

TO Eryn Shields, Acting Manager, Regional, North West and Islands

FROM Michele Perwick, Senior Policy Planner

DATE 10 February 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 # 9369	Wade Heads Reservoir (Scott Road), Watercare Services Ltd
Locations:	117 and 125 Scott Road, Wades Head, Whangaparāoa ((Lot 1 DP 432769 and Lot 1 DP 153974)
Lapse Date	15 years from being included in the Auckland Unitary Plan
Purpose	Water supply purposes – reservoir and associated structures.
Changes to text (shown in underline and strikethrough)	Extend designation boundary to include 117 Scott Road and to amend the designation conditions. Works on site include the construction, operation and maintenance of a new duplicate water reservoir. The new reservoir will double the capacity of the existing facility from 7.4ML to 15ML. Please see Attachment 2
Changes to diagrams	No changes to diagrams
Changes to spatial data	Changes to planning maps/GIS viewer are required to show extension of the designation boundary. Please see Attachment 4
Attachments	<ul style="list-style-type: none"> • Attachment1: Watercare decision • Attachment2: Watercare Services Limited North West Schedule and designation 9369 Wade Heads Reservoir (Scott Road) conditions (Strikethrough/underscore) • Attachment 3- Watercare Services Limited North West Schedule and designation 9369 Wade Heads Reservoir (Scott Road) conditions (Clean) • Attachment 4 - AUP GIS Viewer designation 9369 Wade Heads Reservoir (Scott Road) (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: Michele Perwick Planner</p>	<p>Reviewed by: Peter Vari Team Leader</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Authorised by: Eryn Shields Acting Manager Planning – Regional, North, West and Islands Planning</p> <p>10 February 2026</p>	
<p>Signature:</p> 	

Attachment 1
Watercare Services Limited Decision

27 January 2026

Michele Perwick
Auckland Council
Private Bag 92300
Auckland 1142

Via email: unitaryplan@aucklandcouncil.govt.nz
michele.perwick@aucklandcouncil.govt.nz

Dear Michele,

NOTICE OF REQUIREMENT TO ALTER DESIGNATION 9369 FOR WADES HEAD RESERVOIR.

The purpose of this letter is in response to Auckland Council's recommendation letter (dated 18 December 2025 and received by Watercare on 6 January 2026) in relation to the Notice of Requirement (NoR) by Watercare Services Limited ("Watercare") to alter a designation. The designation is for the Wades Head Reservoir at 117 and 125 Scott Road, Wade Heads, Whangaparāoa.

In accordance with Section 172(1) of the Resource Management Act 1991, Watercare advises Auckland Council of its decision to:

1. Accept in whole the recommendation that the NoR be confirmed.
2. Accept the conditions of the NoR as shown in Attachment E.

Please contact me if you wish to discuss any matters relating to this letter.

Yours faithfully,



Tanvir Bhamji
Resource Consents Manager
Watercare Services

Attachment 2

**Watercare Services Limited North West Schedule and
Designation 9369 Wade Heads Reservoir (Scott Road) conditions
(Strikethrough/underscore)**

Designation Schedule - Watercare Services Ltd (1/3)

North and West

Number	Purpose	Location
9300	Water supply purposes - pump station, reservoir and associated structures	2A Sunset Road, Unsworth Heights
9301	Water supply purposes - pump station, future reservoirs and associated structures	Section 1 Survey Office Plan 555200, 53 Schnapper Rock Road, Albany
9302	Water supply purposes - reservoir, pump station and associated structures	106 Pupuke Road, Hilcrest
9303	Water supply Purposes - pump station and associated structures	39 Killarney Street and part of adjoining road reserve, Takapuna
9304	Water Supply purposes - reservoirs and associated structures	83 and 89 Waipa Street, Birkenhead
9305	Water supply purposes - reservoir and associated structures	395 Upper Harbour Drive, Greenhithe
9306	Water supply purposes - reservoir and associated structures	Section 1 Survey Office Plan 557618, 192A Browns Bay Road, Murrays Bay
9307	Water supply purposes - reservoir and associated structures	179 Kowhai Road, Mairangi Bay
9308	Water supply purposes - reservoir, pump station and associated structures	253 Forrest Hill Road, Forrest Hill
9309	Water supply purposes - existing and proposed reservoirs and associated structures	69 Corinthian Drive, Albany
9310	Wastewater purposes - wastewater treatment plant odour buffer area	Rosedale Park, and reserves, roads and motorway in the vicinity of the wastewater treatment plant
9311	Wastewater purposes - wastewater treatment plant and underground route of outfall to Mairangi Bay	Rosedale Road and Upper Harbour Highway, Albany, then via various properties and roads to Mairangi Bay
9312	Water supply purposes - pump station and associated structures	22B Easter Parade, Glen Eden
9313	Water supply purposes - pump station and associated structures	161C Colwill Road, Massey
9314	Water supply purposes - pump station and associated structures	47A Phillip Avenue, Glen Eden
9315	Water supply purposes - reservoir and associated structures	126 McEntee Road, Waitakere
9316	Water supply purposes - reservoir and associated structures	270 Don Buck Road, Massey
9317	Water supply purposes - reservoir and associated structures	893 and 895 Scenic Drive North, Swanson
9318	Water supply purposes - reservoir and associated structures	272A Scenic Drive, Titirangi
9319	Water supply purposes - reservoir and associated structures	19 Bush Road, Waiatarua

9320	Water supply purposes - reservoir and associated structures	1076A Huia Road, Huia
9321	Water supply purposes - water catchment headworks areas	Waitakere Ranges
9322	Water supply purposes - headworks services land	Waitakere Ranges
9323	Water supply purposes - water treatment plant and associated structures	105-121 Christian Road, Swanson and 21 Long Road, Bethells
9324	Water supply purposes - water treatment plants and associated structures	Woodlands Park Road, Manuka Road and Exhibition Drive, Titirangi
9325	Water supply purposes - reservoir and associated structures	88 Sunhill Road, Glen Eden
9326	Water supply purposes - reservoir and associated structures	166-176 Konini Road, Titirangi
9327	Wastewater purposes - storage tanks and associated structures	56 The Concourse, Henderson
9328	Water supply purposes - pump station and associated structures	143 Flanshaw Road, Te Atatu
9329	Water supply purposes - pump station and associated structures	Road Reserve on Pleasant Road / Titirangi Road Corner
9330	Water supply purposes - pump station and associated structures	Totara Road Esplanade Reserve, 9 Kelvin Crescent, Te Atatu Peninsula
9331	Water supply purposes - water treatment plant and associated structures	415A Te Atatu Road, Te Atatu
9332	Water supply purposes - water treatment plant and associated structures	Wood Bay Beach Reserve in the vicinity of 81 Wood Bay Road, Titirangi
9333	Water supply purposes - pump station and associated structures	Road Reserve, adjoining 172A Laingholm Drive, Laingholm
9334	Water supply purposes - pump station and associated structures	97B Fred Taylor Drive, Whenuapai
9335	Water supply purposes - water treatment plant	362 Wayby Valley Road, Wellsford
9336	Water supply purposes - reservoir and associated structures	Worthington Road (Lot 1 DP 57349), Wellsford
9337	Wastewater purposes - wastewater treatment plant	Between State Highway 1 and Rustbrook Road (Lot 3 DP 64870), Wellsford
9338	Withdrawn	
9340	Wastewater purposes - wastewater treatment plant	64 Jones Road, Omaha Flats
9341	Water supply purposes - reservoir and associated structures	20 View Road, Warkworth
9342	Wastewater purposes - wastewater treatment plant	6 Brown Road, Warkworth
9343	Wastewater purposes - wastewater treatment plant	55 and 55A Alnwick Street, Warkworth

