

TO Warren MacLennan – Manager | Regional, North, West and Islands Planning

FROM Jess Romhany – Policy Planner

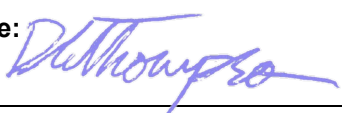



DATE 24 January 2024

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
Designation only	
Designation #	Designation 9306 – Watercare Services Limited
Locations:	192B Browns Bay Road, Murrays Bay
Lapse Date	Given effect to (i.e. no lapse date)
Purpose	Water supply purposes - reservoir and associated structures
Changes to text (shown in underline and strikethrough)	N/A
Changes to diagrams	N/A
Changes to spatial data	Northward extension of the designation boundary, as shown in Attachment C
Attachments	Attachment A: Recommendation report Attachment B: Alteration Request Attachment C: Map of Designation 9306 Alteration Attachment D: Certificate of Title for 192B Browns Bay Road Attachment E: Updated GIS viewer

Maps prepared by: Dean Thompson Geospatial Specialist	Text Entered by: N/A
Signature: 	Signature: N/A
Prepared by: Jess Romhany Policy Planner	Reviewed by: Jo Hart (pp. Eryn Shields) Team Leader
Signature: 	Signature: 
Authorised by: Warren MacLennan Manager Planning – Regional, North, West and Islands Unit	
Signature: 	

Attachment A: Recommendation Report

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 9306 Pinehill Reservoir
Requiring authority:	Watercare Services Limited
Site address:	192B Browns Bay Road, Murrays Bay

Summary

Auckland Council has received a request from Watercare Services Limited under section 181(3) of the Resource Management Act 1991 (RMA), dated 24 November 2023, to alter Designation 9306 Pinehill Reservoir.

Watercare Services Limited has requested that the Notice of Requirement be processed as a minor alteration as the amendments involve only minor alterations to the extent of the designation boundary and there are no more than minor changes to the effects on the environment.

It is considered, after undertaking an assessment of the notice, that the proposed alteration meets the statutory tests of section 181(3) of the RMA and can therefore be processed and confirmed as a minor alteration.

Recommendation

1. That the proposed alteration of Designation 9306 Pinehill Reservoir in the Auckland Unitary Plan be confirmed, 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;
 - both the requiring authority and Auckland Council agree with the alteration; and
 - the land is owned and occupied by Watercare Services Limited.
2. That Designation 9306 Pinehill Reservoir is altered in the designation map layer in the Auckland Unitary Plan as set out in section 4 of this report.

1. Background

1.1. Minor alteration to a designation

Auckland Council has received a notice of requirement (NoR) for an alteration to a Designation 9306 Pinehill Reservoir from Watercare Services Limited under section 181(3) of the RMA.

The objective (as stated in Section 1.3 of the report) is to alter the existing designation boundary to include additional land within the designation footprint of Watercare Designation

9306 for the purpose of providing heavy vehicle access (specifically to allow for truck and crane operations, parking, and a turning circle) to the Pinehill Reservoir.

1.2. Land affected by the alteration

The land affected by the alteration to the designation is located at 192B Browns Bay Road, Murrays Bay ('the site'), and is shown in the Auckland Unitary Plan maps as follows:

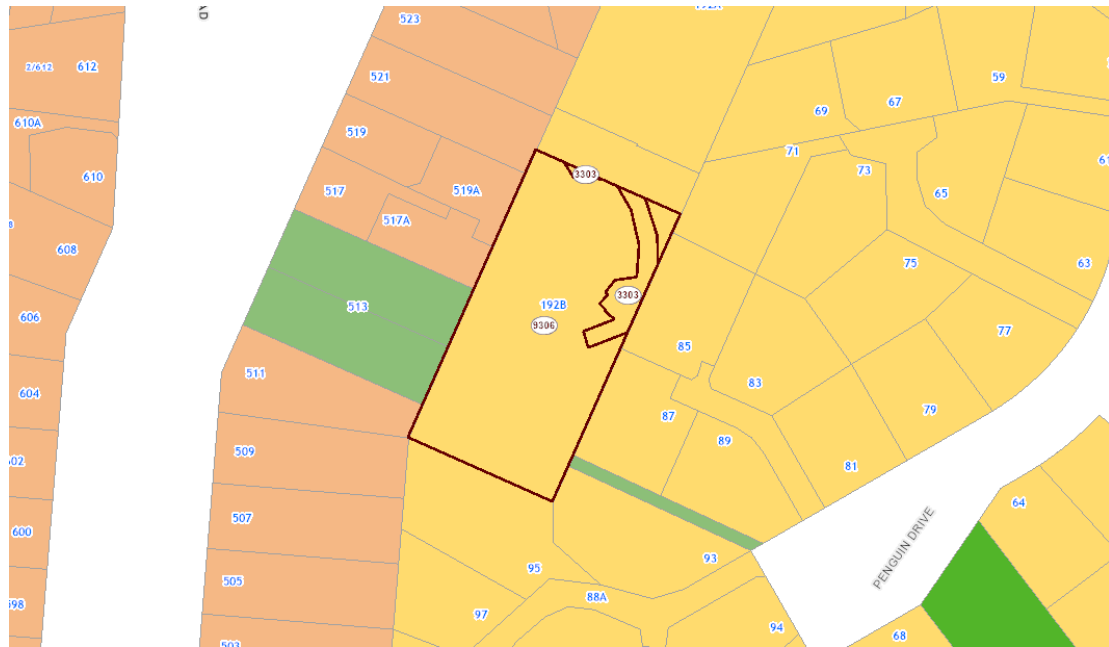


Figure 1: Existing Designation 9306 in the Auckland Unitary Plan

The requiring authority has provided a site plan showing the extent of the alteration to the designation boundary (refer to Figure 2 on Page 5).

1.3. Description of the site and existing environment

I adopt the requiring authority’s description of the site and locality, as provided in Section 3.1 (pages 4-5) of the report. I attended a site visit with Watercare on the 8 December 2023.

To summarise, the site is in a residential area and is zoned Residential – Mixed Housing Suburban Zone, with adjoining sites to the north, east and south sharing the same zone, and adjoining sites to the west zoned Residential – Mixed Housing Urban and Open Space – Informal Recreation. The site is located at a high point, with land sloping down to the north and the south of the site. Vehicle access to the site is provided from Browns Bay Road via an existing driveway through 192A Browns Bay Road. The reservoir is in the centre of the site, with a publicly accessible pedestrian accessway at the southern end of the site, which provides a link between East Coast Road and Penguin Drive.

1.4. Delegated authority

Tier 5 Team Leaders - have delegated authority, in accordance with Auckland Council’s “Chief Executives Delegation Register, September 2023, Version 1.0”, to exercise the council’s functions, powers, duties and discretions under the Resource Management Act 1991 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 Control Organisation (CCO), Watercare Services Limited, is the requiring authority.

The NoR can therefore be considered under delegated authority and confirmed or declined under section 181(3)(c).

1.5. 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.

The objective of the project, as stated in Section 1.3 of the NoR report is “...to alter the existing designation boundary to include additional land within the designation footprint of Watercare Designation 9306 for the purpose of providing heavy vehicle access to the Pinehill Reservoir” (pg. 2).

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

The requiring authority has provided an assessment of environmental effects (AEE) in Section 4, Page 7, of the NoR. The following effects have been considered:

- A. Positive effects
- B. Traffic effects

A. **Positive Effects**

The following positive effects associated with the designation alteration have been identified by the applicant in Section 4.1 of the AEE:

- *The designation protects the site from future incompatible development which may preclude or put at risk the operation of the reservoir and associated structures;*
- *The designation will enable Watercare to undertake works in accordance with the designation in a comprehensive and integrated manner;*
- *The designation will allow Watercare to adequately provide for the ongoing operation and maintenance of the reservoir by providing adequate manoeuvring space on site for light and heavy vehicles; and*
- *The additional land will provide a buffer between the reservoir on site and any future residential development at 192A Browns Bay Road.*

I agree with the applicant's assessment of positive effects. In particular, the alteration would provide the requiring authority with the necessary area for access and vehicle manoeuvring which is necessary for the ongoing operation and maintenance of the reservoir. The positive effects identified by the applicant demonstrate that the alteration is reasonably necessary to manage the effects of any activities associated with the designation.

B. **Traffic Effects**

Council's transport expert, Mr Harry Shepherd from Flow Transportation Specialists, has reviewed the application material as it relates to transport matters and effects associated with the designation alteration request (see Attachment C).

At the request of Mr Shepherd, further information was requested from the requiring authority on 18 December 2023. This request was in relation to the facilitation of vehicle and truck manoeuvring within the boundary of the altered designation. Access to the designated site is facilitated via a right of way easement through the adjoining site (192A Browns Bay Road). An additional tracking diagram was requested to ensure that vehicle manoeuvring could be accommodated, regardless of where accessway was located.

The further information requested was received on the 20 of December 2023 (see Attachment B). Mr Shepherd was satisfied with the further information received as it appropriately demonstrated that vehicle movements could be accommodated within the altered designation boundary and confirmed that no reverse manoeuvres onto Browns Bay Road would be required in a scenario where the driveway location was altered (see Section 3.2, Attachment C).

Overall, Mr Shepherd concludes that, "*the information provided by the applicant demonstrates that there will be no noticeable transport impacts on the transport network, and that vehicle manoeuvring can occur within the site*" (pg. 5). Mr Shepherd also made the following recommendation:

- *that the internal driveway area be reconfigured once the access location to Designation 9306 is confirmed through the development of 192A Browns Bay Road, such that users of the site are aware of the room available to manoeuvre internal to the site, allowing safe entry and exit to the site (pg. 5, Attachment C).*

Based on the assessment provided by Mr Shepherd, I am satisfied that the designation alteration involves no more than minor changes to the effects on the environment.

Summary

Overall, I consider that the effects associated with this alteration are no more than minor in accordance with Section 181(3)(a)(i) of the RMA 1991. The alteration will ensure that any activities associated with the ongoing maintenance of the reservoir can be undertaken within the boundaries of the designation, and that any transport effects can be appropriately managed. I don't consider that any additional conditions are necessary to be applied to Designation 9306 to manage the effects associated with this alteration.

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 boundary of the existing designation:

- Northward extension of the designation boundary (balance of 192B Browns Bay Road) to designate an additional area of 472m² (as seen in Figure 2 below).

I agree with the requiring authority that the alteration to the designation boundary is minor. The additional land to be designated is approximately 14-15% of the existing designation area and encompasses an area that was previously included in the designation footprint prior to the partial removal of land from the designation that occurred in 2021.



Figure 2: Proposed alteration to Designation 9306 boundary.

In addition, the proposed changes to the designation boundary are necessary to ensure that the activities associated with the designation (i.e., vehicle movements) can continue to occur within the designation boundary.

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))

The requiring authority has not given written notice as it considers that there are no owners or occupiers of land directly affected by the alteration to the designation.

The additional land to be designated is owned by Watercare Services Limited. There are no other occupiers of the land to be designated. It is noted that within the existing extent of Designation 9306, Kordia has an overlapping designation (Designation 3303). However, this designation does not extend into the additional land being designated, as shown in Figure 1 above (page 2).

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

The alteration to the designation has been requested by the requiring authority, and therefore it agrees to the alteration. I consider Auckland Council supports the proposed 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
- There will be no more than minor transport effects resulting from the alteration to the designation boundary, and the alteration will enable continued vehicle manoeuvring to occur within the site.

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.
- 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 with the changes made to existing conditions and/or the agreed new conditions).

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 9306 Pinehill Reservoir is **confirmed**.
2. That Designation 9306 Pinehill Reservoir is amended in the Designation overlay in the Auckland Unitary Plan Operative in part as recommended in Section 4 of this report.

4. Confirmed alteration

The boundary alteration is shown below in Figure 3 “After” image below.

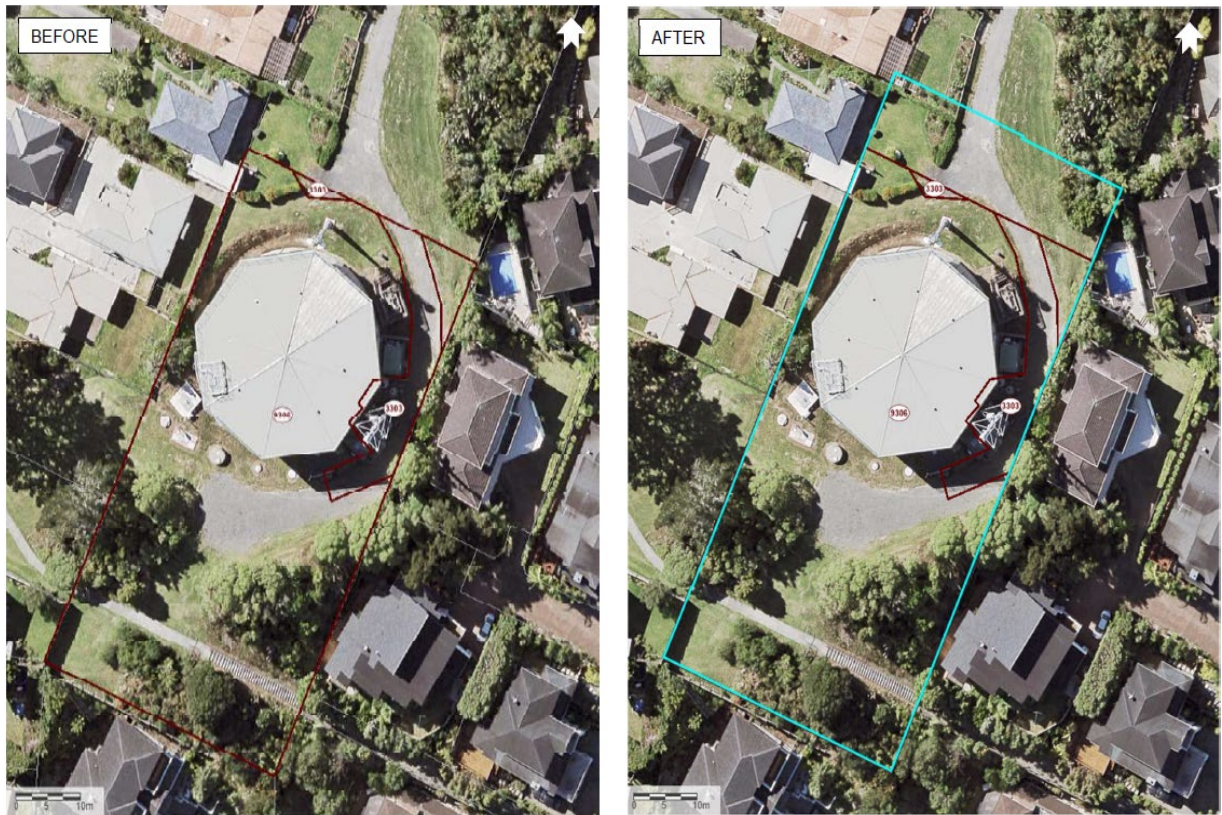


Figure 3: Confirmed boundary for Designation 9306.

