Onehunga
9443	Water Supply purposes - supply well, pump station and associated structures	81-87 Church Street (corner Pearce Street and Upper Municipal Place), Onehunga
9444	Water Supply purposes - supply well, pump station and associated structures	26 Upper Municipal Place, Onehunga
9445	Water Supply purposes - supply well, pump station and associated structures	Lower Municipal Place (road reserve adjoining 37-39 Selwyn Street), Onehunga
9447	Withdrawn	
9448	Wastewater purposes - pump station and associated structures	5A Miami Parade, Onehunga

9449	Wastewater purposes - pump station and associated structures	343 Neilson Street, Te Papapa
9450	Wastewater purposes - siphon chamber, pump station and associated structures	1018A-C Great South Road, Mount Wellington
9451	Wastewater purposes - pump station and associated structures	15-21 and 23A -23B Bell Avenue, Mount Wellington
9452	Wastewater purposes - siphon chamber and associated structures	23A-B Saleyards Road, Otahuhu
9453	Wastewater purposes - pump station and associated structures	20 Saleyards Road, Otahuhu
9454	Wastewater purposes - pump station and associated structures	Luke Street East (road reserve adjoining No. 137), Otahuhu
9455	Wastewater purposes - pump station and associated structures	Portage Road (road reserve adjoining No. 4-12), Otahuhu
9456	Water supply purposes - valve chamber and associated structures	13 Cracroft Street, Otahuhu
9457	Wastewater purposes - pump station and associated structures	2 Alten Road and Churchill Street (road reserve) and Constitution Hill (road reserve), Auckland Central
9458	Wastewater purposes - pump station and associated structures	Hardinge Street (road reserve between 120 and 136-142 Fanshaw Street), Auckland Central
9459	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	43 Wingate Street, Avondale
9460	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	11, 11A, 13 and 13A Waterbank Crescent, Waterview(part of) Waterview Reserve
9461	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	Howlett and Waterview Walkway, Waterview (part of) Waterview Reserve
9462	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	Seaside Reserve, Waterview, 21 Seaside Avenue and Seaside Avenue (in part)
9463	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	Alan Wood Reserve, New Windsor
9464	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	Moa Reserve, Point Chevalier
9465	Wastewater purposes - Storage Tank	6 Baddeley Avenue, Kohimarama. Madills Farm Recreation Reserve (in part).
9466	Construction, operation and maintenance of wastewater infrastructure	From Western Springs to Mangere Wastewater Treatment Plan
9467	Wastewater pump station	31-79 Daldy Street, Wynyard and adjacent road reserve of Daldy Street and Pakenham Street West
9468	Grey Lynn Tunnel	42, 44, 46, and 48 Tawariki Street, 183 Richmond Road, and Tawariki Street road reserve, Grey Lynn

9442 Onehunga Water Treatment Plant

Designation Number	9442
Requiring Authority	Watercare Services Ltd
Location	2 - 4 Spring Street, Onehunga
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Water supply purposes - water treatment plant.

Conditions

~~No conditions.~~

Conditions for 4 Spring Street, Onehunga

1. Arboricultural

- 1.1 Prior to commencement of works that result in removal of trees numbered 1 or 3-8 in Figure 1, the Requiring Authority shall prepare a replacement tree plan and provide the plan with any Outline Plan submitted.
- 1.2 The replacement tree plan shall show:
 - (a) the location of the replacement planting to confirm that it will allow each tree to reach its optimum final dimensions;
 - (b) details of the tree species selected to show that they are climate-ready and at least 45 L-grade;
 - (c) trees are to be planted according to the detail in Appendix C of the arborist report titled 'Assessment of Arboricultural Effects and Tree Protection Plan' prepared by The Tree Consultancy Company, dated 25 September 2025 (Job ref # 3800); and
 - (d) maintained for three years, with the stakes removed after one year.
- 1.3 The tree(s) shall be planted during the first planting season following completion of works that resulted in their removal (May-September).
- 1.4 For each tree removed (excluding Tree 2, as shown in Figure 1) replacement planting shall be undertaken in accordance with the requirements specified in Table 1, provided that the total number of replacement trees does not exceed seven (7).