9344	Water supply purposes - reservoir and associated structures	James Street, Snells Beach, and adjoining properties (Lots 1 and 2 DP 205704)
9345	Water supply purposes - reservoir and associated structures	32 Tudor Collins Drive, Warkworth
9346	Water supply purposes - water treatment plant	118 Hamilton Road, Warkworth
9347	Wastewater purposes - wastewater treatment plant	Te Whau Creek, Hamilton Road (east of 287 and 309 Hamilton Road), Snells Beach
9348	Wastewater purposes - wastewater treatment plant	Weranui Road, in the vicinity of 135 Weranui Road, Waiwera
9349	Water supply purposes - reservoir and associated structures	1002 Hibiscus Coast Highway, Waiwera
9350	Water supply purposes - reservoir and associated structures	138 West Hoe Heights, Orewa
9352	Water supply purposes - reservoir and associated structures	105 Wainui Road
9353	Water supply purposes - reservoir and associated structures	231 Whangaparaoa Road, Whangaparaoa
9354	Water supply purposes - reservoir and associated structures	104A Wade River Road, Arkles Bay
9355	Water supply purposes - reservoir and associated structures	1170 Whangaparaoa Road, Tindalls Bay
9356	Wastewater purposes - wastewater treatment plant	Kaipara Coast Highway (Sec 50 SO 47244), Helensville
9357	Water supply purposes - dams	215 Mangakura, Kiwitahi and Wishart Roads, Helensville
9358	Water supply purposes - reservoir and associated structures	Wishart Road (Sec 62 BLK XIV Kaipara Surevey District), Helensville
9359	Wastewater purposes - wastewater treatment plant	18 Orahā Road, Huapai
9360	Water supply purposes - water treatment plant	148-162 Motutara Road, Muriwai
9361	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds including 106 Rustybrook Road, 1496 State Highway 1, 133 Wayby Valley Road and Lot 2 DP 171826, Wellsford
9362	Wastewater purposes - wastewater treatment plant	1535 Whangaparaoa Road, Army Bay
9363	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, Te Whau Creek, Snells Beach (including 287 and 309 Hamilton Road and 120 Hamatana Road)
9364	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, (including 135 Weranui Road and 12, 45, 83 and 105 Jarvis Road), Waiwera
9366	Water supply purposes - reservoir and associated structures	190 West Hoe Heights, Orewa
9367	Water supply purposes - reservoir and associated Structures (including power supply and telemetry)	2 Lonely Track Road, Glenvar
9368	Water supply purposes - pump station and associated structures	East Coast Road (road reserve) south of Bawden Road, Redvale

9369	Water supply purposes - reservoir and associated structures	125 and 117 Scott Road, Wade Heads (<u>Lot 1 DP 153974 and Lot 1 DP 432769</u>)
9370	Wastewater purposes - pump station, constructed overflow and associated structures	228 Millwater Parkway, Silverdale
9371	Water supply purposes - pump station and associated structures	2-12 Lincoln Park Avenue, Massey
9372	Wastewater purposes	Section 1 and Section 2 SO 467484
9373	Water supply purposes	403 Old North Road, Huapai
9374	Water supply purposes	86 Hudson Road, Warkworth
9375	Wastewater purposes – Northern Interceptor wastewater pipelines, pumping stations, and associated infrastructure.	From 56 The Concourse, Henderson to 4 – 6 Hobsonville Road, West Harbour ; and from 15 The Knoll, Greenhithe to Rosedale Wastewater Treatment Plant
9376	Water supply purposes – pipelines and associated infrastructure	From 114 Scenic Drive, Titirangi to Albany Reservoir, Corinthian Drive, Albany
9377	Water supply and wastewater purposes – pipelines, pumping stations and associated infrastructure	From eastern end Fred Taylor Drive to western end Greenhithe Bridge causeway
9378	Water supply purposes – pump station and associated structures	157 Oteha Valley Road, Fairview Heights
9379	Wastewater purposes – to construct, operate and maintain a pump station, gravity main and associated infrastructure.	32 Mamari Road, 8 Spedding Road, Spedding Road road reserve, 23A Brigham Creek Road, 23-27 Brigham Creek Road, Brigham Creek Road road reserve, 20-22 Brigham Creek Road, 26 Brigham Creek, 28 Brigham Creek Road, Tamiro Road and Roundal Crescent
9380	Wastewater purposes – pump station and associated structures	19 and 21 Kahika Road, Birkdale, R240 Beach Haven Road, Birkenhead (Hellyers Creek Reserve), and road reserve (Kahika Road cul-de-sac)
9381	Water Supply – including abstraction, treatment and storage of water.	3 Audrey Luckens Lane, Helensville, 0800
9382	Wastewater purposes – wastewater treatment plant, disposal and associated structures	3 & 4 Denehurst Drive, Waimauku
9383	Wastewater purposes – pump station and associated structures	R21 Alma Road, Milford (Lot 6 DP 46541)
9384	Wastewater purposes – pump station and associated structures	1 Te Oneroa Way, Long Bay (Lot 98 DP 457552)
9385	Wastewater purposes – pump station and associated structures	161 Brigham Creek Road, Whenuapai (SEC 14 SO 421598)
9386	Water supply purposes, including abstraction, treatment and storage of water at the new Wellsford Water Treatment Plant (WTP).	411 Wayby Valley Road and part of 254 Whangaripo Valley Road, Wellsford, Auckland

9369 Wade Heads Reservoir (Scott Road)

Designation Number	9369
Requiring Authority	Watercare Services Ltd
Location	125 and 117 Scott Road, Wade Heads (Lot 1 DP 153974 and Lot 1 DP 432769)
Rollover Designation	Yes
Legacy Reference	Designation 953, Auckland Council District Plan (Rodney Section) 2011
Lapse Date	Given effect to (i.e. no lapse date) 15 years from being included in the Auckland Unitary Plan

Description

Water supply purposes - reservoir and associated structures.