Report prepared by:

Jess Romhany

Policy Planner
Regional, North, West, and Islands Unit
Plans and Places
Date: 16 January 2024

Report reviewed by:

Eryn Shields

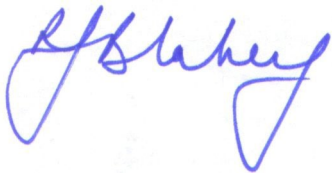
Team Leader
Regional, North, West, and Islands Unit
Plans and Places
Date: 18 January 2024

5. SECTION 181(3) DETERMINATION

Having read the Council planner's report and recommendations on the notice or requirement, 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 9306 Pinehill Reservoir is confirmed under section 181(3) of the RMA as agreed and set out in section 4 of this report.

Approved by:



Richard Blakey
Duty Commissioner

Date: 22 January 2024

SCHEDULE OF ATTACHMENTS

- Attachment A:** Pinehill Reservoir Notice of Requirement to Alter Designation 9306 (Dated 13 November 2023)
- Attachment B:** Request for Further Information Response (Dated 20 December 2023)
- Attachment C:** Memo of transportation matters for Pinehill Reservoir, prepared by Flow Transportation Specialists (dated 17 January 2024)

Attachment A: Pinehill Reservoir NoR to Alter Designation 9306

Form 18

Notice of Requirement by Watercare Services Limited to alter the boundary of Designation 9306 to include Section 1 SO 588226.

To: Auckland Council

Notice of Requirement: Watercare Services Limited (**Watercare**) is the water and wastewater services provider for Auckland and a council-controlled organisation of Auckland Council. Watercare gives notice of a requirement for an alteration to a designation for a project or work.

The site to which the requirement applies is as follows: The existing designation 9306 is within Section 1 SO 562216. The additional land to be included in the designation footprint is Section 1 SO 588226. Section 1 SO 562216 and Section 1 SO 588226 together form 192 Browns Bay Road and are held in Record of Title 1141364. The additional land will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m².

The location of the site is detailed in section 2 of the Assessment of Environmental Effects (AEE) and shown on the plan attached as Appendix A to the AEE. The Record of Title for the site accompanies this notice.

The nature of the proposed project or work is: No new works or changes to existing works are proposed on site as part of this notice. This notice is to provide for the proposed designation boundary alteration only.

The nature of the proposed conditions that would apply are: No conditions are proposed.

The effects that the project or work will have on the environment, and the ways in which any adverse effects will be mitigated, are: See section 4 of the AEE for the detail and assessment of the effects that the proposed designation alteration will have on the environment. No new works or changes to existing works are proposed on site as part of this notice. The proposed designation alteration is necessary to provide sufficient land for truck or crane operations, parking, and a turning circle for the Pinehill Reservoir. It will protect the site from future incompatible development and allow Watercare to adequately provide for the ongoing operation, maintenance and any future upgrade of the reservoir. The additional land will provide a buffer between the reservoir on site and the residential development proposed at 192A Browns Bay Road. Light and heavy vehicle tracking is assessed in the Transportation Assessment Report (Appendix B of the AEE), which shows that the additional land within the designation provides sufficient space for vehicles to safely manoeuvre on site and allow vehicles to exit the site in a forward direction.

No changes are proposed to the existing access arrangements, vehicle crossing, or activities on site, therefore, are outside of the scope of matters to be considered for this NoR. Nevertheless, the Transportation Assessment Report (Appendix B of the AEE) has confirmed that the access arrangements via 192A Browns Bay Road are considered to be suitable to accommodate regular maintenance vehicles accessing the site and no safety concerns have been identified at the vehicle crossing.

On this basis, the alteration to the designation will have no effect on the road network or pedestrians, and no adverse effects on site as the alteration provides for sufficient manoeuvring of heavy vehicles.

Alternative sites, routes, and methods have been considered to the following extent: There will be no adverse effects on the environment as a result of the proposed designation boundary alteration. The proposed alteration involves only a minor adjustment to the boundary of the designation. Options for vehicle manoeuvring on the existing site is limited due to site space constraints, therefore the addition of adjoining land is the only viable option. Therefore, no alternative options were considered.

The project or work and alteration are reasonably necessary for achieving the objectives of the requiring authority because: The overarching objective of the project is to alter the existing

designation boundary to include additional land within the designation footprint for the purpose of providing heavy vehicle access to the Pinehill Reservoir. The proposed designation boundary alteration is necessary to achieve this objective. The existing designation provides Watercare certainty around its ability to develop and use the site and provides clarity to existing and future owners and occupiers in the area of the use of the site.

See section 6 of the attached AEE for the statutory assessment. There will be no adverse effects on the environment as a result of the proposed designation boundary alteration, which is consistent with Section 181(3)(a)(i) of the RMA. The additional land will increase the footprint of the designation by only 472 m² and will not impact the surrounding land uses. As such, the alteration involves only a minor adjustment to the boundary of the designation in accordance with Section 181(3)(a)(ii) of the RMA. Watercare owns Section 1 SO 588226 (the additional land to be designated). The proposed alteration to designation will not directly affect any other owners or occupiers and therefore written notice of the proposed alteration does not need to be given or agreement reached under Section 181(3)(b) of the RMA. Watercare supports the proposed amendment to the Designation 9306. Subject to Auckland Council agreement with this position, the requirements of Section 181(3)(c) of the RMA will be fulfilled.

The following consultation has been undertaken with parties that are likely to be affected:

There are no parties likely to be affected.

Watercare Services Limited attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.

- Assessment of Environmental Effects, including:
 - Alteration to the Designation Plan (Appendix A);
 - Transportation Assessment Report (Appendix B); and
- Record of Title.



...Paul Futter
Signature of person giving notice

...23 November 2023.....
Date

Pinehill Reservoir

Notice of Requirement to Alter Designation 9306

Watercare Services Limited

13-November-2023



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

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



Document control record

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Approval			
Author signature		Approver signature	
			
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Executive Summary

Watercare Services Limited (Watercare) owns the property at 192B Browns Bay Road, Murrays Bay (Section 1 SO 562216), upon which the existing Pinehill Reservoir is situated. In 2021 Watercare owned and had a designation over this existing portion of land and an additional portion of land extending to Browns Bay Road. Watercare sold the northern portion of this land and reduced its designation area in 2021, as now identified in the Auckland Unitary Plan (Operative in Part) (AUP). The reduced land and designation area has been recognised as not providing sufficient land for truck or crane operations, parking, or a turning circle for the Pinehill Reservoir. Watercare has re-purchased the southern part of 192A Browns Bay Road (making it part of 192B Browns Bay Road once more), legally described as Section 1 SO 588226.

Watercare gives notice of a requirement (NoR) to alter the boundary of Designation 9306 Pinehill Reservoir in the AUP to include additional land within the designation footprint for the purpose of providing heavy vehicle access to the Pinehill Reservoir, necessary for the continued operation and maintenance of the reservoir.

The NoR is set out in the prescribed Form 18 and submitted as a minor alteration to the Watercare Designation 9306 in accordance with Section 181(3) of the Resource Management Act 1991 (RMA). The proposed designation boundary alteration will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m². The Alteration to the Designation Plan is contained in **Appendix A**.

The existing site is located at the top of the hill and screened from view from the surrounding road network by vegetation on site and boundary fences on neighbouring residential properties. The underlying zone is Residential - Mixed Housing Suburban. The Minister of Defence Airspace Restriction Designation 4311 passes over the site. Designation 3303 (Kordia Ltd.'s designation for a broadcasting and telecommunications facility) sits within the footprint of Watercare's Designation 9306.

The proposed designation alteration protects the site from future incompatible development and allows Watercare to adequately provide for the ongoing operation, maintenance and any future upgrades of the reservoir. The additional land will provide a buffer between the reservoir on site and future residential development at 192A Browns Bay Road. Light and heavy vehicle tracking is assessed in the Transportation Assessment Report (**Appendix B**), which shows that the additional land within the designation provides sufficient space for vehicles to manoeuvre on site and allow vehicles to exit the site in a forward direction safely and efficiently. No changes are proposed to the existing access arrangements, vehicle crossing, or activities on site, therefore, are outside of the scope of matters to be considered for this NoR. Nevertheless, the Transportation Assessment Report (**Appendix B**) has confirmed that the existing access arrangements through 192A Browns Bay Road are suitable to accommodate regular maintenance vehicles accessing the site and no safety concerns have been identified at the vehicle crossing. On this basis, the alteration to the designation will have no effect on the road network or pedestrians, and no adverse effect on site as the alteration provides for sufficient manoeuvring of heavy vehicles.

Section 181(3) of the RMA provides for a territorial authority to make amendments to a designation where the stated criteria are satisfied. The assessment in section 4 of this AEE concludes that the alteration to the designation will have no adverse effects on the environment. Accordingly, the works are consistent with Section 181(3)(a)(i) of the RMA. The additional land will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m². The increase in the size of the designation is relatively small and will not impact the surrounding land uses. On this basis, the adjustment to the boundary of Designation 9306 is considered to be minor in accordance with Section 181(3)(a)(ii) of the RMA. Watercare owns Section 1 SO 588226 (the additional land to be designated). Accordingly, the proposed alteration to the designation will not directly affect any other owners or occupiers and therefore written notice of the proposed alteration does not need to be given or agreement reached under Section 181(3)(b) of the RMA. Watercare supports the proposed amendment to the Designation 9306. Subject to Auckland Council agreement with this position, the requirements of Section 181(3)(c) of the RMA will be fulfilled.

Contents

1	Introduction	1
1.1	The Requiring Authority	1
1.2	Project Background	1
1.3	Project Objectives	2
1.4	Purpose of the NoR	2
1.5	Purpose and structure of this AEE	2
2	Proposed Designation Boundary Alteration	3
3	Existing Environment	4
3.1	Site and Locality	4
3.1.1	Planning context	5
3.2	Surrounding Environment	6
4	Assessment of Effects on the Environment	7
4.1	Positive Effects	7
4.2	Traffic Effects	7
5	Statutory Assessment	8
5.1	Resource Management Act 1991 – Section 181(3)	8
5.1.1	Section 181(3) (a) (i) – Effects on the Environment	8
5.1.2	Section 181(3) (a) (ii) – Changes or Adjustments to Boundaries	8
5.1.3	Section 181(3) (b) – Directly Affected Land	9
5.1.4	Section 181(3) (c) – Agreement to Alteration	9
6	Conclusion	10

Tables and Figures

Table 1-1: Watercare Designation 9306	1
Figure 1-1: 192A and 192B Browns Bay Road in relation to the area to be designated (Source: Auckland Council GeoMaps)	2
Figure 2-1: The existing site and area to be designated (Source: AC GeoMaps)	3
Table 3-1: Property details	4
Figure 3-1: Site details (Source: Auckland Council GeoMaps)	4
Table 3-2: Designation details	5
Figure 3-2: Planning context, with the area to be designated shown in red (Source: AUP GeoMaps)	6

Appendices

- Appendix A – Alteration to Designation 9306 Plan
- Appendix B – Transportation Assessment Report

Abbreviations

Abbreviation	Full term
AEE	Assessment of Environmental Effects
AUP	Auckland Unitary Plan (Operative in Part)
CHI	Cultural Heritage Inventory
NoR	Notice of Requirement
RMA	Resource Management Act 1991
Watercare	Watercare Services Limited

1 Introduction

Watercare Services Limited (Watercare) gives notice of a requirement (NoR) to alter Designation 9306 Pinehill Reservoir in the Auckland Unitary Plan (Operative in Part) 2016 (AUP). This Assessment of Environmental Effects (AEE) forms part of the NoR. The NoR is set out in Form 18, which accompanies this AEE. The NoR is submitted as a minor alteration to the Watercare Designation 9306 in accordance with Section 181(3) of the Resource Management Act 1991 (RMA).

1.1 The Requiring Authority

Watercare is a lifeline utility providing water and wastewater services to 1.7 million people in Auckland. Watercare supplies reliable, high-quality drinking water to homes and businesses in the Auckland region and collects, treats, and discharges their wastewater in environmentally responsible ways. Its services are vital for life, keep people safe, and help communities to flourish.