Figure 1 – Location and ID of Trees at 4 Spring Street, Onehunga

Tree number	Species / Common name	Height (m)	DBH (cm)	SRZ radius (m)	TPZ radius (m)	Vitality	Live crown volume	Form	Branch structure	Age class	Comments	Consent required for removal
1	Corynocarpus laevigatus / Karaka	8	41.8	2.1	5.0	Fair	70% - 75%	Good	Good	Mature	NW canopy edge declining. Multi-stemmed trunk from ground level.	Yes
2	Coprosma robusta / Karamu	2.5	4.8	0.6	0.6	Good	90% - 95%	Good	Good	Early mature	Also small karaka to the south. Within 500mm of security fence.	No
3	Psidium sp. / Guava	7.5	29.0	1.7	3.5	Fair	80% - 85%	Good	Good	Mature	Trunk measured at 500mm o.g.l. Thinning canopy, with moderate twiggy deadwood present.	Yes
4	Psidium sp. / Guava	5.3	16.6	1.3	2.0	Good	85% - 90%	Good	Fair	Early mature	One lower secondary limb has been removed in the past, and another tertiary leader has been cut poorly, quite some time ago.	Yes
5	Psidium sp. / Guava	5.3	14.0	1.1	1.7	Good	90% - 95%	Good	Good	Early mature	Healthy tree.	Yes
6	Rhopalostylis sapida / Nikau	9	20.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes
7	Rhopalostylis sapida / Nikau	4.75	25.1	1.6	3.0	Good	95% - 99%	Good	Good	Early mature	Healthy palm	Yes
8	Rhopalostylis sapida / Nikau	8	19.4	1.4	4.0	Good	95% - 99%	Good	Good	Mature	Healthy palm	Yes



Table 1 – Replacement requirement for removal of trees at 4 Spring Street, Onehunga

Tree number	Species / Common name	Consent required for removal	Replacement tree number
1	Corynocarpus laevigatus / Karaka	Yes	3
2	Coprosma robusta / Karamu	No	NA
3	Psidium sp. / Guava	Yes	4
4	Psidium sp. / Guava	Yes	2
5	Psidium sp. / Guava	Yes	1
6	Rhopalostylis sapida / Nikau	Yes	1
7	Rhopalostylis sapida / Nikau	Yes	1
8	Rhopalostylis sapida / Nikau	Yes	1

2. Heritage

2.1 A Built Heritage Construction Management Plan (BH-CMP) shall be prepared by a suitably qualified conservation architect and submitted to Auckland Council as part of the Outline Plan of Works.

2.2 The BH-CMP must specify the following matters:

- (a) Construction timetable.
- (b) Construction methodology, including:
 - i. Methodology for site preparation, working practices and use of machinery; and
 - ii. Methodology for avoiding damage or protecting heritage fabric from damage that may potentially occur during construction.
- (c) A photographic condition survey of Onehunga Pumphouse undertaken prior to works commencing and on completion of works.

Advice note:

1. The Requiring Authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.
2. The Requiring Authority is advised that an archaeological assessment should be prepared by a suitably qualified archaeologist once the final detailed design of any future on-site development is confirmed. The assessment should determine the level of archaeological risk and identify any further requirements under the Heritage New Zealand Pouhere Taonga Act 2014 or validate compliance with the AUP ADR (Chapter D17, p.2-3).
3. Confirmation of the design, dimensions and construction methodology should be provided with the Outline Plan of Works (OPW) as the consideration of archaeological effects will be an important component of any future regional resource consent application for earthworks at this site, in addition to any other required statutory processes.
4. The submission of an OPW to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the Requiring Authority requests an OPW waiver, and Auckland Council agrees to the waiver.