Purpose

General

~~1. The activity shall proceed in general accordance with the Notice of Requirement and further information submitted to council, and plans drawn by Watercare Services Limited, dated 26/06/2003 and numbered 2003768.001/2.~~

Note:

~~Consent may be required from council for sediment control relating to the necessary earthworks.~~

Except as modified by the conditions below and subject to final design, the work is to be undertaken in general accordance with:

- a) The notice of requirement dated 3 June 2025
- b) Scott Road Water Reservoir – Alteration to Designation 9369 Notice of Requirement – Assessment of Environmental Effects, prepared by Auercon, dated May 2025
- c) Drawings prepared by Beca Limited drawing number 2014265.002 Issue 1, dated 30 January 2024 and referenced 'Scott Road Reservoir 5 91 – Treated Water Pumping – General site layout and Drawings 1 & 2 Revision 2, dated 14 April 2024 - Revised Consent Notice Layout
- d) Letter dated 26 August 2025, entitled Scott Road Duplicate Reservoir Alteration of Designation – section 92 response to information request, dated 18 June 2025 and attachments excluding the Scott Road Reservoir Duplication, Acoustic Impact Assessment dated 14 August 2025
- e) Drawing prepared by Boffa Miskell, drawing number BM230511_500 Rev C and referenced Scott Road Reservoir Landscape Mitigation Planting Strategy, dated 05 December 2024.
- f) Scott Road Reservoir Duplication, Acoustic Impact Assessment, Rp00120230574, dated 25 September 2025
- g) Letter dated 24 October 2025 entitled Scott Road Duplicate Reservoir Alteration of Designation. Lapse Date extension to 15 Years under section 184(1)
- h) Letter dated 31 October 2025 entitled Scott Road Duplicate Reservoir Alteration of Designation. Standard Operation Hours for Construction

Where there is inconsistency between the documents listed above and these conditions, these conditions prevail.

Designation lapse

2. In accordance with section 184(1)(c) of the Resource Management Act 1991 (the "RMA"), this designation will lapse if not given effect to within 15 years from the date on which it is included in the Auckland Unitary Plan.

Outline Plan

3. ~~2. An outline plan shall be submitted~~The requiring authority must submit an outline plan or plans to council prior to the commencement of work on the site, in accordance with section 176A of the Resource Management Act 1991 (RMA). All works must be carried out in accordance with the applicable management plans and other management plan(s) and other plans required by these conditions for the duration of construction.

The outline plan or outline plans is to include the following management plans

- a. Landscape Planting Plan (Condition 5 & 6)
 - b. Lizard Management Plan (LMP) (Conditions 8 to 10).
 - c. Bat Management Plan (BMP (Conditions 14 to 16)
 - d. Construction Noise and Vibration Management Plan (Conditions 18 to 23)
 - e. Construction Traffic Management Plan (Conditions 25-28)
4. The outline plan or plans may be submitted in stages in reflect the staged implementation of the project.

Site access

4. ~~It is recommended that all construction and long term access to the site is to be provided from Scott Road as indicated on Watercare Servies Ltd Drawing 2003768.001 dated 23/6/2003, clear of the intersection Defined Road Boundary and Wade River Road.~~

Noise

5. ~~The activity shall not exceed the following noise limits:~~
 - a. ~~Corrected noise level L10 as measured on or at the boundary of any site shall not exceed the following limits:
Monday to Friday 7.00am to 6.00pm 52 dBA
At all other times including public holidays 47 dBA
The background noise level as measured on or close to the boundary of any site shall not exceed the following limits:
Monday to Friday 7.00am to 6.00pm 47 dBA
At all other times including public holidays 42 dBA~~
 - i. ~~Sound levels shall be measured with a sound level meter complying with international standard IEC 60651:1979 Sound Level Meters — Type 1.~~

Landscape Planting Plan

5. ~~3. A detailed landscape plan, including an implementation and maintenance programme shall be submitted to and approved by the Team Leader — Resource Consents prior to any works commencing on the site:~~
 - a. ~~The landscaping shall be maintained thereafter.~~
The requiring authority must submit to council a Landscape Planting Plan (LPP) as part of the outline plan or outline plans. The LPP must be prepared by a suitably qualified and experienced person.

The purpose of the LPP is to detail how replacement and additional planting will restore and enhance the site's landscape character and visual amenity, and biodiversity values.

6. Any new planting identified in the LPP, as required by condition 5 above, must:

- a) Provide the new planting details on the site (species, number, plant spacing/densities, grade and their height at the time of planting for restoration planting of the understory of vegetation areas A, B and B1 as shown in drawing prepared by Boffa Miskell, drawing number BM230511 500 Rev C and referenced Scott Road Reservoir Landscape Mitigation Planting Strategy, dated 05 December 2024
- b) Provide for any Regionally 'At Risk' plant species in the planting schedules.
- c) Require all plant species to be eco-sourced.
- d) Include planting specifications and instructions/schedule
- e) Include an ongoing maintenance plan and programme over a minimum five year period, including pest and weed control

Reservoir building height

7. The duplicate reservoir must not exceed a maximum building height of 8m, excluding:
 - a. Lightning rods, aerials, antennas, and similar telecommunications equipment.
 - b. Ventilation stacks and chimneys associated with the reservoir operation.
 - c. Safety railings, ladders, and access platforms required for maintenance.
 - d. Telemetry and monitoring equipment necessary for operational purposes

Lizard Management Plan

8. Prior to the commencement of any vegetation removal works the requiring authority must submit to council, a Lizard Management Plan (LMP), as part of the outline plan(s). The LMP is to be prepared by a suitably qualified and experienced person.

The purpose of the LMP is to:

- a. Maintain or enhance the population of each species of native lizard present on the site where vegetation clearance is to occur, either on the same site or at an appropriate alternative site; and
 - b. Ensure the habitat(s) that lizards are transferred to will support viable native lizard populations for all species present at pre-development.
9. In the event of the presence of indigenous lizards being confirmed on site, the LMP, as required by condition 8 above, must address the following:
 - a. Qualifications and experience and contact details of the person who will implement the LMP
 - b. Timing of the implementation of the LMP
 - c. A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to:
 - salvage protocols,
 - relocation protocols (including method used to identify suitable relocation site(s)),
 - nocturnal and diurnal capture protocols,
 - supervised habitat clearance/transfer protocols
 - artificial cover object protocols, and
 - opportunistic relocation protocols.
 - d. A post-vegetation clearance search for remaining lizards.
 - e. A description of the relocation site; if required, including:
 - provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released skinks that have been rescued.) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc.
 - any protection mechanisms (if required) to ensure the relocation site is maintained

(e.g.) covenants, consent notices etc.

- monitoring and maintenance plan (if required) to ensure the relocation site is maintained as appropriate habitat.
10. Following inspection and confirmation of the absence of indigenous lizards the requiring authority must submit a completion report to the council's satisfaction advising of this result or the outcomes of the mitigation measures required in conditions 8 and 9 above.

Vegetation removal during the native bird nesting season

11. Prior to any vegetation removal during the main native bird nesting season (September to December) a suitably qualified and experienced person must visually inspect all trees and shrubs, including checking cavities and hollows, proposed for removal within 24 hours of felling to identify any active nests.
12. Should any nesting be observed, a 10-metre buffer of vegetation must be required to remain around the nest site, until a suitably qualified and experienced person has confirmed that the nest has failed or the chicks have hatched and naturally left the natal site.
13. Following inspection and confirmation of absence of nesting birds, the requiring authority must submit a completion report to the council's satisfaction advising of the results of the investigations and mitigation measures required by conditions 11 and 12 above.