As a council-controlled organisation, wholly owned by Auckland Council, Watercare manages water and wastewater assets worth over \$14 billion and plans and builds infrastructure to ensure that growth is supported today and into the future. Watercare’s vision is to be “trusted by our communities to deliver exceptional performance every day”. Watercare’s mission is “reliable, safe and efficient water and wastewater services”.

NZ Gazette notice 2012-go3709 (page 1968, issue 69) confirms Watercare as a requiring authority pursuant to Section 167 of the RMA. The purpose of Designation 9306 is provided in **Table 1-1** below and will not be altered as part of this NoR.

Table 1-1: Watercare Designation 9306

Watercare Designation 9306 – Pinehill Reservoir	
Requiring Authority	Watercare Services Limited
Location	192B Browns Bay Road, Murrays Bay
Lapse date	Given effect to (no lapse date)
Purpose	Water supply purposes – reservoir and associated structures.

1.2 Project Background

Watercare owns the property at 192B Browns Bay Road, Murrays Bay, upon which Pinehill Reservoir is situated. Watercare previously owned a larger piece of land extending to Browns Bay Road but sold 3,801 m² of land as surplus on 25 June 2021 (being 192A Browns Bay Road). This land is proposed to be subdivided into 16 residential lots, with the subdivision road also serving as access to the reservoir. Subdivision consent has not yet been granted for this proposal.

Due to a discrepancy in drawing the boundary of the conveyed land in 2021, the designation footprint is farther south than was intended, leaving Watercare with insufficient land for any truck or crane operations, parking, or a turning circle. In order to accommodate the required heavy vehicle access, Watercare has re-purchased the southern part of 192A Browns Bay Road (making it part of 192B Browns Bay Road once more), which is legally described as Section 1 SO 588226 and shown in **Figure 1-1** below. This recently purchased land is to be included in Designation 9306 as part of this NoR for an alteration to the designation boundary.

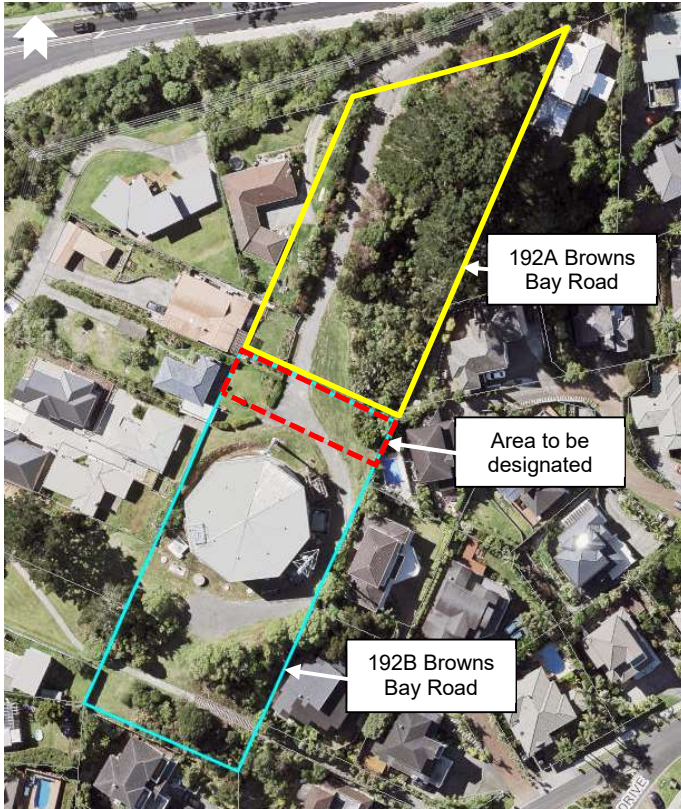


Figure 1-1: 192A and 192B Browns Bay Road in relation to the area to be designated (Source: Auckland Council GeoMaps)

1.3 Project Objectives

The overarching objective of the project is to alter the existing designation boundary to include additional land within the designation footprint of Watercare Designation 9306 for the purpose of providing heavy vehicle access to the Pinehill Reservoir.

1.4 Purpose of the NoR

The existing site at 192B Browns Bay Road is currently designated by Watercare (refer to **Table 1-1** above). The purpose of the NoR is to allow Watercare, as a requiring authority, to alter the boundary of the existing Watercare Designation 9306 to include Section 1 SO 588226 within the designated area. The purpose of the designation will remain the same, for water supply purposes (reservoir and associated structures). Further details of the proposed alteration and the existing environment are provided in sections 2 and 3 of this AEE (respectively). The NoR Form 18 accompanies this AEE.

1.5 Purpose and structure of this AEE

This notice is intended to provide all the information necessary for a full understanding of the background, purpose and any actual and potential effects that the proposed designation alteration may have on the environment. The following information is included with the notice:

- A description of the proposed works;
- A description of the site and surrounding environment;
- An assessment of environmental effects of the proposed alteration;
- A statutory assessment of the proposal having regard to the RMA and the AUP (district matters); and
- A conclusion.

2 Proposed Designation Boundary Alteration

Watercare owns and operates the existing Pinehill Reservoir and associated infrastructure at 192B Browns Bay Road, Murrays Bay, as detailed in section 1.2 and shown in **Figure 1-1** above.

Additional space is required to provide for heavy vehicle access to the existing site, therefore it is proposed to alter the boundary of Designation 9306 include Section 1 SO 588226, as detailed in section 1.4 of this AEE above and shown in **Figure 2-1** below. The proposed designation boundary alteration will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m². The Alteration to the Designation Plan is contained in **Appendix A**.

Enough space will be provided to allow for truck and crane operations, parking and a turning circle, as part of the existing designation. No structures or additional works are proposed. No future statutory authorisations are anticipated.

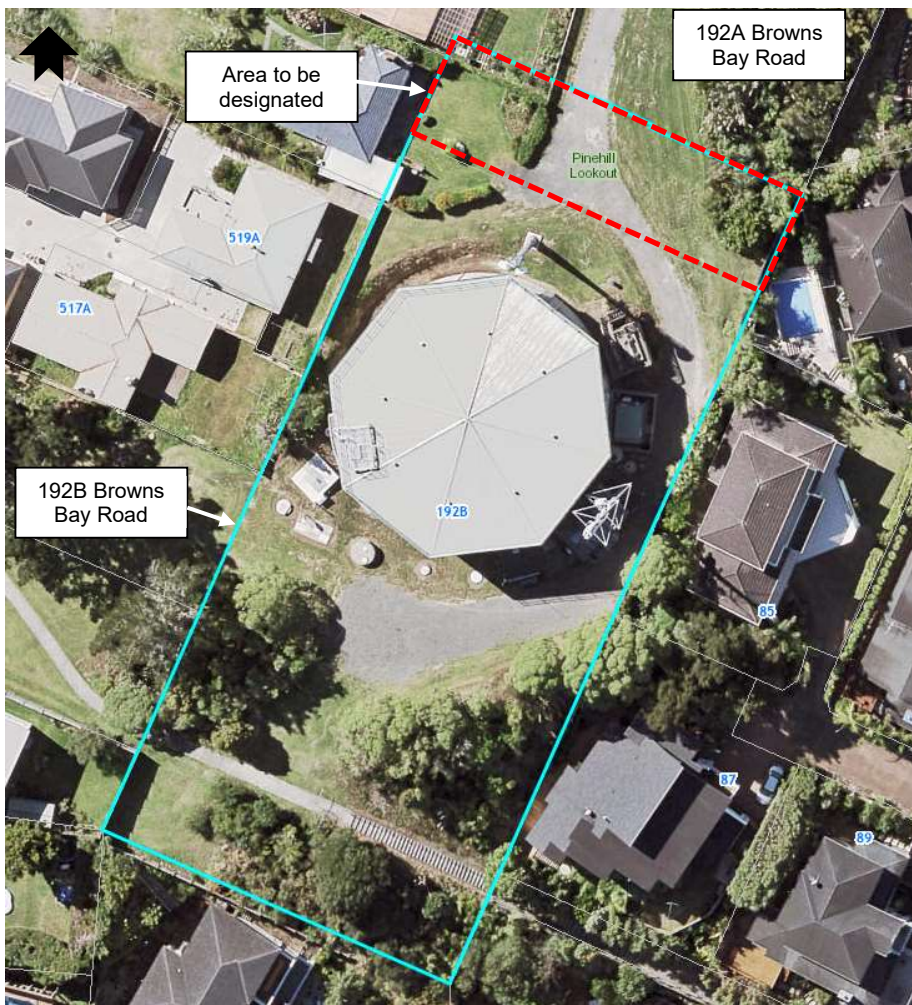


Figure 2-1: The existing site and area to be designated (Source: AC GeoMaps)

3 Existing Environment

3.1 Site and Locality

Watercare owns the property at 192B Browns Bay Road, Murrays Bay. As detailed in section 1.2 of this AEE, Watercare has re-purchased the southern part 192A Browns Bay Road (now once again part of 192B Browns Bay Road), legally described as Section 1 SO 588226.

The property details of the existing site and area to be designated are summarised in **Table 3-1** and **Figure 3-1** below. The Record of Title accompanies this NoR.

Table 3-1: Property details

Address	Legal description	Area	Record of Title	Owner
Existing site – 192B Browns Bay Road, Murrays Bay, Auckland 0630	Section 1 SO 562216	3,222 m ²	1141364	Watercare
Area to be designated – Balance of 192B Browns Bay Road, Murrays Bay, Auckland 0630.	Section 1 SO 588226	472 m ²		

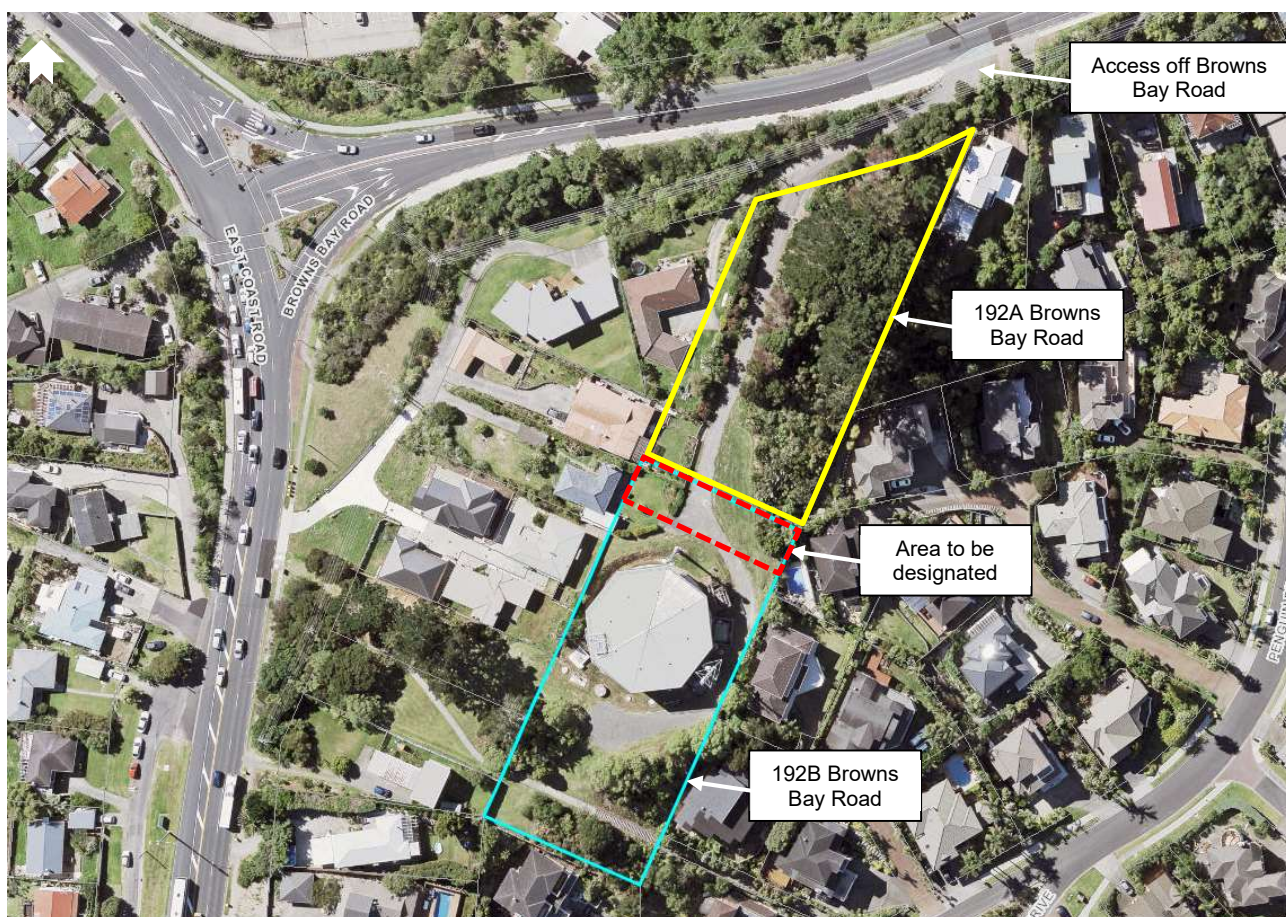


Figure 3-1: Site details (Source: Auckland Council GeoMaps)

The Pinehill Reservoir, pump station, the reservoir bulk supply point, and other critical transmission pipework and valving are located on the existing site. The existing site is located at the top of the hill and screened from view from the surrounding road network by vegetation on site and boundary fences on neighbouring residential properties.

The reservoir is in the centre of the site, which is surrounded by associated infrastructure, mown grass and hardstand areas for vehicle parking and manoeuvring. The southern portion and some of the site boundaries are vegetated (mixed species). A paved footpath provides a shortcut for pedestrians between Penguin Drive and East Coast Road, which crosses the southern portion of the site, and is known as “Pinehill lookout”.