Attachments

No attachments.

Attachment C

**Watercare Services Limited Central Schedule and
Designation 9442 Onehunga Water Treatment Plant conditions
(Clean)**

Designation Schedule - Watercare Services Ltd (2/3)

Central

Number	Purpose	Location
9400	Wastewater purposes - pump station and associated structures	36 Westmere Park Avenue (Westmere Park), Westmere
9401	Wastewater purposes - pump station and associated structures	44-66 West End Road (Cox's Bay Reserve at the end of Nottingham Street), Herne Bay
9402	Wastewater purposes - pump station and associated structures	Farnham Street (road reserve adjoining 106 St Georges Bay Road), Parnell
9403	Withdrawn	
9404	Wastewater purposes - pump station and associated structures	10B Harbour View Road, Point Chevalier
9405	Wastewater purposes - pump station and associated structures	Wainui Avenue (road reserve adjoining No. 76), Point Chevalier
9406	Wastewater purposes - pump station and associated structures	Oliver Street (road reserve across from Lynch Street), Point Chevalier
9407	Wastewater purposes - pump station and associated structures	Wright Road (road reserve adjoining No. 47), Point Chevalier
9408	Water supply purposes - above ground reservoir and associated structures	7 Hereford Street, Freemans Bay
9409	Water supply purposes - reservoirs, pump station and associated structures	230-250 Symonds Street, Grafton
9410	Water supply purposes - reservoir	20 Park Road (Auckland Domain), Grafton
9411	Wastewater purposes - pump station and associated structures	20 Park Road (Auckland Domain), Grafton
9412	Wastewater purposes - pump station and associated structures	2-30 Shore Road (Thomas Bloodworth Park), Remuera
9413	Wastewater purposes - pump station and associated structures	34-40 Reihana Street, Orakei
9414	Wastewater purposes - pump station and associated structures	6 Baddeley Avenue (Madills Farm), Kohimarama
9415	Wastewater purposes - pump station and associated structures	20-22 Roberta Avenue (Roberta Reserve), Glendowie
9416	Wastewater purposes - siphon chamber	32 Saunders Place, Avondale
9417	Water supply purposes - reservoirs and associated structures	250 Mt Eden Road (Mt Eden Domain), Mt Eden
9418	Water supply purposes - reservoirs and associated structures	181-225 Remuera Road (Mt Hobson Domain), Remuera
9419	Water supply purposes - reservoir and associated structures	15-39 College Road, St Johns
9420	Water supply purposes - reservoir and associated structures	27 La Veta Avenue, Mount Albert
9421	Wastewater purposes - pump station and associated structures	La Veta Avenue (road reserve adjoining No. 13 and 15), Mount Albert
9422	Wastewater Purposes - Overflow Apron	End of Morning Star Place and 30-36 Alberton Avenue (near Roy Clement Walkway), Mount Albert