Bat management

14. Prior to the commencement of any pruning or removal of any trees, larger than 15cm diameter, a bat management plan (BMP) must be prepared by a suitably qualified and experienced person and submitted to council, as part of the outline plan or outline plans. The BMP may be prepared in stages and shall include but not limited to:
- a) Details of the ecologist who will implement the plan, including qualifications and experience.
 - b) Details of survey methods to be implemented for detecting bat presence and identifying bat roost trees prior to any vegetation clearance on the site.
 - c) Mechanisms to avoid felling of active bat roost trees where practicable and minimising where practicable bat mortality resulting from construction works associated with the project.
 - d) Details on the appropriate procedure to follow in the event of finding alive, dead or injured bats.
 - e) Details on appropriate lighting to be incorporated into the project design, based on best-practice methodology for minimising effects on bat populations.
 - f) Monitoring methods, including pre- and post-clearance surveys, ongoing monitoring of bat activity
15. Prior to the commencement of any pruning or removal of any trees, larger than 15cm diameter a bat survey must be conducted for the two endemic species of bats including the long-tailed bat (LTB; *Chalinolobus tuberculatus*) and short-tailed bat (STB; *Mystacina tuberculata*) and meet the following steps:
- a. All trees >15 cm diameter (DBH as measured at 1.4m above ground level) within the project footprint must be assessed for bat roosting risk by a suitably qualified and experienced ecologist and rated as either high-risk or low risk. High risk trees must be defined as trees >15cm DBH with at least one other feature deemed by the bat ecologist to be indicative of, or suitable for, roosting by bats (e.g., cracks, crevices, cavities, fractured/split limbs, large epiphytes, large sections of loose flaking bark, hollow trunk/branches, guano, grease marks and/or urine staining around cavity entrances).
 - b. Each high-risk potential bat roosting tree (or group of high-risk trees where adjoining) to be removed must be monitored overnight (from one hour before dusk until dawn), for a minimum of three fine nights using an Automatic Bat Monitor (ABM; or multiple ABMs as required). A fine night is when the temperature is above 10°C with no precipitation during the

first two hours after sunset and before sunrise. Surveys must not commence if the dusk temperature is below 7°C.

- c. The ABM(s) must be placed at least 1.5 m above the ground, at the base of the high-risk tree or tree group.
- d. If no bat activity indicative of potential roosting behaviours is recorded for two consecutive nights, the tree may be removed – removal must occur on the same day that the survey ends so there is no opportunity for reoccupation of the roost by bats. A suitably qualified ecologist must be onsite for the duration of all trees felling operations to advise staff should bats be detected (leaving trees or injured) and to inspect each felled tree for signs of bats roosts.
- e. If bat activity indicative of potential roosting behaviours is recorded, each tree must be climbed and visually inspected by (e.g.) an arborist. The arborist must photograph any potential evidence of bats (staining, cavities, guano), which will be reviewed by the competent bat ecologist prior to felling. The arborist must also check for signs of bats using a hand-held bat detector set to detect at 40kHz (to detect social and echolocation calls from roosting long-tailed bats, under supervision of the ecologist). If no signs of bats presence are evident, the tree can be felled – removal must occur on the same day as the visual inspection.
- f. If bats are seen leaving or entering the tree or are found to be living in the tree after visual inspection, then it must not be removed until the bats have abandoned the roost. If bats use the tree for more than three nights in a row, then it is likely to be an important maternity colony and the removal of the tree must only occur after the bat ecologist has confirmed that all bats have abandoned the roost. A 50 m buffer must be retained for the duration of roosting to preserve microclimate conditions and protect the tree/s from windthrow.

16. Following completion of the works, all findings from the implementation of the Bat Management Plans and appropriate works, the requiring authority must submit a completion report to the satisfaction of the council advising of this result.

Operation noise limits

17. The noise rating level from the operation of the water reservoirs must comply with the following noise limits when measured and assessed within the boundary of any other site zoned residential:

<u>Time</u>	<u>Noise limit</u>
<u>Monday to Saturday 7am-10pm</u>	<u>50 dB LAeq</u>
<u>Sunday 9am-6pm</u>	
<u>All other times</u>	<u>40 dB LAeq</u> <u>75 dB LAFmax</u>

Noise levels must be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

Construction noise limits

18. Construction works on the site must be designed and conducted to not exceed the following permitted noise levels when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the provisions of New Zealand

Standard NZS 6803:1999 “Acoustics - Construction Noise” and must comply with the limits, as far as practicable, in the following table:

Time of Week	Time Period	Long-term duration of Construction work (more than 20 weeks)	
		L _{Aeq}	L _{Amax}
Weekdays	6:30 am – 7:30 am	55	70
	7:30 am – 6:00 pm	70	85
	6:00 pm – 8:00 pm	65	80
	8:00 pm – 6:30 am	40	70
Saturdays	6:30 am – 7:30 am	40	70
	7:30 am – 6:00 pm	70	85
	6:00 pm – 8:00 pm	40	70
	8:00 pm – 6:30 am	40	70
Sundays and public holidays	6:30 am – 7:30 am	40	70
	7:30 am – 6:00 pm	50	80
	6:00 pm – 8:00 pm	40	70
	8:00 pm – 6:30 am	40	70

Construction vibration limits

19. Vibration levels arising from construction works on the site must not exceed:
- a. the limits set out in German Industrial Standard DIN 4150- 3:1999 Structural Vibration – Part 3 Effects of Vibration on Structures for no more than three consecutive days when measured in accordance with that Standard on any structure not on the same site; and
 - b. the limit of 2mm/s Peak Particle Velocity for work lasting more than three consecutive days in occupied buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.

Construction Noise and Vibration Management Plan

20. Prior to the commencement of site works-the requiring authority must prepare a Construction Noise and Vibration Management Plan (“CNVMP”), to be submitted to council as part of the outline plan or outline plans,

The purpose of the CNVMP is to provide a framework to determine the best practicable option for managing construction noise and vibration to avoid, remedy or mitigate adverse construction noise and vibration effects and to minimise any exceedance of the limits set out in conditions 19 and 20 above.

21. The CNVMP, as required by condition 20 above, must be prepared by a suitably qualified and experienced person in accordance with the Acoustic Impact Assessment dated 25 September 2025 (Revision 05) by Marshall Day Acoustics and submitted to the council for certification a minimum of twenty (20) working days prior to works commencing on the site. Construction works must not commence until certification has been received in writing from the council.

The CNVMP must be prepared with reference to Annex E, New Zealand Standard NZS6803:1999 Acoustics – Construction noise and Appendix B in DIN 4150-3:1999 Structural Vibration – Part 3 Effects of vibration on structures.as a minimum, provision for the following:

- a. construction noise and vibration standards; as required by conditions 20 and 21 above
- b. identification of any affected houses, where the potential for noise and vibration effects exists;
- c. description and duration of the works, anticipated equipment and the processes to be undertaken;

- d. the standard construction hours are to be identified as 7am to 6pm, Mondays to Fridays and 7am to 6pm on Saturdays.
 - e. identify the specific times and days when construction activities causing significant noise and vibration are expected to occur;
 - f. mitigation options, including alternative strategies where full compliance with the relevant noise and vibration criteria cannot be achieved. Noise and vibration mitigation measures are to be implemented as required where noise and vibration levels are predicted or demonstrated to approach or to exceed the relevant limits, including for sensitive noise and vibration receivers identified under condition 21(b) above.
 - g. in the event of the measured noise and vibration levels exceeding the relevant conditions 18 and 19, the Council must be notified, and further mitigation options must be investigated and implemented as soon as practicable.
 - h. a schedule and methods for monitoring and reporting to council and affected residents on construction noise and vibration, including:
 - procedures for maintaining contact with affected houses including notification of proposed construction activities and the handling noise and vibration complaints.
 - the measures that will be undertaken by the requiring authority to communicate and obtain feedback from identified residents on and vibration management issues
 - contact numbers for key construction staff and staff responsible for implementation of the CNVMP, and complaint receipts and investigations.
22. Any subsequent amendment of the certified CNVMP which comprises material changes to proposed construction methodology must also be prepared by a suitably qualified and experienced person. Amendments must be tracked and the revised CNVMP submitted to the council for certification.
 23. The construction works must be carried out in accordance with the certified CNVMP and a copy of the certified CNVMP must be made available to authorised council staff during monitoring inspections.