Access to the site is provided by a vehicle crossing on Browns Bay Road and accessway through 192A Browns Bay Road. Access to the site will be maintained through 192A Browns Bay Road via an existing right of way easement. Light vehicles access the site for regular maintenance purposes during the operation of the reservoir. Unplanned maintenance of the reservoir could involve a small digger and a medium sized truck, while planned major maintenance (years apart) could involve larger trucks and a mobile crane.

There are no overland flow paths or surface waterbodies on site. The site is located within the extents of the Waitemata aquifer.

3.1.1 Planning context

The planning context under the AUP for the existing site (192B Browns Bay Road) and area to be designated (Section 1 SO 588226) is shown in **Figure 3-2** below.

The existing and additional sites are subject to the following under the AUP:

- Residential - Mixed Housing Suburban Zone;
- Macroinvertebrate Community Index Control – Urban;
- Stormwater Management Area Control – Tairahi and Oteha Valley, Flow 2;
- Plan Change 78 – Intensification; and
- Minister of Defence Airspace Restriction Designation 4311.

The existing site is subject to the following under the AUP:

- Watercare Designation 9306 (the subject of this NoR); and
- Kordia Ltd Designation 3303.

The surrounding area is zoned Residential - Mixed Housing Urban and Open Space - Informal Recreation. Details on the overlapping designations are summarised in **Table 3-2** and shown in **Figure 3-2** below.

Table 3-2: Designation details

Reference	Requiring Authority	Purpose	Conditions
Designation 9306 (the subject of this NoR)	Watercare	Water supply purposes – reservoir and associated structures	No associated conditions or attachments.
Airspace Restriction Designation 4311	Minister of Defence	Defence purposes (protection of approach and departure paths) for the Whenuapai Air Base	The associated conditions and attachments relate to restrictions on approach paths, take-off, approach and transitional surfaces, and inner horizontal and conical surfaces.
Designation 3303	Kordia Ltd	Broadcasting and telecommunications facility including a monopole mast of 27.5m height, a transmission building with ancillary and associated works and activities.	The associated conditions and attachments relate to the broadcasting and telecommunications equipment, structures and noise levels.

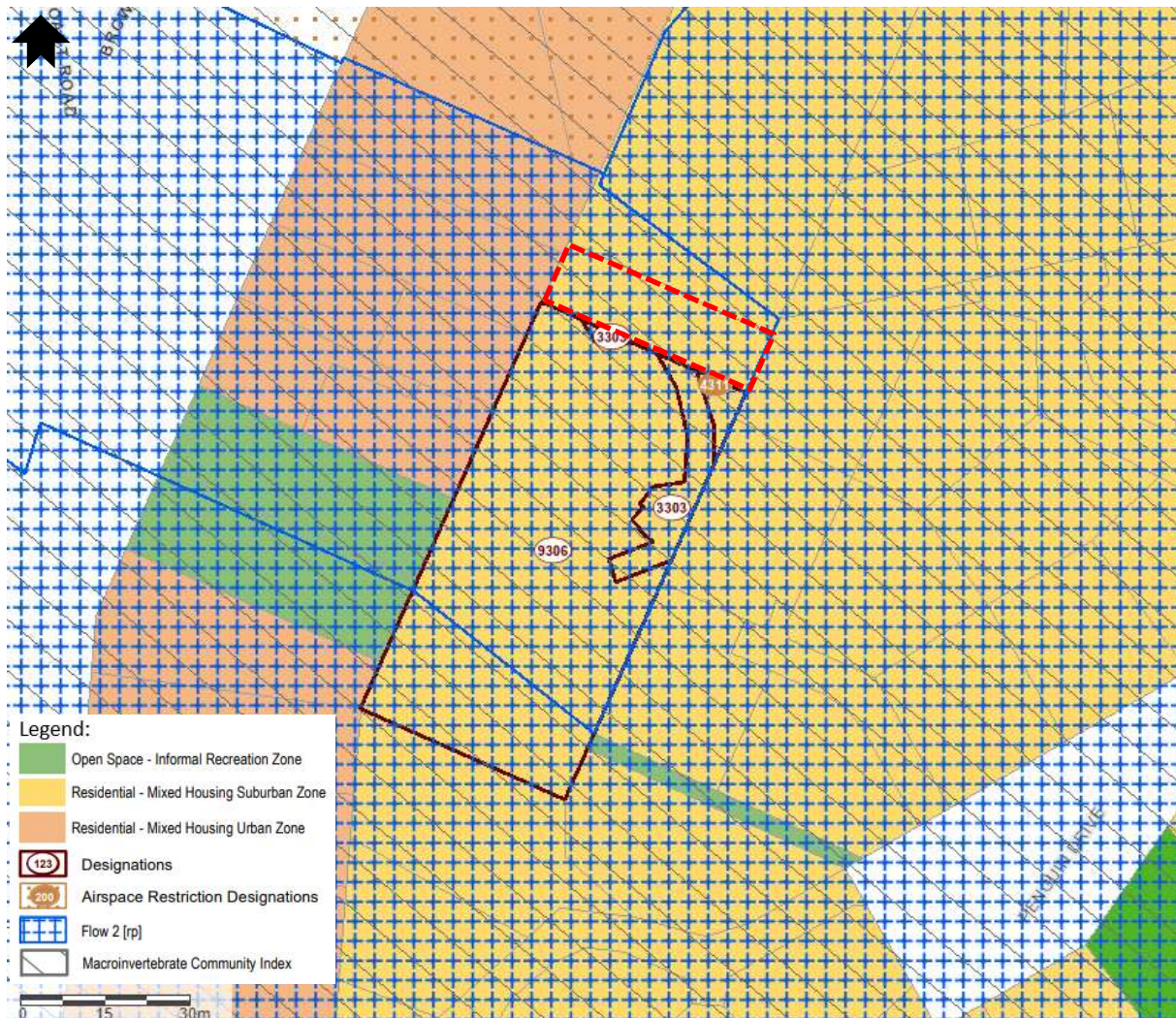


Figure 3-2: Planning context, with the area to be designated shown in red (Source: AUP GeoMaps)

3.2 Surrounding Environment

The surrounding environment is residential in nature. As detailed in section 4.1 of this AEE and shown in **Figure 3-1**, a new residential subdivision is proposed to the north of the site at 192A Browns Bay Road.

Browns Bay Road is an arterial road with a single lane each direction and a posted speed limit of 50km/hour. Footpaths are provided on both sides of the road. An on-road cycle lane is provided on the southern side of the road. Street parking is provided on the northern side of the road. Further information on the surrounding road network is provided in the Transportation Assessment Report (**Appendix B**).

Auckland Council's Cultural Heritage Inventory (CHI) on GeoMaps shows that a historic structure (CHI 13669, Pillbox) is located on the neighbouring property at 523 East Coast Road, Murrays Bay.

4 Assessment of Effects on the Environment

This section assesses the actual and potential effects of the proposed designation boundary alteration associated with the NoR. The assessment draws on the Transportation Assessment Report in **Appendix B**.

4.1 Positive Effects

The designation alteration is necessary for achieving the objective set out in section 1.3 of this AEE for the following reasons:

- The designation protects the site from future incompatible development which may preclude or put at risk the operation of the reservoir and associated structures;
- The designation will enable Watercare to undertake works in accordance with the designation in a comprehensive and integrated manner;
- The designation will allow Watercare to adequately provide for the ongoing operation and maintenance of the reservoir by providing adequate manoeuvring space on site for light and heavy vehicles; and
- The additional land will provide a buffer between the reservoir on site and any future residential development at 192A Browns Bay Road.

4.2 Traffic Effects

The proposed alteration to the designation boundary will include additional land within the designation. The additional land covers the existing vehicle manoeuvring space on site. Light and heavy vehicle tracking is assessed in the Transportation Assessment Report (**Appendix B**). The vehicle tracking shows that the anticipated light and heavy vehicles can safely and efficiently manoeuvre to and from the site within the altered designation boundaries, allowing vehicles to exit the site in a forward direction and thus achieve the overarching objective of the project (refer to section 1.3 of this AEE). No changes to the existing vehicle manoeuvring space are proposed. As previously noted in section 4.1 above, the altered designation boundaries will allow Watercare to adequately provide for the ongoing operation and maintenance of the reservoir by providing adequate manoeuvring space on site for light and heavy vehicles.

No changes are proposed to the existing access arrangements, vehicle crossing, or activities on site, therefore, are outside of the scope of matters to be considered for this NoR. Nevertheless, the Transportation Assessment Report (**Appendix B**) has confirmed that the access arrangements through 192A Browns Bay Road are considered to be suitable to accommodate regular maintenance vehicles and no safety concerns were identified at the vehicle crossing. On the basis of the above, the alteration to the designation will have no effect on the road network or pedestrians, and no adverse effects onsite as the alteration provides for sufficient manoeuvring of heavy vehicles.

5 Statutory Assessment

Section 181 of the RMA provides for the alteration of existing designations requested by the Requiring Authority responsible for the designation. Subsection (2) states that subject to subsection (3), Sections 168 to 179 and 198AA and 198AD shall, with all necessary modifications, apply to a requirement for an alteration under subsection (1) as if the requirement were for a new designation. The following sections consider the proposed alteration to the designation under the requirements of Section 181(3).

5.1 Resource Management Act 1991 – Section 181(3)

As detailed within section 4 of this AEE, the proposed alteration to Designation 9306 will result in no adverse effects. Section 181(3) of the RMA provides for a territorial authority to make amendments to a designation where the stated criteria are satisfied:

“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.”

Where Section 181(3) of the RMA applies, Sections 168 to 179 and 198AA to 198AD of the RMA do not apply to any such alteration. As such, those sections have not been assessed in this AEE.

5.1.1 Section 181(3) (a) (i) – Effects on the Environment

Section 4 of this AEE provides an assessment of effects on the environment. In summary, the assessment concludes that the alteration to the designation will have no adverse effects on the environment. Accordingly, the works are consistent with Section 181(3) (a) (i) of the RMA.

5.1.2 Section 181(3) (a) (ii) – Changes or Adjustments to Boundaries

The existing site at 192B Browns Bay Road is within Designation 9306. The Requiring Authority (Watercare) proposes to alter the boundary of Designation 9306 to designate additional land (Section 1 SO 588226), as detailed in sections 1.2, 1.4 and 2 of this AEE. The Alteration to the Designation Plan is contained in **Appendix A**. The additional land will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m².

The increase in the size of the designation is relatively small and will not impact the surrounding land uses. The purpose of the designation will remain the same, for water supply purposes (reservoir and associated structures). On this basis, the adjustment to the boundary of Designation 9306 is considered to be minor in accordance with Section 181(3) (a) (ii) of the RMA.

5.1.3 Section 181(3) (b) – Directly Affected Land

Watercare owns Section 1 SO 588226 (the additional land to be designated), as detailed in section 1.2 and 2 of this AEE. Furthermore, as demonstrated in section 4 of this AEE, the alteration to the designation will have no adverse effects on the environment. Accordingly, the proposed alteration to designation will not directly affect any owners or occupiers outside the designation boundary and therefore the works are consistent with Section 181(3) (b) of the RMA.

5.1.4 Section 181(3) (c) – Agreement to Alteration

Watercare supports the proposed amendment to the Designation 9306. Subject to Auckland Council agreement with this position, the requirements of Section 181(3)(c) of the RMA will be fulfilled.

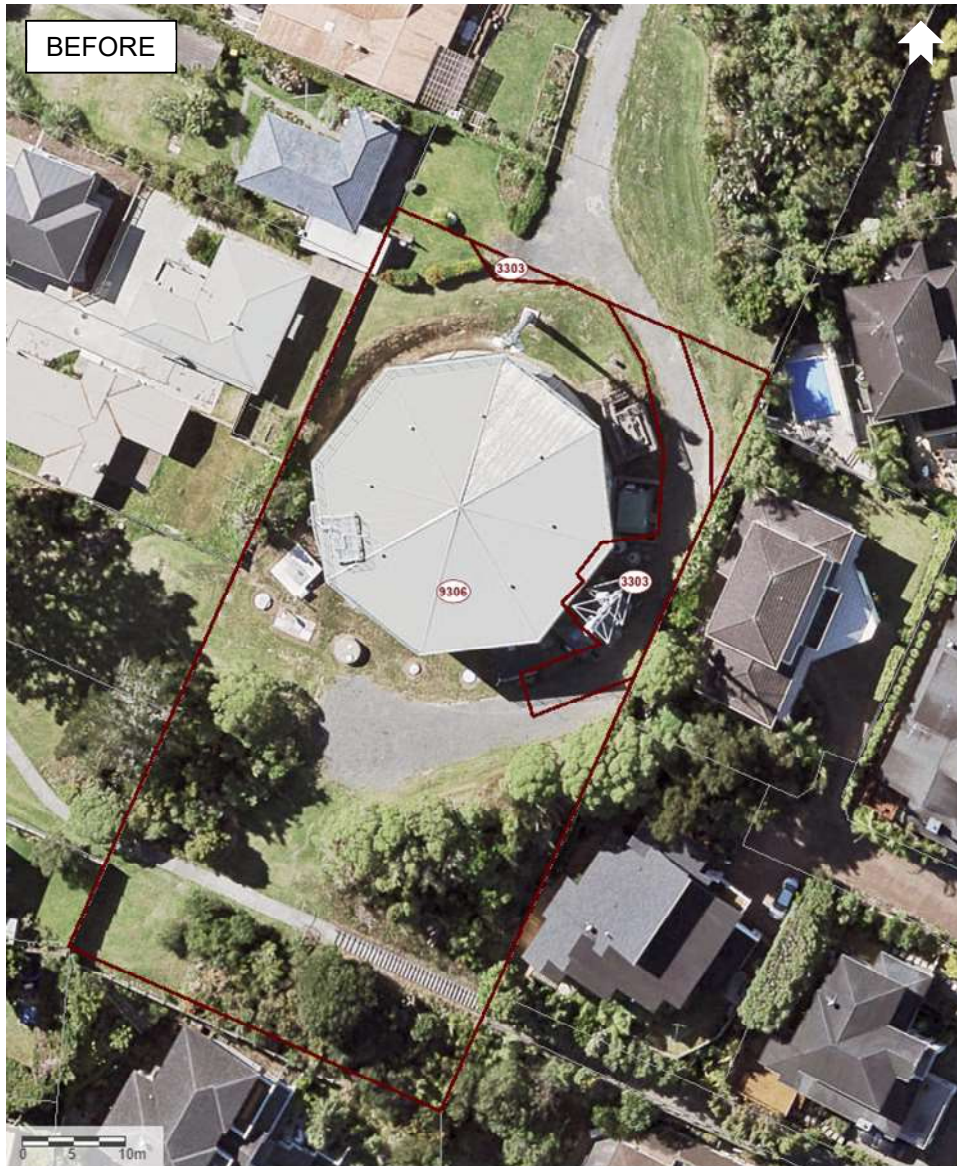
6 Conclusion

This NoR has been prepared in accordance with Section 181 of the RMA on behalf of Watercare, as Requiring Authority, which is seeking to alter the boundary of Designation 9306 in the AUP.