9423	Water supply purposes - reservoir and associated structures	181-225 Remuera Road (Mt Hobson Domain), Remuera
9424	Wastewater purposes - pump station and associated structures	40 Maybury Street (Maybury Rserve), Point England
9425	Withdrawn	
9426	Wastewater purposes – storage tank and associated structures.	Point England Reserve, 254 Point England Road, Point England
9427	Water supply purposes - reservoir and associated structures	113A Duke Street (Big King Reserve), Three Kings
9428	Water supply purposes - reservoir and associated structures	670 Manukau Road (One Tree Hill Domain), Epsom
9429	Water supply purposes - reservoir and associated structures	670 Manukau Road (One Tree Hill Domain), Epsom
9430	Water supply purposes - reservoirs, pump station and associated structures	197-211 Green Lane West (Cornwall Park), Epsom
9431	Water supply purposes - reservoir and associated structures	197-211 Green Lane West (Cornwall Park), Epsom
9432	Water supply purposes - reservoirs, pump station and associated structures	197-211 Green Lane West (Cornwall Park), Epsom
9433	Wastewater purposes - pump station and associated structures	100 Ireland Road (Panmure Basin Foreshore), Panmure
9434	Water supply purposes - reservoir and associated structures	32-66 Mountain Road (Mt Wellington Domain), Mount Wellington
9435	Water supply purposes - reservoir and associated structures	32-66 Mountain Road (Mt Wellington Domain), Mount Wellington
9436	Wastewater purposes - pump station and associated structures	32B Miranda Street (Miranda Reserve), Avondale
9437	Water supply purposes - reservoir and associated structures	1109 Dominion Road (Winstone Park), Mount Roskill
9438	Wastewater purposes - pump station and associated structures	20 Bowden Road, Mount Wellington
9439	Wastewater purposes - pump station and associated structures	19 Commodore Drive, Lynfield
9440	Wastewater purposes - pump station and associated structures	39 Fredrick Street, Hillsborough
9441	Wastewater purposes - pump station and associated structures	30 and 30A Alfred Street, Onehunga
9442	Water supply purposes - water treatment plant	2 – 4 Spring Street, Onehunga
9443	Water Supply purposes - supply well, pump station and associated structures	81-87 Church Street (corner Pearce Street and Upper Municipal Place), Onehunga
9444	Water Supply purposes - supply well, pump station and associated structures	26 Upper Municipal Place, Onehunga
9445	Water Supply purposes - supply well, pump station and associated structures	Lower Municipal Place (road reserve adjoining 37-39 Selwyn Street), Onehunga
9447	Withdrawn	
9448	Wastewater purposes - pump station and associated structures	5A Miami Parade, Onehunga

9449	Wastewater purposes - pump station and associated structures	343 Neilson Street, Te Papapa
9450	Wastewater purposes - siphon chamber, pump station and associated structures	1018A-C Great South Road, Mount Wellington
9451	Wastewater purposes - pump station and associated structures	15-21 and 23A -23B Bell Avenue, Mount Wellington
9452	Wastewater purposes - siphon chamber and associated structures	23A-B Saleyards Road, Otahuhu
9453	Wastewater purposes - pump station and associated structures	20 Saleyards Road, Otahuhu
9454	Wastewater purposes - pump station and associated structures	Luke Street East (road reserve adjoining No. 137), Otahuhu
9455	Wastewater purposes - pump station and associated structures	Portage Road (road reserve adjoining No. 4-12), Otahuhu
9456	Water supply purposes - valve chamber and associated structures	13 Cracroft Street, Otahuhu
9457	Wastewater purposes - pump station and associated structures	2 Alten Road and Churchill Street (road reserve) and Constitution Hill (road reserve), Auckland Central
9458	Wastewater purposes - pump station and associated structures	Hardinge Street (road reserve between 120 and 136-142 Fanshaw Street), Auckland Central
9459	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	43 Wingate Street, Avondale
9460	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	11, 11A, 13 and 13A Waterbank Crescent, Waterview(part of) Waterview Reserve
9461	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	Howlett and Waterview Walkway, Waterview (part of) Waterview Reserve
9462	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	Seaside Reserve, Waterview, 21 Seaside Avenue and Seaside Avenue (in part)
9463	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	Alan Wood Reserve, New Windsor
9464	Wastewater Purposes, Combined Sewer Overflow (CSO) Collector Sewers.	Moa Reserve, Point Chevalier
9465	Wastewater purposes - Storage Tank	6 Baddeley Avenue, Kohimarama. Madills Farm Recreation Reserve (in part).
9466	Construction, operation and maintenance of wastewater infrastructure	From Western Springs to Mangere Wastewater Treatment Plan
9467	Wastewater pump station	31-79 Daldy Street, Wynyard and adjacent road reserve of Daldy Street and Pakenham Street West
9468	Grey Lynn Tunnel	42, 44, 46, and 48 Tawariki Street, 183 Richmond Road, and Tawariki Street road reserve, Grey Lynn

9442 Onehunga Water Treatment Plant

Designation Number	9442
Requiring Authority	Watercare Services Ltd
Location	2 - 4 Spring Street, Onehunga
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Water supply purposes - water treatment plant.