Site access

24. All construction and long-term access to the site is to be provided from Scott Road as indicated Beca Limited drawing number 2014265.002 Issue 1, dated 30 January 2024 and referenced 'Scott Road Reservoir 5 91 – Treated Water Pumping – General site layout2014265.002 Issue 1, dated 30 January 2024, clear of the intersection Defined Road Boundary and Wade River Road.

Construction Traffic Management Plan

25. Prior to the commencement of works a Construction Traffic Management Plan (CTMP), is to be certified by the road controlling authority and supplied to the council, as part of the outline plan or outline plans. The CTMP is to be prepared by an appropriately qualified and experienced person.
26. The purpose of the CTMP is to provide a framework for managing adverse traffic effects which may result from construction activity. To achieve this purpose, the CTMP must be:
 - a. Drafted in consultation with the relevant road controlling authority
 - b. Prepared in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 3: Transport or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management.
 - c. Included in the application for a Corridor Access Request to the Road Controlling Authority.
27. All construction traffic must be managed at all times in accordance with the certified CTMP.

28. If any assets in the road corridor, including footpaths, berms, and kerbs are damaged by heavy vehicles entering or leaving the construction site, the requiring authority must rectify such damage and restore the assets to its original condition (at its own costs) as soon as reasonably practicable or within a timeframe agreed with the road controlling authority.

Advice notes:

1. The requiring authority is obliged to obtain all 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 or outline plans 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 3

**Watercare Services Limited North West Schedule and
Designation 9369 Wade Heads Reservoir (Scott Road) conditions
(Clean)**

Designation Schedule - Watercare Services Ltd (1/3)

North and West

Number	Purpose	Location
9300	Water supply purposes - pump station, reservoir and associated structures	2A Sunset Road, Unsworth Heights
9301	Water supply purposes - pump station, future reservoirs and associated structures	Section 1 Survey Office Plan 555200, 53 Schnapper Rock Road, Albany
9302	Water supply purposes - reservoir, pump station and associated structures	106 Pupuke Road, Hilcrest
9303	Water supply Purposes - pump station and associated structures	39 Killarney Street and part of adjoining road reserve, Takapuna
9304	Water Supply purposes - reservoirs and associated structures	83 and 89 Waipa Street, Birkenhead
9305	Water supply purposes - reservoir and associated structures	395 Upper Harbour Drive, Greenhithe
9306	Water supply purposes - reservoir and associated structures	Section 1 Survey Office Plan 557618, 192A Browns Bay Road, Murrays Bay
9307	Water supply purposes - reservoir and associated structures	179 Kowhai Road, Mairangi Bay
9308	Water supply purposes - reservoir, pump station and associated structures	253 Forrest Hill Road, Forrest Hill
9309	Water supply purposes - existing and proposed reservoirs and associated structures	69 Corinthian Drive, Albany
9310	Wastewater purposes - wastewater treatment plant odour buffer area	Rosedale Park, and reserves, roads and motorway in the vicinity of the wastewater treatment plant
9311	Wastewater purposes - wastewater treatment plant and underground route of outfall to Mairangi Bay	Rosedale Road and Upper Harbour Highway, Albany, then via various properties and roads to Mairangi Bay
9312	Water supply purposes - pump station and associated structures	22B Easter Parade, Glen Eden
9313	Water supply purposes - pump station and associated structures	161C Colwill Road, Massey
9314	Water supply purposes - pump station and associated structures	47A Phillip Avenue, Glen Eden
9315	Water supply purposes - reservoir and associated structures	126 McEntee Road, Waitakere
9316	Water supply purposes - reservoir and associated structures	270 Don Buck Road, Massey
9317	Water supply purposes - reservoir and associated structures	893 and 895 Scenic Drive North, Swanson
9318	Water supply purposes - reservoir and associated structures	272A Scenic Drive, Titirangi
9319	Water supply purposes - reservoir and associated structures	19 Bush Road, Waiatarua

9320	Water supply purposes - reservoir and associated structures	1076A Huia Road, Huia
9321	Water supply purposes - water catchment headworks areas	Waitakere Ranges
9322	Water supply purposes - headworks services land	Waitakere Ranges
9323	Water supply purposes - water treatment plant and associated structures	105-121 Christian Road, Swanson and 21 Long Road, Bethells
9324	Water supply purposes - water treatment plants and associated structures	Woodlands Park Road, Manuka Road and Exhibition Drive, Titirangi
9325	Water supply purposes - reservoir and associated structures	88 Sunhill Road, Glen Eden
9326	Water supply purposes - reservoir and associated structures	166-176 Konini Road, Titirangi
9327	Wastewater purposes - storage tanks and associated structures	56 The Concourse, Henderson
9328	Water supply purposes - pump station and associated structures	143 Flanshaw Road, Te Atatu
9329	Water supply purposes - pump station and associated structures	Road Reserve on Pleasant Road / Titirangi Road Corner
9330	Water supply purposes - pump station and associated structures	Totara Road Esplanade Reserve, 9 Kelvin Crescent, Te Atatu Peninsula
9331	Water supply purposes - water treatment plant and associated structures	415A Te Atatu Road, Te Atatu
9332	Water supply purposes - water treatment plant and associated structures	Wood Bay Beach Reserve in the vicinity of 81 Wood Bay Road, Titirangi
9333	Water supply purposes - pump station and associated structures	Road Reserve, adjoining 172A Laingholm Drive, Laingholm
9334	Water supply purposes - pump station and associated structures	97B Fred Taylor Drive, Whenuapai
9335	Water supply purposes - water treatment plant	362 Wayby Valley Road, Wellsford
9336	Water supply purposes - reservoir and associated structures	Worthington Road (Lot 1 DP 57349), Wellsford
9337	Wastewater purposes - wastewater treatment plant	Between State Highway 1 and Rustbrook Road (Lot 3 DP 64870), Wellsford
9338	Withdrawn	
9340	Wastewater purposes - wastewater treatment plant	64 Jones Road, Omaha Flats
9341	Water supply purposes - reservoir and associated structures	20 View Road, Warkworth
9342	Wastewater purposes - wastewater treatment plant	6 Brown Road, Warkworth
9343	Wastewater purposes - wastewater treatment plant	55 and 55A Alnwick Street, Warkworth