The assessment of actual and potential effects on the environment at section 4 of this AEE concludes that there will be no adverse effects as a result of the proposed designation alteration. No affected parties are identified in relation to the proposed designation alteration.

Subject to Auckland Council's agreement, Watercare considers that the requirements of Section 181 of the RMA are satisfied and Designation 9306 should be altered to accommodate the additional land.

Appendix A – Alteration to Designation 9306 Plan



Appendix B – Transportation Assessment Report



**192B Browns Bay Road, Murrays Bay
Watercare Services Limited**

Transportation Assessment Report

17 October 2023





4 Leek Street, Newmarket
PO Box 128259, Remuera 1541, Auckland
Ph. 09 869 2825
www.commute.kiwi

Project: 192B Browns Bay Road, Murrays Bay
Report title: Transportation Assessment Report
Document reference: J002773 192B Browns Bay Road final 171023
Date: 17 October 2023


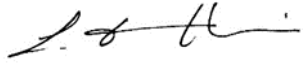
Report Status	Prepared By	Reviewed By	Approved By
Final report	Ana Lee	Leo Hills	Leo Hills
			

TABLE OF CONTENTS

Table of Contents.....	1
1 Introduction.....	1
1.1 Background.....	1
1.2 Proposal and Scope.....	1
2 Existing Environment.....	1
2.1 Site Location.....	1
2.2 Existing road network.....	3
2.2.1 Browns Bay Road.....	3
2.3 Traffic volumes.....	4
2.4 Road Safety Assessment.....	4
3 Access.....	5
3.1 General.....	5
3.2 Sight Distance Assessment.....	6
4 Vehicle Tracking.....	7
4.1 During Operation.....	7
4.2 During Potential Major Maintenance Works.....	7
5 Trip Generation During Operation.....	8
6 192A Browns Bay Road (Proposed residential subdivision).....	8
7 Conclusion.....	8
ATTACHMENT A – VEHICLE TRACKING (6.3M AT VAN).....	9
ATTACHMENT B – VEHICLE TRACKING (RTS-18 LARGE RIGID TRUCK).....	10

1 INTRODUCTION

1.1 BACKGROUND

Watercare owns the property at 192B Browns Bay Road, Murrays Bay, upon which Pinehill Reservoir is situated. The site also contains the Pinehill Pump Station, the Pinehill Reservoir Bulk Supply Point, and other critical transmission pipework and valving.

Watercare previously owned a larger piece of land extending to Browns Bay Road but sold 3,801 m² of land as surplus on 25 June 2021. It is understood that this land is proposed to be subdivided into 16 residential lots and is currently at residential subdivision consent stage (not approved at present).

However, due to a discrepancy in drawing the boundary of the conveyed land, the boundary line is farther south than was intended, leaving Watercare with insufficient land for any truck or crane operations, parking, or a turning circle. In order to accommodate the required heavy vehicle access, Watercare has recently purchased back the two southernmost proposed lots (lots 7 and 16 on the proposed plan of subdivision).

1.2 PROPOSAL AND SCOPE

Watercare is proposing to alter the existing designation to include the additional land (i.e., lots 7 and 16) within the designation footprint. As the additional land is required for heavy vehicle access, we understand no structures are proposed to be built on this land.

No changes are proposed to the existing arrangements at the Pinehill Reservoir (including access, onsite parking / manoeuvrability, and structures) as part of this application.

A residential subdivision is proposed for the adjacent land (not approved at present), and therefore access arrangements are likely to change if the subdivision is approved. It is understood that access to the Pinehill Reservoir site will be maintained via the proposed residential accessway (shared use). This will be further discussed in this report.

This report is submitted to accompany the notice of requirement by Watercare for the alteration of the existing designation at 192B Browns Bay Road, Murrays Bay.

This report assesses the transport-related matters of the proposal including:

- A description of the site and its surrounding transport environment;
- A description of the key transport-related aspects of the proposed development;
- The proposed form of access arrangements for maintenance vehicles; and
- Ongoing operational traffic effects.

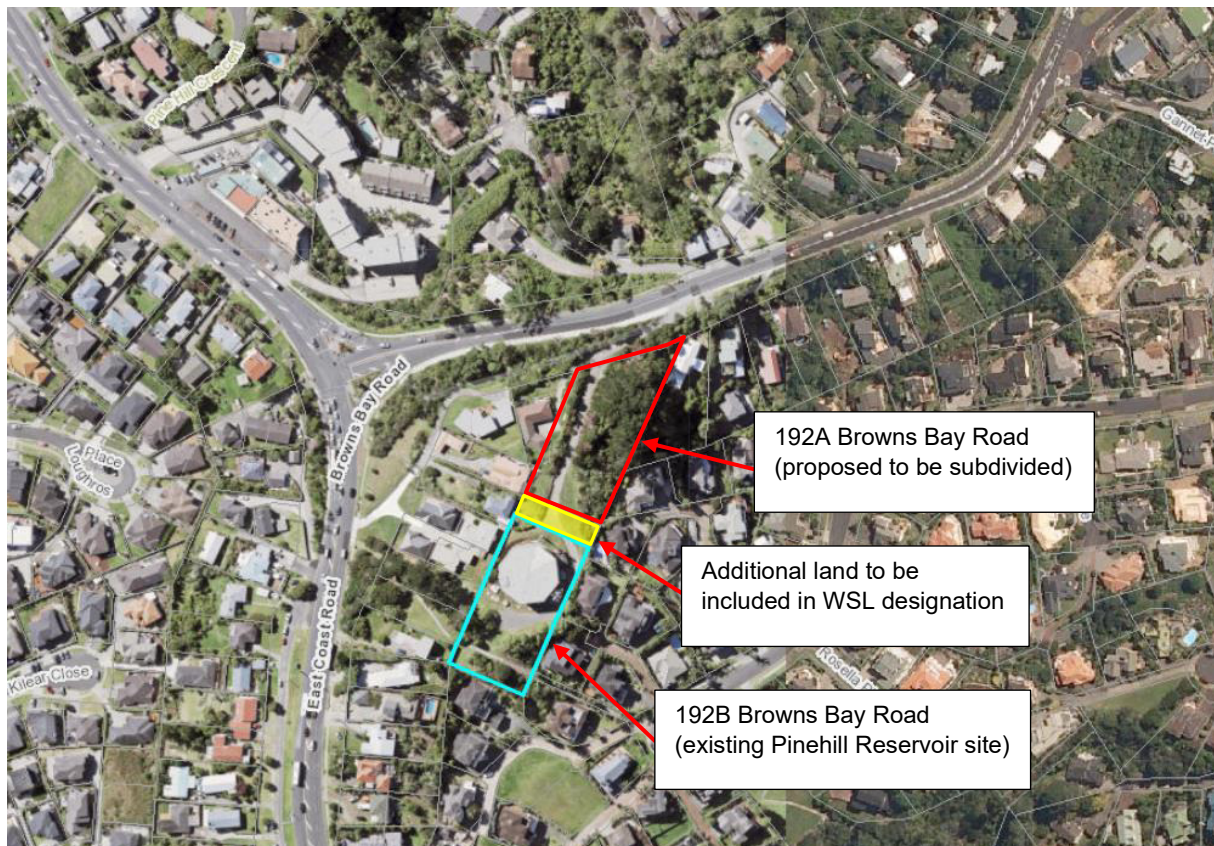
These and other matters are addressed in detail in this report. By way of summary, it is considered that the proposal, as detailed in this report, will have less than minor traffic effects to the function, capacity and safety of the surrounding transport network.

2 EXISTING ENVIRONMENT

2.1 SITE LOCATION

The site is located at 192B Browns Bay Road, Murrays Bay. Figure 1 shows the location of the site in relation to the surrounding road network.

Figure 1: Site location

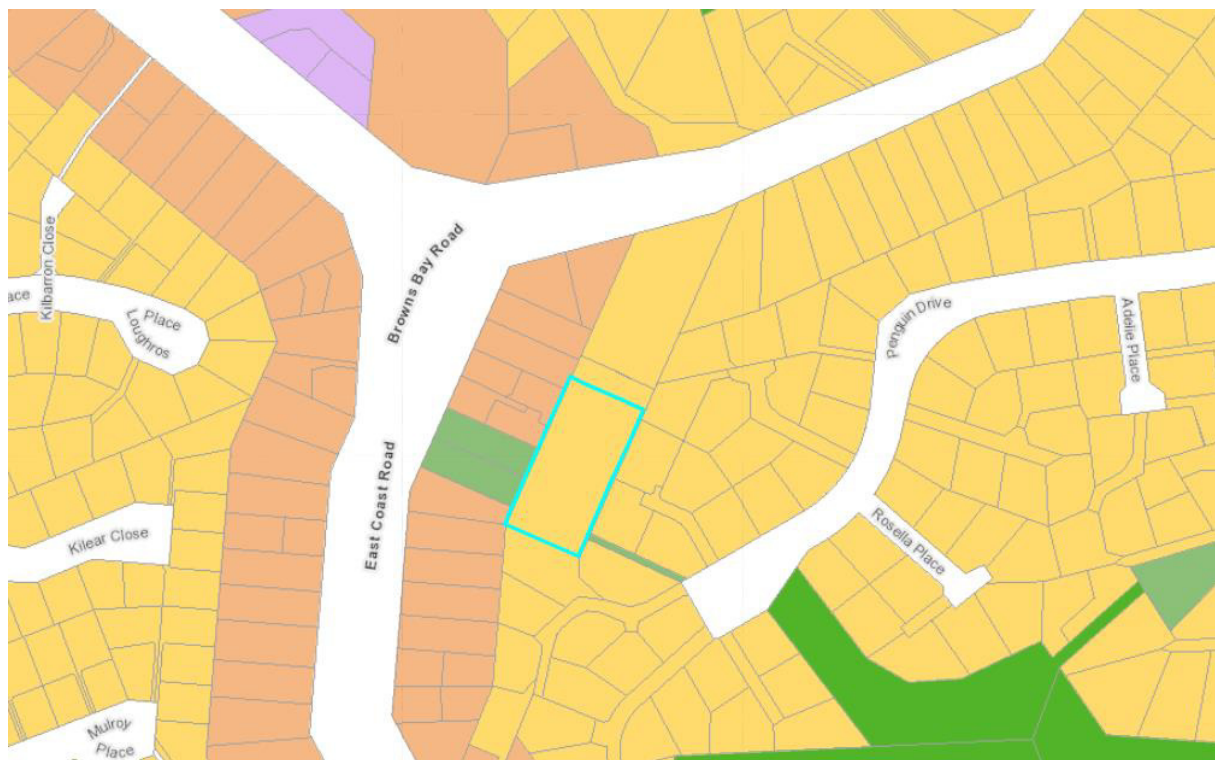


Currently, the surrounding area of the Pinehill Reservoir site is residential in nature, with a new residential subdivision proposed to the north of the site.

Figure 2 below shows the Unitary Plan¹ zoning of the surrounding area. As shown, the site and the surrounding area to the east are zoned 'Residential – Mixed Housing Suburban' in the Unitary Plan. The area to the west of the site is zoned 'Residential – Mixed Housing Urban' and 'Open Space – Informal Recreation' in the Unitary Plan.

¹ Auckland Unitary Plan Operative in part (notified 15 November 2016).

Figure 2: Unitary Plan zoning



2.2 EXISTING ROAD NETWORK

The existing reservoir site has frontage onto Browns Bay Road and will continue to gain access via Browns Bay Road. The existing reservoir is located on a rear site, to the south of 192A Browns Bay Road.

2.2.1 BROWNS BAY ROAD

Browns Bay Road runs in a general east-west alignment near the site and connects to East Coast Road to the west and Anzac Road to the north.

Browns Bay Road provides for a single traffic lane in each direction, with on-street parking permitted on the northern side of the road within the vicinity of the site. Pedestrian footpaths are provided on both sides of the road. An on-road painted cycle path is provided along the southern side of Browns Bay Road near the site, which terminates in front of the subject site access.

Browns Bay Road is classified as an 'Arterial Road' in the Unitary Plan. The posted speed limit in the area is 50 km/hr.