Conditions

Conditions for 4 Spring Street, Onehunga

1. Arboricultural

- 1.1 Prior to commencement of works that result in removal of trees numbered 1 or 3-8 in Figure 1, the Requiring Authority shall prepare a replacement tree plan and provide the plan with any Outline Plan submitted.
- 1.2 The replacement tree plan shall show:
 - (a) the location of the replacement planting to confirm that it will allow each tree to reach its optimum final dimensions;
 - (b) details of the tree species selected to show that they are climate-ready and at least 45 L-grade;
 - (c) trees are to be planted according to the detail in Appendix C of the arborist report titled 'Assessment of Arboricultural Effects and Tree Protection Plan' prepared by The Tree Consultancy Company, dated 25 September 2025 (Job ref # 3800); and
 - (d) maintained for three years, with the stakes removed after one year.
- 1.3 The tree(s) shall be planted during the first planting season following completion of works that resulted in their removal (May-September).
- 1.4 For each tree removed (excluding Tree 2, as shown in Figure 1) replacement planting shall be undertaken in accordance with the requirements specified in Table 1, provided that the total number of replacement trees does not exceed seven (7).

Figure 1 – Location and ID of Trees at 4 Spring Street, Onehunga



Table 1 – Replacement requirement for removal of trees at 4 Spring Street, Onehunga

Tree number	Species / Common name	Consent required for removal	Replacement tree number
1	Corynocarpus laevigatus / Karaka	Yes	3
2	Coprosma robusta / Karamu	No	NA
3	Psidium sp. / Guava	Yes	4
4	Psidium sp. / Guava	Yes	2
5	Psidium sp. / Guava	Yes	1
6	Rhopalostylis sapida / Nikau	Yes	1
7	Rhopalostylis sapida / Nikau	Yes	1
8	Rhopalostylis sapida / Nikau	Yes	1

2. Heritage

2.1 A Built Heritage Construction Management Plan (BH-CMP) shall be prepared by a suitably qualified conservation architect and submitted to Auckland Council as part of the Outline Plan of Works.

2.2 The BH-CMP must specify the following matters:

- (a) Construction timetable.
- (b) Construction methodology, including:
 - i. Methodology for site preparation, working practices and use of machinery; and
 - ii. Methodology for avoiding damage or protecting heritage fabric from damage that may potentially occur during construction.
- (c) A photographic condition survey of Onehunga Pumphouse undertaken prior to works commencing and on completion of works.

Advice note:

1. The Requiring Authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.
2. The Requiring Authority is advised that an archaeological assessment should be prepared by a suitably qualified archaeologist once the final detailed design of any future on-site development is confirmed. The assessment should determine the level of archaeological risk and identify any further requirements under the Heritage New Zealand Pouhere Taonga Act 2014 or validate compliance with the AUP ADR (Chapter D17, p.2-3).
3. Confirmation of the design, dimensions and construction methodology should be provided with the Outline Plan of Works (OPW) as the consideration of archaeological effects will be an important component of any future regional resource consent application for earthworks at this site, in addition to any other required statutory processes.
4. The submission of an OPW to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the Requiring Authority requests an OPW waiver, and Auckland Council agrees to the waiver.

Attachments

No attachments.

Attachment D
AUP GIS Viewer
Designation 9442 Onehunga Water Treatment Plant
(Before/After)

BEFORE

3

11


9

7

Spring Street

2

4

 Notice of Requirement



AFTER

3

11

9

7

Spring Street

2

9442

4

 Designation

0 5 10 20 Metres

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 1/04/2026

D9442 – Water supply purposes – Water treatment plant Onehunga Water Treatment Plant