9344	Water supply purposes - reservoir and associated structures	James Street, Snells Beach, and adjoining properties (Lots 1 and 2 DP 205704)
9345	Water supply purposes - reservoir and associated structures	32 Tudor Collins Drive, Warkworth
9346	Water supply purposes - water treatment plant	118 Hamilton Road, Warkworth
9347	Wastewater purposes - wastewater treatment plant	Te Whau Creek, Hamilton Road (east of 287 and 309 Hamilton Road), Snells Beach
9348	Wastewater purposes - wastewater treatment plant	Weranui Road, in the vicinity of 135 Weranui Road, Waiwera
9349	Water supply purposes - reservoir and associated structures	1002 Hibiscus Coast Highway, Waiwera
9350	Water supply purposes - reservoir and associated structures	138 West Hoe Heights, Orewa
9352	Water supply purposes - reservoir and associated structures	105 Wainui Road
9353	Water supply purposes - reservoir and associated structures	231 Whangaparaoa Road, Whangaparaoa
9354	Water supply purposes - reservoir and associated structures	104A Wade River Road, Arkles Bay
9355	Water supply purposes - reservoir and associated structures	1170 Whangaparaoa Road, Tindalls Bay
9356	Wastewater purposes - wastewater treatment plant	Kaipara Coast Highway (Sec 50 SO 47244), Helensville
9357	Water supply purposes - dams	215 Mangakura, Kiwitahi and Wishart Roads, Helensville
9358	Water supply purposes - reservoir and associated structures	Wishart Road (Sec 62 BLK XIV Kaipara Surevey District), Helensville
9359	Wastewater purposes - wastewater treatment plant	18 Orahā Road, Huapai
9360	Water supply purposes - water treatment plant	148-162 Motutara Road, Muriwai
9361	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds including 106 Rustybrook Road, 1496 State Highway 1, 133 Wayby Valley Road and Lot 2 DP 171826, Wellsford
9362	Wastewater purposes - wastewater treatment plant	1535 Whangaparaoa Road, Army Bay
9363	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, Te Whau Creek, Snells Beach (including 287 and 309 Hamilton Road and 120 Hamatana Road)
9364	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, (including 135 Weranui Road and 12, 45, 83 and 105 Jarvis Road), Waiwera
9366	Water supply purposes - reservoir and associated structures	190 West Hoe Heights, Orewa
9367	Water supply purposes - reservoir and associated Structures (including power supply and telemetry)	2 Lonely Track Road, Glenvar
9368	Water supply purposes - pump station and associated structures	East Coast Road (road reserve) south of Bawden Road, Redvale

9369	Water supply purposes - reservoir and associated structures	125 and 117 Scott Road, Wade Heads (Lot 1 DP 153974 and Lot 1 DP 432769)
9370	Wastewater purposes - pump station, constructed overflow and associated structures	228 Millwater Parkway, Silverdale
9371	Water supply purposes - pump station and associated structures	2-12 Lincoln Park Avenue, Massey
9372	Wastewater purposes	Section 1 and Section 2 SO 467484
9373	Water supply purposes	403 Old North Road, Huapai
9374	Water supply purposes	86 Hudson Road, Warkworth
9375	Wastewater purposes – Northern Interceptor wastewater pipelines, pumping stations, and associated infrastructure.	From 56 The Concourse, Henderson to 4 – 6 Hobsonville Road, West Harbour ; and from 15 The Knoll, Greenhithe to Rosedale Wastewater Treatment Plant
9376	Water supply purposes – pipelines and associated infrastructure	From 114 Scenic Drive, Titirangi to Albany Reservoir, Corinthian Drive, Albany
9377	Water supply and wastewater purposes – pipelines, pumping stations and associated infrastructure	From eastern end Fred Taylor Drive to western end Greenhithe Bridge causeway
9378	Water supply purposes – pump station and associated structures	157 Oteha Valley Road, Fairview Heights
9379	Wastewater purposes – to construct, operate and maintain a pump station, gravity main and associated infrastructure.	32 Mamari Road, 8 Spedding Road, Spedding Road road reserve, 23A Brigham Creek Road, 23-27 Brigham Creek Road, Brigham Creek Road road reserve, 20-22 Brigham Creek Road, 26 Brigham Creek, 28 Brigham Creek Road, Tamiro Road and Roundal Crescent
9380	Wastewater purposes – pump station and associated structures	19 and 21 Kahika Road, Birkdale, R240 Beach Haven Road, Birkenhead (Hellyers Creek Reserve), and road reserve (Kahika Road cul-de-sac)
9381	Water Supply – including abstraction, treatment and storage of water.	3 Audrey Luckens Lane, Helensville, 0800
9382	Wastewater purposes – wastewater treatment plant, disposal and associated structures	3 & 4 Denehurst Drive, Waimauku
9383	Wastewater purposes – pump station and associated structures	R21 Alma Road, Milford (Lot 6 DP 46541)
9384	Wastewater purposes – pump station and associated structures	1 Te Oneroa Way, Long Bay (Lot 98 DP 457552)
9385	Wastewater purposes – pump station and associated structures	161 Brigham Creek Road, Whenuapai (SEC 14 SO 421598)
9386	Water supply purposes, including abstraction, treatment and storage of water at the new Wellsford Water Treatment Plant (WTP).	411 Wayby Valley Road and part of 254 Whangaripo Valley Road, Wellsford, Auckland

9369 Wade Heads Reservoir (Scott Road)

Designation Number	9369
Requiring Authority	Watercare Services Ltd
Location	125 and 117 Scott Road, Wade Heads (Lot 1 DP 153974 and Lot 1 DP 432769)
Rollover Designation	Yes
Legacy Reference	Designation 953, Auckland Council District Plan (Rodney Section) 2011
Lapse Date	15 years from being included in the Auckland Unitary Plan

Description

Water supply purposes - reservoir and associated structures.

Purpose

General

1. Except as modified by the conditions below and subject to final design, the work is to be undertaken in general accordance with:
 - a) The notice of requirement dated 3 June 2025
 - b) Scott Road Water Reservoir – Alteration to Designation 9369 Notice of Requirement – Assessment of Environmental Effects, prepared by Auercon, dated May 2025
 - c) Drawings prepared by Beca Limited drawing number 2014265.002 Issue 1, dated 30 January 2024 and referenced 'Scott Road Reservoir 5 91 – Treated Water Pumping – General site layout and Drawings 1 & 2 Revision 2, dated 14 April 2024 - Revised Consent Notice Layout
 - d) Letter dated 26 August 2025, entitled Scott Road Duplicate Reservoir Alteration of Designation – section 92 response to information request, dated 18 June 2025 and attachments excluding the Scott Road Reservoir Duplication, Acoustic Impact Assessment dated 14 August 2025
 - e) Drawing prepared by Boffa Miskell, drawing number BM230511_500 Rev C and referenced Scott Road Reservoir Landscape Mitigation Planting Strategy, dated 05 December 2024.
 - f) Scott Road Reservoir Duplication, Acoustic Impact Assessment, Rp00120230574, dated 25 September 2025
 - g) Letter dated 24 October 2025 entitled Scott Road Duplicate Reservoir Alteration of Designation. Lapse Date extension to 15 Years under section 184(1)
 - h) Letter dated 31 October 2025 entitled Scott Road Duplicate Reservoir Alteration of Designation. Standard Operation Hours for Construction

Where there is inconsistency between the documents listed above and these conditions, these conditions prevail.

Designation lapse

2. In accordance with section 184(1)(c) of the Resource Management Act 1991 (the "RMA"), this designation will lapse if not given effect to within 15 years from the date on which it is included in the Auckland Unitary Plan.