Photograph 1 shows Browns Bay Road in the vicinity of the Pinehill Reservoir site.

Photograph 1: Browns Bay Road near the site



2.3 TRAFFIC VOLUMES

Traffic data obtained from Auckland Transport² shows that Browns Bay Road (between East Coast Road and Knights Road) carries a 5-Day Average Annual Daily Traffic (AADT) volume of 19,151 vehicles per day (November 2022). The counts show the morning peak volume is 1,358 vph and the evening peak volume of 1,670 vph. These volumes are typical of an arterial road.

2.4 ROAD SAFETY ASSESSMENT

An assessment of the surrounding area's safety record has been carried out using the NZTA's CAS database, for all reported crashes around the proposed site over the period 2018-2022 including all available data for 2023. The study area includes Browns Bay Road within a 50m radius around the site.

One minor injury crash was identified near the site access. The crash involved a head-on type collision between opposing vehicles as a result of a vehicle veering over the centreline.

Whilst one crash occurred near the site, there is no history of accidents occurring that relate specifically to movements into and out of the site. As such, the crash history does not indicate any significant safety concerns.

² Auckland Transport Traffic Counts, March 2015, <https://at.govt.nz/about-us/reports-publications/traffic-counts/>.

3 ACCESS

3.1 GENERAL

Pinehill Reservoir currently gains access via an existing one-way vehicle crossing on Browns Bay Road. No changes are proposed to the existing crossing or the internal driveway as part of this proposal.

Photograph 2 and Photograph 3 show the existing site access and driveway currently serving the site.

Photograph 2: Existing vehicle crossing on Browns Bay Road



Photograph 3: Internal driveway leading to the reservoir



As noted, no changes are proposed to the existing access arrangements or the existing activity onsite and no safety concerns have been identified at the access point (see Section 2.4 above).

Accordingly, a detailed assessment against the Unitary Plan access requirements is not considered necessary.

3.2 SIGHT DISTANCE ASSESSMENT

The RTS-6 Guidelines for Visibility at Driveways document (RTS-6 Guide) indicates that for driveways accessing onto an Arterial Road with a 50km/h operating speed, the required sight distance is 90m.

Photograph 4 and Photograph 5 show the sight distance in either direction from the existing access point.

Photograph 4: Available sight distance to the west of the existing access along Browns Bay Road



Photograph 5: Available sight distance to the east of the existing access along Browns Bay Road



As shown, the available sight distance from the existing crossing exceeds 150m to the east and is approximately 110m to the west, and therefore complies with RTS-06.

4 VEHICLE TRACKING

4.1 DURING OPERATION

It is understood that typically a light vehicle will access the site for regular maintenance purposes during the operation of the reservoir.

Attachment A shows the vehicle tracking of a 6.3m AT van turning around onsite. It is understood that a 6.3m AT van is likely the maximum vehicle size anticipated to access the site for regular maintenance (monthly / six monthly visits).

4.2 DURING POTENTIAL MAJOR MAINTENANCE WORKS

Unplanned maintenance of the reservoir could involve a small digger and a medium sized truck, while planned major maintenance (years apart) could involve larger trucks and a mobile crane.

Based on this information provided by Watercare, vehicle tracking of an RTS 18 Large Rigid Truck (11.5m) has been undertaken (this is the largest truck size anticipated during planned major maintenance). **Attachment B** shows the vehicle tracking of an RTS-18 Large Rigid Truck turning around onsite.

It is noted that a site-specific Construction Traffic Management Plan will likely be in place during major maintenance works, therefore the vehicle tracking is indicative only. However, the tracking shows that the anticipated construction trucks can safely and efficiently

manoeuvre to and from the site (albeit the truck will likely utilise grassed areas onsite to turn around).

5 TRIP GENERATION DURING OPERATION

The traffic generation will be limited to regular maintenance of site facilities, with no changes proposed as part of this proposal. Routine access to the site is made up of:

- Monthly visits from Watercare Networks Team; and
- Six monthly visits from Watercare Transmissions Team.

The traffic effects of the existing Pinehill Reservoir are considered to be less than minor.

6 192A BROWNS BAY ROAD (PROPOSED RESIDENTIAL SUBDIVISION)

A 16-lot residential subdivision is proposed on the site at 192A Browns Bay Road (but has not been approved at present). Based on the Traffic Impact Assessment³ prepared for this site, it is understood that the accessway proposed to serve the residential development will be shared, and access to the Watercare reservoir site will be maintained.

Figure 5 shows the indicative residential subdivision layout (as per the TIA).

Figure 5: Indicative site layout plan of 192A Browns Bay Road



As shown, a two-way access will be provided down the centre of the site. The proposed access is considered suitable to accommodate regular maintenance vehicles accessing the reservoir site.

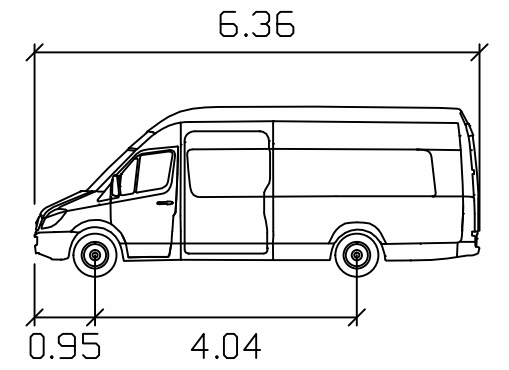
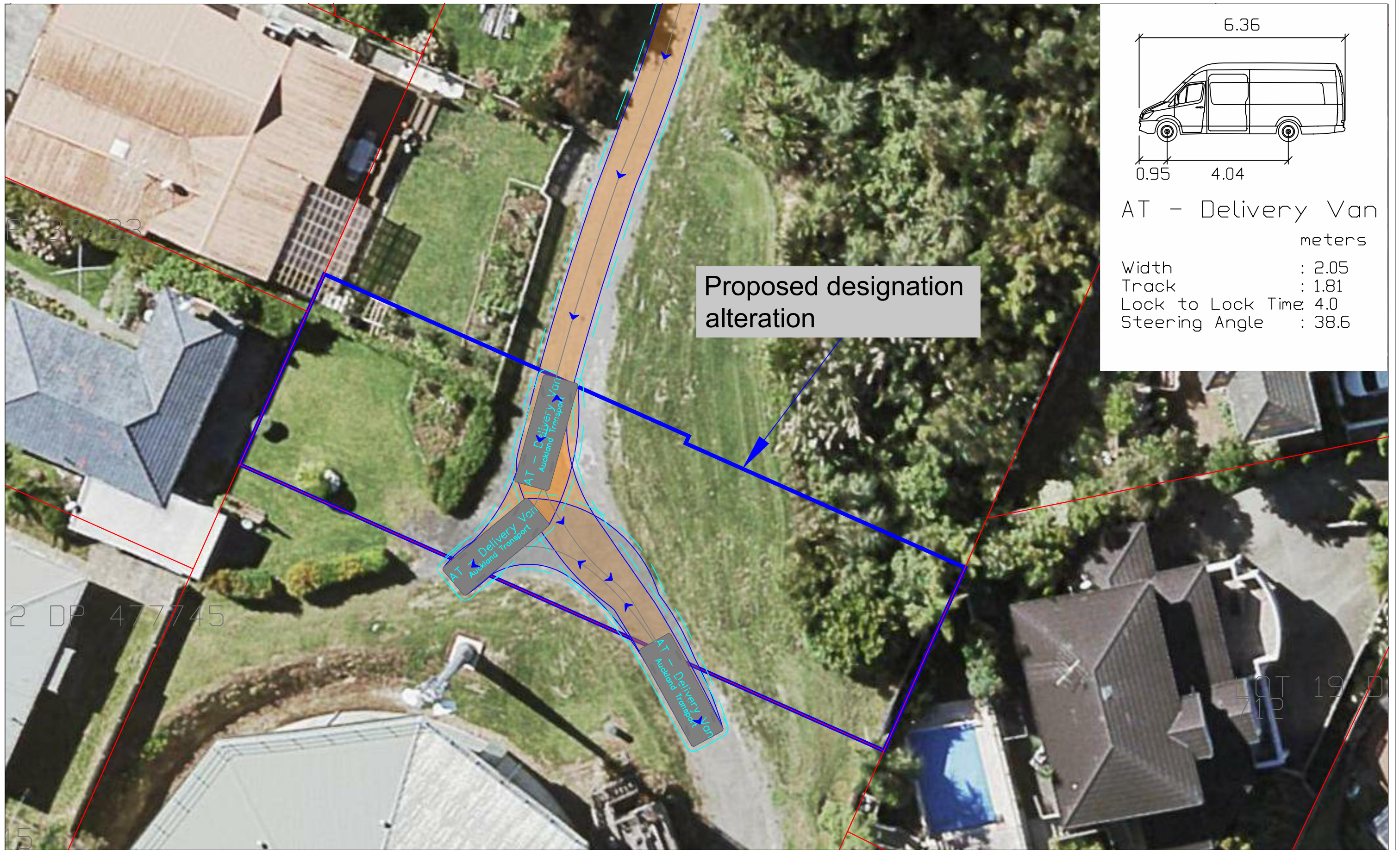
7 CONCLUSION

On the basis of this transport assessment, it is concluded that the alteration to the designation of the Pinehill Reservoir site located at 192B Browns Bay Road will have less than minor traffic effects on the operation of the surrounding road and pedestrian network.

Commute Transportation Consultants

³ Traffic Impact Assessment, For Radiance Development Ltd, May 2022 (prepared by Young Technical Management Ltd).

ATTACHMENT A – VEHICLE TRACKING (6.3M AT VAN)



AT - Delivery Van
meters

- Width : 2.05
- Track : 1.81
- Lock to Lock Time: 4.0
- Steering Angle : 38.6

P 27423

2 DP 477745

15

LOT 19 D
712

Revision notes:		
Rev:	Date:	Notes:

Drawn by: AL J002773	Client: Watercare Services Limited
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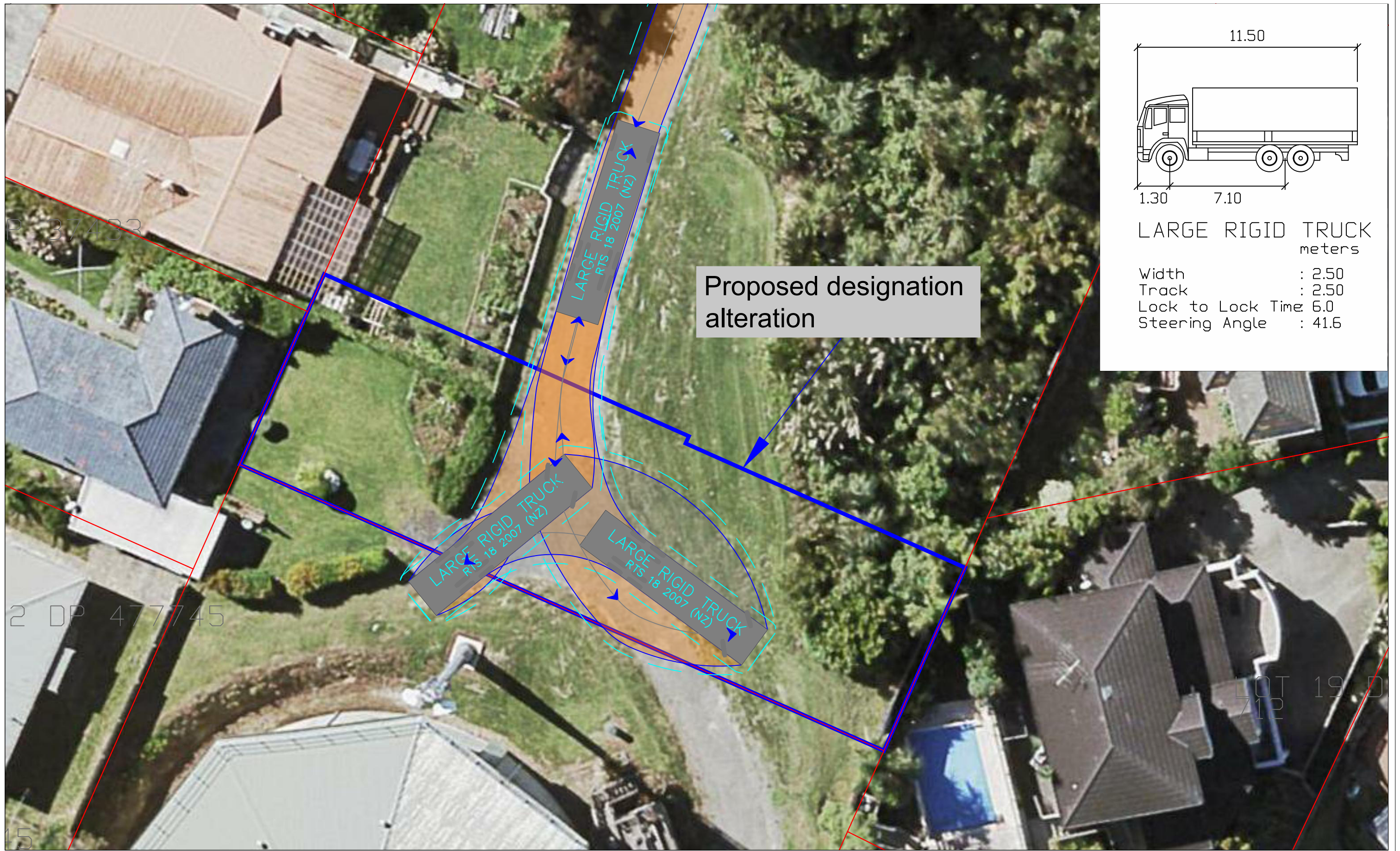
Project: 192B Browns Bay Road, Murrays Bay Pinehill Reservoir	Drawing Title: Vehicle Tracking
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Date: 5 October 2023	Scale @ A3: 1:200
Revision: A	



Figure:
A

ATTACHMENT B – VEHICLE TRACKING (RTS-18 LARGE RIGID TRUCK)



Revision notes:		
Rev:	Date:	Notes:

Drawn by: AL J002773	Client: Watercare Services Limited
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Project: 192B Browns Bay Road, Murrays Bay Pinehill Reservoir	Drawing Title: Vehicle Tracking
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Date: 5 October 2023	Scale @ A3: 1:200
Revision: A	



Figure:
B

Document prepared by

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




R. W. Muir
Registrar-General
of Land

Identifier 1141364
Land Registration District North Auckland
Date Issued 12 July 2023

Prior References

1004196 1004197

Estate Fee Simple
Area 3694 square metres more or less
Legal Description Section 1 Survey Office Plan 562216 and
Section 1 Survey Office Plan 588226
Purpose Waterworks
Registered Owners
Watercare Services Limited

Interests

Subject to a gas conveyance right (in gross) over part Section 1 SO 562216 marked Y on SO 562216 in favour of UnitedNetworks Limited created by Transfer C680141.2 - 14.11.1994 at 2.40 pm

Subject to a right of way (in gross) over part Section 1 SO 588226 marked D on SO 588226 and to rights to convey, store and drain water over part Section 1 Section 562216 marked E, Y and Z on SO 562216 in favour of Watercare Services Limited created by Transfer D536025.1 - 28.8.2000 at 2.55 pm

Fencing Covenant in Transfer 12153934.1 - 25.6.2021 at 1:04 pm (affects Section 1 SO 588226)

Appurtenant to Section 1 SO 562216 is a right of way created by Easement Instrument 12153934.4 - 25.6.2021 at 1:04 pm

Subject to a right of way over part Section 1 SO 588226 marked C on SO 588226 created by Easement Instrument 12153934.4 - 25.6.2021 at 1:04 pm

Land Covenant in Covenant Instrument 12153934.5 - 25.6.2021 at 1:04 pm

Fencing Covenant in Transfer 12772873.2 - 12.7.2023 at 4:07 pm (affects Section 1 SO 588226)



**192B Browns Bay Road, Murrays Bay
Watercare Services Limited**

Transportation Assessment Report

17 October 2023





4 Leek Street, Newmarket
PO Box 128259, Remuera 1541, Auckland
Ph. 09 869 2825
www.commute.kiwi

Project: 192B Browns Bay Road, Murrays Bay
Report title: Transportation Assessment Report
Document reference: J002773 192B Browns Bay Road final 171023
Date: 17 October 2023

Report Status	Prepared By	Reviewed By	Approved By
Final report	Ana Lee	Leo Hills	Leo Hills
			

TABLE OF CONTENTS

Table of Contents.....	1
1 Introduction.....	1
1.1 Background.....	1
1.2 Proposal and Scope.....	1
2 Existing Environment.....	1
2.1 Site Location.....	1
2.2 Existing road network.....	3
2.2.1 Browns Bay Road.....	3
2.3 Traffic volumes.....	4
2.4 Road Safety Assessment.....	4
3 Access.....	5
3.1 General.....	5
3.2 Sight Distance Assessment.....	6
4 Vehicle Tracking.....	7
4.1 During Operation.....	7
4.2 During Potential Major Maintenance Works.....	7
5 Trip Generation During Operation.....	8
6 192A Browns Bay Road (Proposed residential subdivision).....	8
7 Conclusion.....	8
ATTACHMENT A – VEHICLE TRACKING (6.3M AT VAN).....	9
ATTACHMENT B – VEHICLE TRACKING (RTS-18 LARGE RIGID TRUCK).....	10

1 INTRODUCTION

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Watercare previously owned a larger piece of land extending to Browns Bay Road but sold 3,801 m² of land as surplus on 25 June 2021. It is understood that this land is proposed to be subdivided into 16 residential lots and is currently at residential subdivision consent stage (not approved at present).

However, due to a discrepancy in drawing the boundary of the conveyed land, the boundary line is farther south than was intended, leaving Watercare with insufficient land for any truck or crane operations, parking, or a turning circle. In order to accommodate the required heavy vehicle access, Watercare has recently purchased back the two southernmost proposed lots (lots 7 and 16 on the proposed plan of subdivision).

1.2 PROPOSAL AND SCOPE

Watercare is proposing to alter the existing designation to include the additional land (i.e., lots 7 and 16) within the designation footprint. As the additional land is required for heavy vehicle access, we understand no structures are proposed to be built on this land.

No changes are proposed to the existing arrangements at the Pinehill Reservoir (including access, onsite parking / manoeuvrability, and structures) as part of this application.

A residential subdivision is proposed for the adjacent land (not approved at present), and therefore access arrangements are likely to change if the subdivision is approved. It is understood that access to the Pinehill Reservoir site will be maintained via the proposed residential accessway (shared use). This will be further discussed in this report.

This report is submitted to accompany the notice of requirement by Watercare for the alteration of the existing designation at 192B Browns Bay Road, Murrays Bay.

This report assesses the transport-related matters of the proposal including:

- A description of the site and its surrounding transport environment;
- A description of the key transport-related aspects of the proposed development;
- The proposed form of access arrangements for maintenance vehicles; and
- Ongoing operational traffic effects.

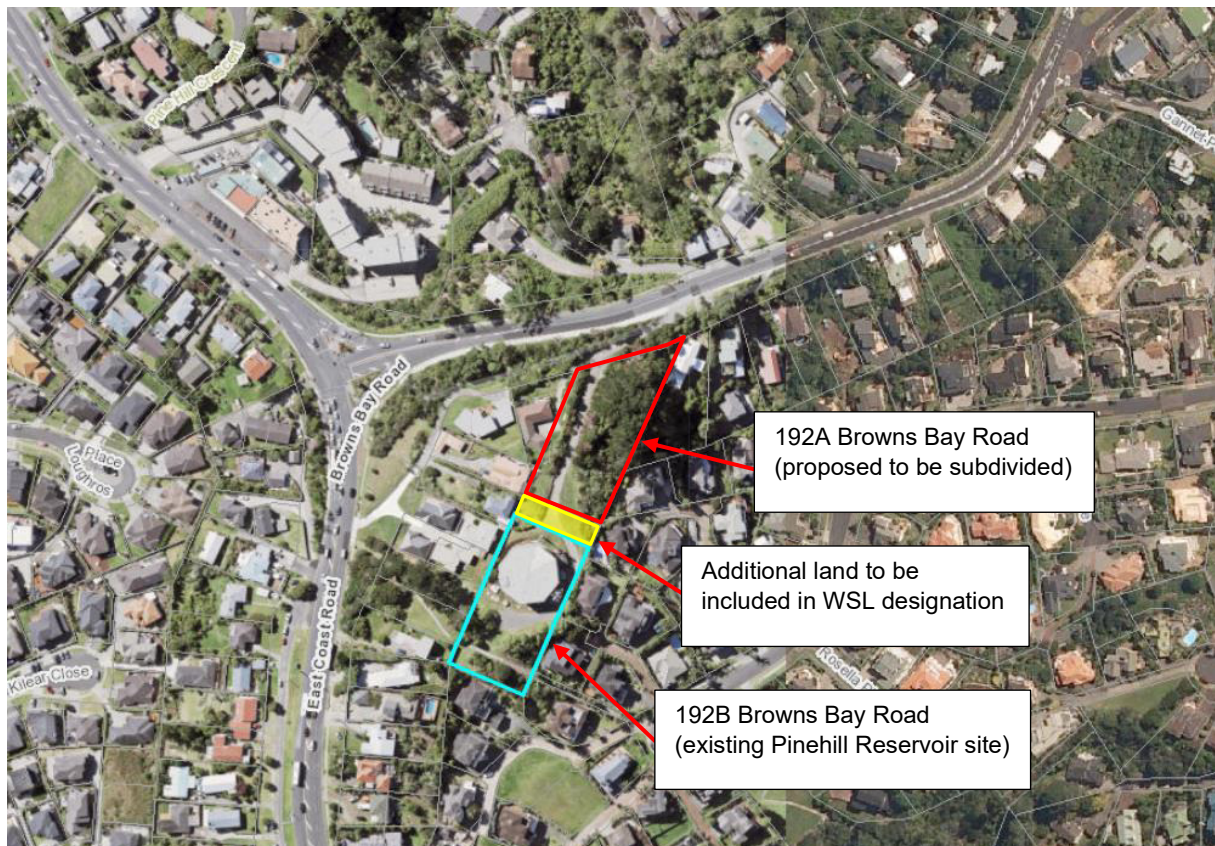
These and other matters are addressed in detail in this report. By way of summary, it is considered that the proposal, as detailed in this report, will have less than minor traffic effects to the function, capacity and safety of the surrounding transport network.

2 EXISTING ENVIRONMENT

2.1 SITE LOCATION

The site is located at 192B Browns Bay Road, Murrays Bay. Figure 1 shows the location of the site in relation to the surrounding road network.

Figure 1: Site location

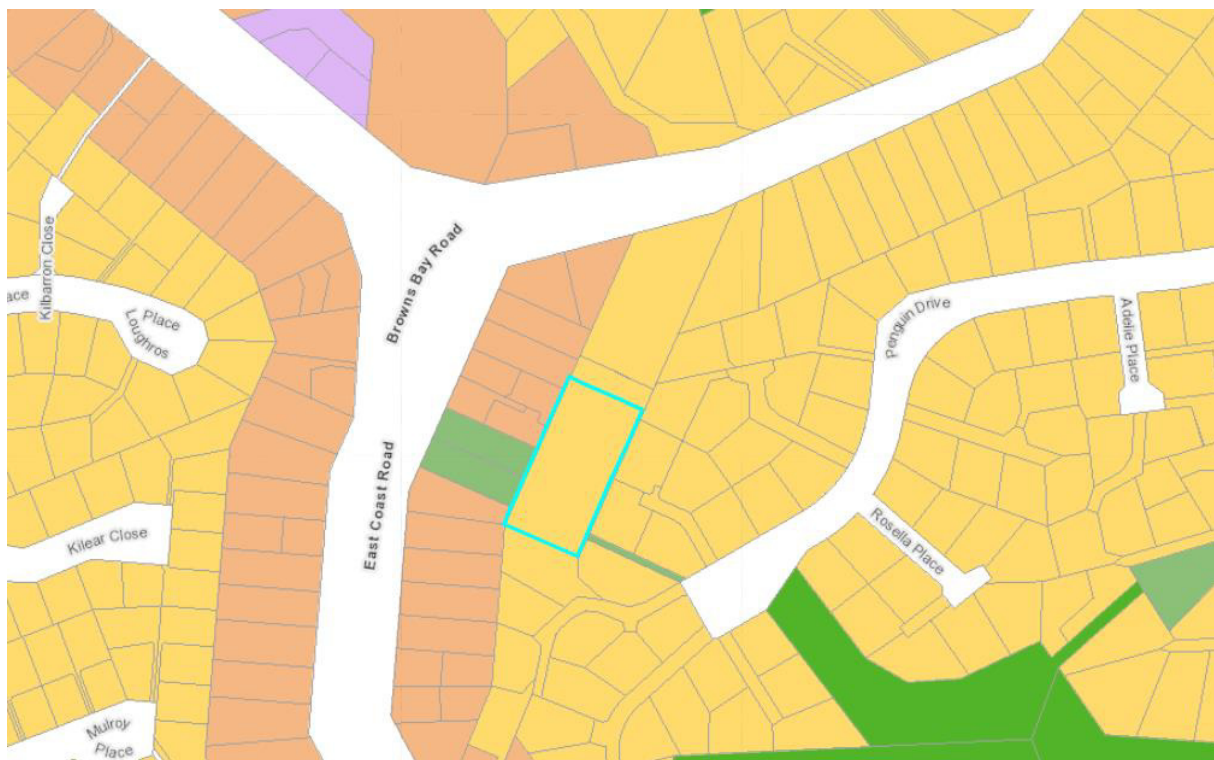


Currently, the surrounding area of the Pinehill Reservoir site is residential in nature, with a new residential subdivision proposed to the north of the site.

Figure 2 below shows the Unitary Plan¹ zoning of the surrounding area. As shown, the site and the surrounding area to the east are zoned 'Residential – Mixed Housing Suburban' in the Unitary Plan. The area to the west of the site is zoned 'Residential – Mixed Housing Urban' and 'Open Space – Informal Recreation' in the Unitary Plan.

¹ Auckland Unitary Plan Operative in part (notified 15 November 2016).

Figure 2: Unitary Plan zoning



2.2 EXISTING ROAD NETWORK

The existing reservoir site has frontage onto Browns Bay Road and will continue to gain access via Browns Bay Road. The existing reservoir is located on a rear site, to the south of 192A Browns Bay Road.

2.2.1 BROWNS BAY ROAD

Browns Bay Road runs in a general east-west alignment near the site and connects to East Coast Road to the west and Anzac Road to the north.

Browns Bay Road provides for a single traffic lane in each direction, with on-street parking permitted on the northern side of the road within the vicinity of the site. Pedestrian footpaths are provided on both sides of the road. An on-road painted cycle path is provided along the southern side of Browns Bay Road near the site, which terminates in front of the subject site access.

Browns Bay Road is classified as an 'Arterial Road' in the Unitary Plan. The posted speed limit in the area is 50 km/hr.

Photograph 1 shows Browns Bay Road in the vicinity of the Pinehill Reservoir site.