Outline Plan

3. The requiring authority must submit an outline plan or plans to council prior to the commencement of work on the site, in accordance with section 176A of the Resource Management Act 1991 (RMA). All works must be carried out in accordance with the applicable

management plans and other management plan(s) and other plans required by these conditions for the duration of construction.

The outline plan or outline plans is to include the following management plans

- a. Landscape Planting Plan (Condition 5 & 6)
 - b. Lizard Management Plan (LMP) (Conditions 8 to 10).
 - c. Bat Management Plan (BMP (Conditions 14 to 16)
 - d. Construction Noise and Vibration Management Plan (Conditions 18 to 23)
 - e. Construction Traffic Management Plan (Conditions 25-28)
4. The outline plan or plans may be submitted in stages in reflect the staged implementation of the project.

Landscape Planting Plan

5. The requiring authority must submit to council a Landscape Planting Plan (LPP) as part of the outline plan or outline plans. The LPP must be prepared by a suitably qualified and experienced person.

The purpose of the LPP is to detail how replacement and additional planting will restore and enhance the site's landscape character and visual amenity, and biodiversity values.

6. Any new planting identified in the LPP, as required by condition 5 above, must:
- a) Provide the new planting details on the site (species, number, plant spacing/densities, grade and their height at the time of planting for restoration planting of the understory of vegetation areas A, B and B1 as shown in drawing prepared by Boffa Miskell, drawing number BM230511_500 Rev C and referenced Scott Road Reservoir Landscape Mitigation Planting Strategy, dated 05 December 2024
 - b) Provide for any Regionally 'At Risk' plant species in the planting schedules.
 - c) Require all plant species to be eco-sourced.
 - d) Include planting specifications and instructions/schedule
 - e) Include an ongoing maintenance plan and programme over a minimum five year period, including pest and weed control

Reservoir building height

7. The duplicate reservoir must not exceed a maximum building height of 8m, excluding:
- a. Lightning rods, aerials, antennas, and similar telecommunications equipment.
 - b. Ventilation stacks and chimneys associated with the reservoir operation.
 - c. Safety railings, ladders, and access platforms required for maintenance.
 - d. Telemetry and monitoring equipment necessary for operational purposes

Lizard Management Plan

8. Prior to the commencement of any vegetation removal works the requiring authority must submit to council, a Lizard Management Plan (LMP), as part of the outline plan(s). The LMP is to be prepared by a suitably qualified and experienced person.

The purpose of the LMP is to:

- a. Maintain or enhance the population of each species of native lizard present on the site where vegetation clearance is to occur, either on the same site or at an appropriate alternative site; and
- b. - Ensure the habitat(s) that lizards are transferred to will support viable native lizard

populations for all species present at pre-development.

9. In the event of the presence of indigenous lizards being confirmed on site, the LMP, as required by condition 8 above, must address the following:
 - a. Qualifications and experience and contact details of the person who will implement the LMP
 - b. Timing of the implementation of the LMP
 - c. A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to:
 - salvage protocols,
 - relocation protocols (including method used to identify suitable relocation site(s)),
 - nocturnal and diurnal capture protocols,
 - supervised habitat clearance/transfer protocols
 - artificial cover object protocols, and
 - opportunistic relocation protocols.
 - d. A post-vegetation clearance search for remaining lizards.
 - e. A description of the relocation site; if required, including:
 - provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released skinks that have been rescued.) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc.
 - any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc.
 - monitoring and maintenance plan (if required) to ensure the relocation site is maintained as appropriate habitat.
10. Following inspection and confirmation of the absence of indigenous lizards the requiring authority must submit a completion report to the council's satisfaction advising of this result or the outcomes of the mitigation measures required in conditions 8 and 9 above.

Vegetation removal during the native bird nesting season

11. Prior to any vegetation removal during the main native bird nesting season (September to December) a suitably qualified and experienced person must visually inspect all trees and shrubs, including checking cavities and hollows, proposed for removal within 24 hours of felling to identify any active nests.
12. Should any nesting be observed, a 10-metre buffer of vegetation must be required to remain around the nest site, until a suitably qualified and experienced person has confirmed that the nest has failed or the chicks have hatched and naturally left the natal site.
13. Following inspection and confirmation of absence of nesting birds, the requiring authority must submit a completion report to the council's satisfaction advising of the results of the investigations and mitigation measures required by conditions 11 and 12 above.

Bat management

14. Prior to the commencement of any pruning or removal of any trees, larger than 15cm diameter, a bat management plan (BMP) must be prepared by a suitably qualified and experienced person and submitted to council, as part of the outline plan or outline plans. The BMP may be prepared in stages and shall include but not limited to:
 - a) Details of the ecologist who will implement the plan, including qualifications and experience.
 - b) Details of survey methods to be implemented for detecting bat presence and identifying bat roost trees prior to any vegetation clearance on the site.
 - c) Mechanisms to avoid felling of active bat roost trees where practicable and minimising where

- practicable bat mortality resulting from construction works associated with the project.
- d) Details on the appropriate procedure to follow in the event of finding alive, dead or injured bats.
 - e) Details on appropriate lighting to be incorporated into the project design, based on best-practice methodology for minimising effects on bat populations.
 - f) Monitoring methods, including pre- and post-clearance surveys, ongoing monitoring of bat activity
15. Prior to the commencement of any pruning or removal of any trees, larger than 15cm diameter a bat survey must be conducted for the two endemic species of bats including the long-tailed bat (LTB; *Chalinolobus tuberculatus*) and short-tailed bat (STB; *Mystacina tuberculata*) and meet the following steps:
- a. All trees >15 cm diameter (DBH as measured at 1.4m above ground level) within the project footprint must be assessed for bat roosting risk by a suitably qualified and experienced ecologist and rated as either high-risk or low risk. High risk trees must be defined as trees >15cm DBH with at least one other feature deemed by the bat ecologist to be indicative of, or suitable for, roosting by bats (e.g., cracks, crevices, cavities, fractured/split limbs, large epiphytes, large sections of loose flaking bark, hollow trunk/branches, guano, grease marks and/or urine staining around cavity entrances).
 - b. Each high-risk potential bat roosting tree (or group of high-risk trees where adjoining) to be removed must be monitored overnight (from one hour before dusk until dawn), for a minimum of three fine nights using an Automatic Bat Monitor (ABM; or multiple ABMs as required). A fine night is when the temperature is above 10°C with no precipitation during the first two hours after sunset and before sunrise. Surveys must not commence if the dusk temperature is below 7°C.
 - c. The ABM(s) must be placed at least 1.5 m above the ground, at the base of the high-risk tree or tree group.
 - d. If no bat activity indicative of potential roosting behaviours is recorded for two consecutive nights, the tree may be removed – removal must occur on the same day that the survey ends so there is no opportunity for reoccupation of the roost by bats. A suitably qualified ecologist must be onsite for the duration of all trees felling operations to advise staff should bats be detected (leaving trees or injured) and to inspect each felled tree for signs of bats roosts.
 - e. If bat activity indicative of potential roosting behaviours is recorded, each tree must be climbed and visually inspected by (e.g.) an arborist. The arborist must photograph any potential evidence of bats (staining, cavities, guano), which will be reviewed by the competent bat ecologist prior to felling. The arborist must also check for signs of bats using a hand-held bat detector set to detect at 40kHz (to detect social and echolocation calls from roosting long-tailed bats, under supervision of the ecologist). If no signs of bats presence are evident, the tree can be felled – removal must occur on the same day as the visual inspection.
 - f. If bats are seen leaving or entering the tree or are found to be living in the tree after visual inspection, then it must not be removed until the bats have abandoned the roost. If bats use the tree for more than three nights in a row, then it is likely to be an important maternity colony and the removal of the tree must only occur after the bat ecologist has confirmed that all bats have abandoned the roost. A 50 m buffer must be retained for the duration of roosting to preserve microclimate conditions and protect the tree/s from windthrow.
16. Following completion of the works, all findings from the implementation of the Bat Management Plans and appropriate works, the requiring authority must submit a completion report to the satisfaction of the council advising of this result.

Operation noise limits

17. The noise rating level from the operation of the water reservoirs must comply with the following noise limits when measured and assessed within the boundary of any other site zoned residential:

Time	Noise limit
Monday to Saturday 7am-10pm	50 dB L _{Aeq}
Sunday 9am-6pm	
All other times	40 dB L _{Aeq} 75 dB L _{AFmax}

Noise levels must be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

Construction noise limits

18. Construction works on the site must be designed and conducted to not exceed the following permitted noise levels when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the provisions of New Zealand Standard NZS 6803:1999 “Acoustics - Construction Noise” and must comply with the limits, as far as practicable, in the following table:

Time of Week	Time Period	Long-term duration of Construction work (more than 20 weeks)	
		L _{Aeq}	L _{Amax}
Weekdays	6:30 am – 7:30 am	55	70
	7:30 am – 6:00 pm	70	85
	6:00 pm – 8:00 pm	65	80
	8:00 pm – 6:30 am	40	70
Saturdays	6:30 am – 7:30 am	40	70
	7:30 am – 6:00 pm	70	85
	6:00 pm – 8:00 pm	40	70
	8:00 pm – 6:30 am	40	70
Sundays and public holidays	6:30 am – 7:30 am	40	70
	7:30 am – 6:00 pm	50	80
	6:00 pm – 8:00 pm	40	70
	8:00 pm – 6:30 am	40	70

Construction vibration limits

19. Vibration levels arising from construction works on the site must not exceed:
- the limits set out in German Industrial Standard DIN 4150- 3:1999 Structural Vibration – Part 3 Effects of Vibration on Structures for no more than three consecutive days when measured in accordance with that Standard on any structure not on the same site; and
 - the limit of 2mm/s Peak Particle Velocity for work lasting more than three consecutive days in occupied buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.

Construction Noise and Vibration Management Plan

20. Prior to the commencement of site works-the requiring authority must prepare a Construction Noise and Vibration Management Plan (“CNVMP”), to be submitted to council as part of the outline plan or outline plans,

The purpose of the CNVMP is to provide a framework to determine the best practicable option for managing construction noise and vibration to avoid, remedy or mitigate adverse construction noise and vibration effects and to minimise any exceedance of the limits set out in conditions 19 and 20 above.

21. The CNVMP, as required by condition 20 above, must be prepared by a suitably qualified and experienced person in accordance with the Acoustic Impact Assessment dated 25 September 2025 (Revision 05) by Marshall Day Acoustics and submitted to the council for certification a minimum of twenty (20) working days prior to works commencing on the site. Construction works must not commence until certification has been received in writing from the council.

The CNVMP must be prepared with reference to Annex E, New Zealand Standard NZS6803:1999 Acoustics – Construction noise and Appendix B in DIN 4150-3:1999 Structural Vibration – Part 3 Effects of vibration on structures.as a minimum, provision for the following:

- a. construction noise and vibration standards; as required by conditions 20 and 21 above
 - b. identification of any affected houses, where the potential for noise and vibration effects exists;
 - c. description and duration of the works, anticipated equipment and the processes to be undertaken;
 - d. the standard construction hours are to be identified as 7am to 6pm, Mondays to Fridays and 7am to 6pm on Saturdays.
 - e. identify the specific times and days when construction activities causing significant noise and vibration are expected to occur;
 - f. mitigation options, including alternative strategies where full compliance with the relevant noise and vibration criteria cannot be achieved. Noise and vibration mitigation measures are to be implemented as required where noise and vibration levels are predicted or demonstrated to approach or to exceed the relevant limits, including for sensitive noise and vibration receivers identified under condition 21(b) above.
 - g. in the event of the measured noise and vibration levels exceeding the relevant conditions 18 and 19, the Council must be notified, and further mitigation options must be investigated and implemented as soon as practicable.
 - h. a schedule and methods for monitoring and reporting to council and affected residents on construction noise and vibration, including:
 - procedures for maintaining contact with affected houses including notification of proposed construction activities and the handling noise and vibration complaints.
 - the measures that will be undertaken by the requiring authority to communicate and obtain feedback from identified residents on and vibration management issues
 - contact numbers for key construction staff and staff responsible for implementation of the CNVMP, and complaint receipts and investigations.
22. Any subsequent amendment of the certified CNVMP which comprises material changes to proposed construction methodology must also be prepared by a suitably qualified and experienced person. Amendments must be tracked and the revised CNVMP submitted to the council for certification.
23. The construction works must be carried out in accordance with the certified CNVMP and a copy of the certified CNVMP must be made available to authorised council staff during monitoring inspections.

Site access

24. All construction and long-term access to the site is to be provided from Scott Road as indicated Beca Limited drawing number 2014265.002 Issue 1, dated 30 January 2024 and referenced 'Scott Road Reservoir 5 91 – Treated Water Pumping – General site layout 2014265.002 Issue 1, dated 30 January 2024, clear of the intersection Defined Road Boundary and Wade River Road.

Construction Traffic Management Plan

25. Prior to the commencement of works a Construction Traffic Management Plan (CTMP), is to be certified by the road controlling authority and supplied to the council, as part of the outline plan or outline plans. The CTMP is to be prepared by an appropriately qualified and experienced person.
26. The purpose of the CTMP is to provide a framework for managing adverse traffic effects which may result from construction activity. To achieve this purpose, the CTMP must be:
 - a. Drafted in consultation with the relevant road controlling authority
 - b. Prepared in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 3: Transport or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management.
 - c. Included in the application for a Corridor Access Request to the Road Controlling Authority.
27. All construction traffic must be managed at all times in accordance with the certified CTMP.
28. If any assets in the road corridor, including footpaths, berms, and kerbs are damaged by heavy vehicles entering or leaving the construction site, the requiring authority must rectify such damage and restore the assets to its original condition (at its own costs) as soon as reasonably practicable or within a timeframe agreed with the road controlling authority.

Advice notes:

1. The requiring authority is obliged to obtain all 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 or outline plans 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 4
AUP GIS Viewer
Designation 9369 Wade Heads Reservoir (Scott Road)
(Before/After)

BEFORE



 Notice of Requirements

AFTER



 Designations

0 12.5 25 50 M

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: 10/02/2026

**Watercare Services Limited:
D9369 Wade Heads Reservoir (Scott Road)**



Plans and Places