Photograph 1: Browns Bay Road near the site



2.3 TRAFFIC VOLUMES

Traffic data obtained from Auckland Transport² shows that Browns Bay Road (between East Coast Road and Knights Road) carries a 5-Day Average Annual Daily Traffic (AADT) volume of 19,151 vehicles per day (November 2022). The counts show the morning peak volume is 1,358 vph and the evening peak volume of 1,670 vph. These volumes are typical of an arterial road.

2.4 ROAD SAFETY ASSESSMENT

An assessment of the surrounding area's safety record has been carried out using the NZTA's CAS database, for all reported crashes around the proposed site over the period 2018-2022 including all available data for 2023. The study area includes Browns Bay Road within a 50m radius around the site.

One minor injury crash was identified near the site access. The crash involved a head-on type collision between opposing vehicles as a result of a vehicle veering over the centreline.

Whilst one crash occurred near the site, there is no history of accidents occurring that relate specifically to movements into and out of the site. As such, the crash history does not indicate any significant safety concerns.

² Auckland Transport Traffic Counts, March 2015, <https://at.govt.nz/about-us/reports-publications/traffic-counts/>.

3 ACCESS

3.1 GENERAL

Pinehill Reservoir currently gains access via an existing one-way vehicle crossing on Browns Bay Road. No changes are proposed to the existing crossing or the internal driveway as part of this proposal.

Photograph 2 and Photograph 3 show the existing site access and driveway currently serving the site.

Photograph 2: Existing vehicle crossing on Browns Bay Road



Photograph 3: Internal driveway leading to the reservoir



As noted, no changes are proposed to the existing access arrangements or the existing activity onsite and no safety concerns have been identified at the access point (see Section 2.4 above).

Accordingly, a detailed assessment against the Unitary Plan access requirements is not considered necessary.

3.2 SIGHT DISTANCE ASSESSMENT

The RTS-6 Guidelines for Visibility at Driveways document (RTS-6 Guide) indicates that for driveways accessing onto an Arterial Road with a 50km/h operating speed, the required sight distance is 90m.

Photograph 4 and Photograph 5 show the sight distance in either direction from the existing access point.

Photograph 4: Available sight distance to the west of the existing access along Browns Bay Road



Photograph 5: Available sight distance to the east of the existing access along Browns Bay Road



As shown, the available sight distance from the existing crossing exceeds 150m to the east and is approximately 110m to the west, and therefore complies with RTS-06.

4 VEHICLE TRACKING

4.1 DURING OPERATION

It is understood that typically a light vehicle will access the site for regular maintenance purposes during the operation of the reservoir.

Attachment A shows the vehicle tracking of a 6.3m AT van turning around onsite. It is understood that a 6.3m AT van is likely the maximum vehicle size anticipated to access the site for regular maintenance (monthly / six monthly visits).

4.2 DURING POTENTIAL MAJOR MAINTENANCE WORKS

Unplanned maintenance of the reservoir could involve a small digger and a medium sized truck, while planned major maintenance (years apart) could involve larger trucks and a mobile crane.

Based on this information provided by Watercare, vehicle tracking of an RTS 18 Large Rigid Truck (11.5m) has been undertaken (this is the largest truck size anticipated during planned major maintenance). **Attachment B** shows the vehicle tracking of an RTS-18 Large Rigid Truck turning around onsite.

It is noted that a site-specific Construction Traffic Management Plan will likely be in place during major maintenance works, therefore the vehicle tracking is indicative only. However, the tracking shows that the anticipated construction trucks can safely and efficiently

manoeuvre to and from the site (albeit the truck will likely utilise grassed areas onsite to turn around).

5 TRIP GENERATION DURING OPERATION

The traffic generation will be limited to regular maintenance of site facilities, with no changes proposed as part of this proposal. Routine access to the site is made up of:

- Monthly visits from Watercare Networks Team; and
- Six monthly visits from Watercare Transmissions Team.

The traffic effects of the existing Pinehill Reservoir are considered to be less than minor.

6 192A BROWNS BAY ROAD (PROPOSED RESIDENTIAL SUBDIVISION)

A 16-lot residential subdivision is proposed on the site at 192A Browns Bay Road (but has not been approved at present). Based on the Traffic Impact Assessment³ prepared for this site, it is understood that the accessway proposed to serve the residential development will be shared, and access to the Watercare reservoir site will be maintained.

Figure 5 shows the indicative residential subdivision layout (as per the TIA).

Figure 5: Indicative site layout plan of 192A Browns Bay Road



As shown, a two-way access will be provided down the centre of the site. The proposed access is considered suitable to accommodate regular maintenance vehicles accessing the reservoir site.

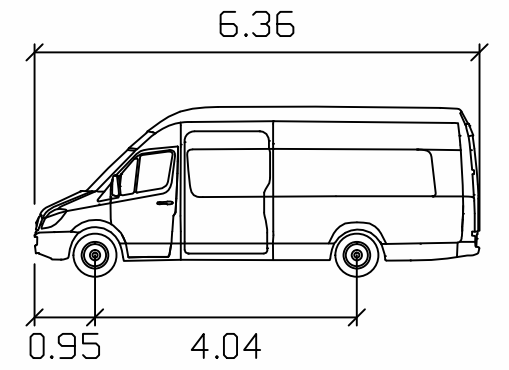
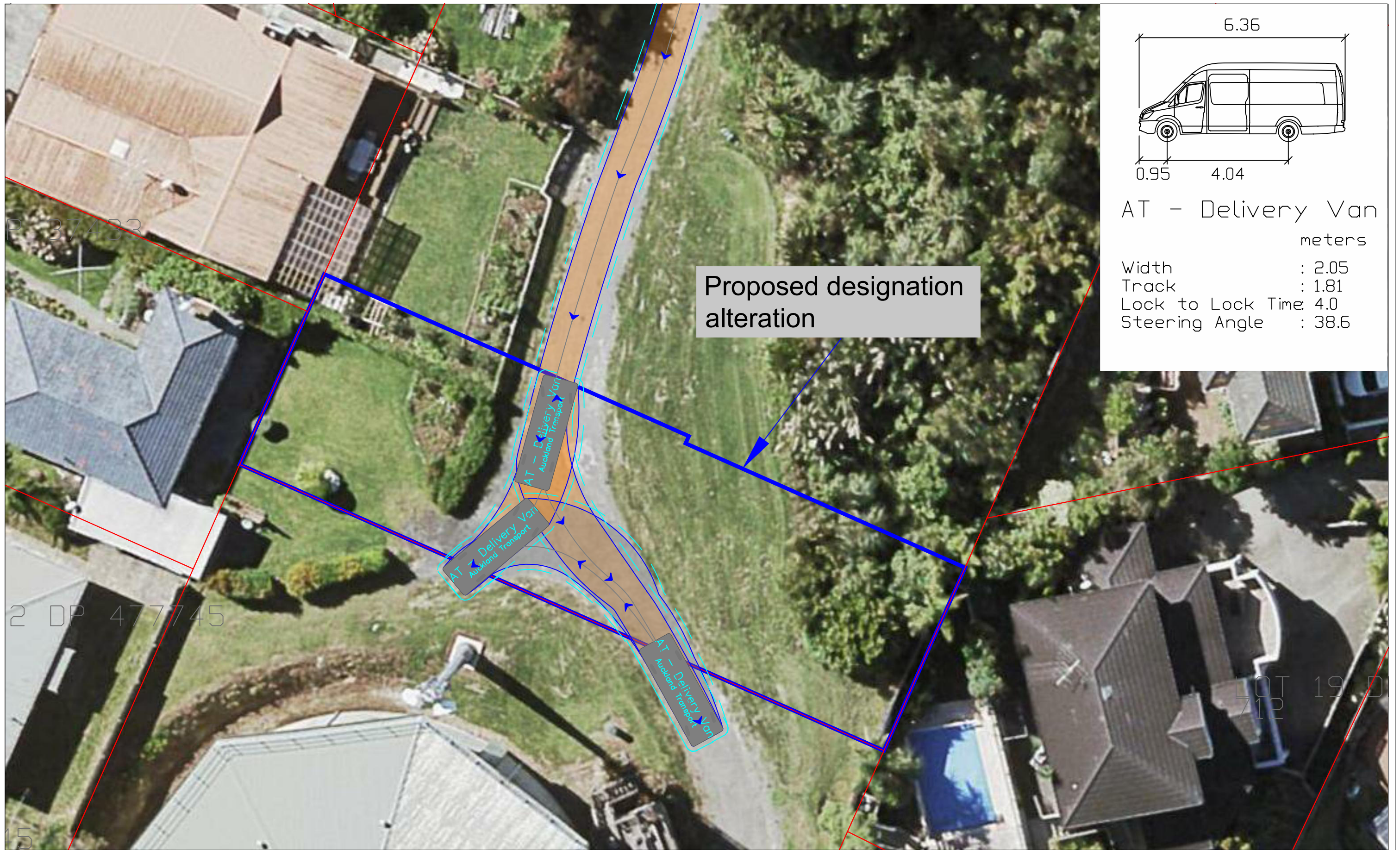
7 CONCLUSION

On the basis of this transport assessment, it is concluded that the alteration to the designation of the Pinehill Reservoir site located at 192B Browns Bay Road will have less than minor traffic effects on the operation of the surrounding road and pedestrian network.

Commute Transportation Consultants

³ Traffic Impact Assessment, For Radiance Development Ltd, May 2022 (prepared by Young Technical Management Ltd).

ATTACHMENT A – VEHICLE TRACKING (6.3M AT VAN)



AT - Delivery Van
meters

- Width : 2.05
- Track : 1.81
- Lock to Lock Time: 4.0
- Steering Angle : 38.6

P 27423

2 DP 477745

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LOT 19 D
712

Revision notes:		
Rev:	Date:	Notes:

Drawn by: AL J002773	Client: Watercare Services Limited
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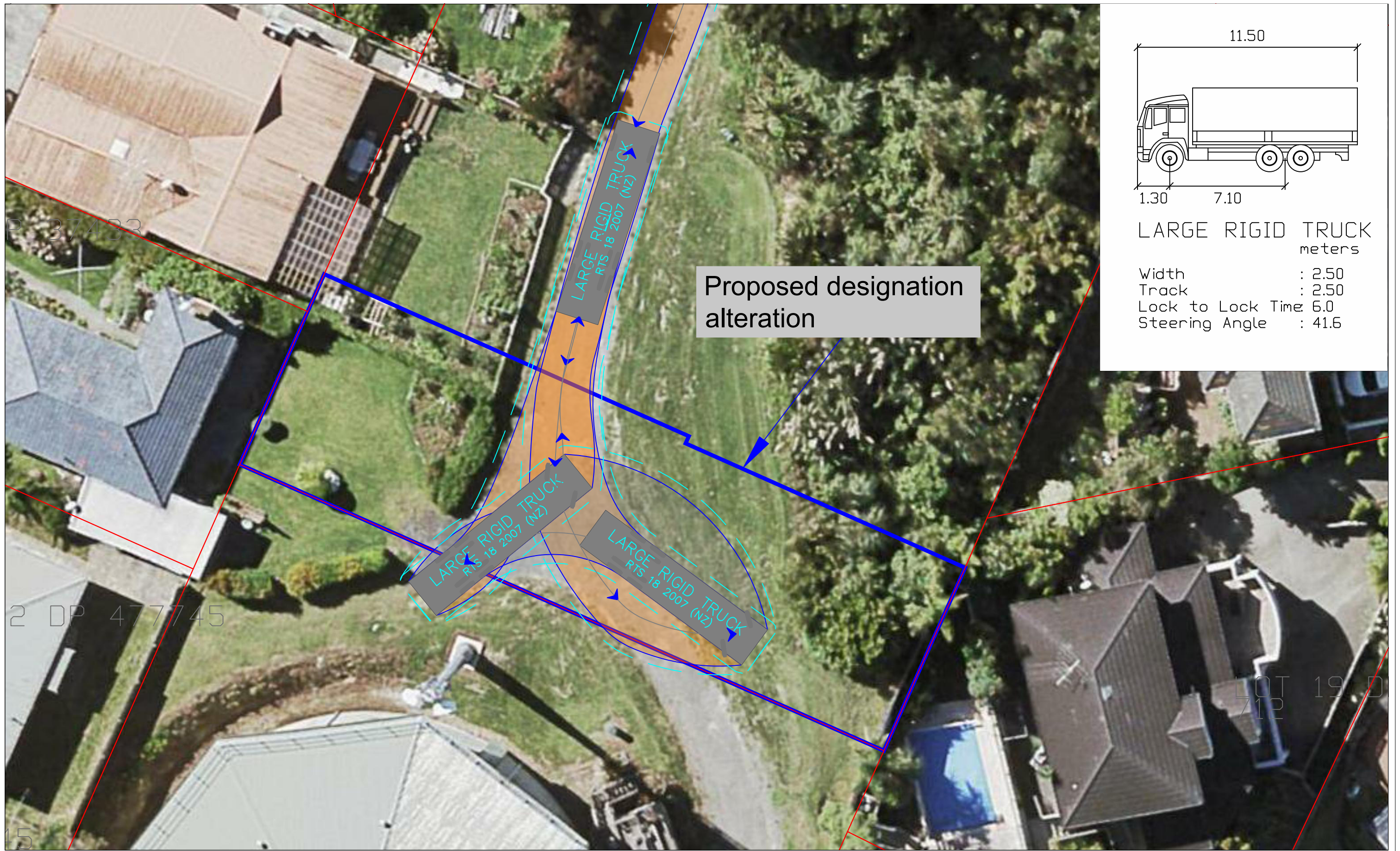
Project: 192B Browns Bay Road, Murrays Bay Pinehill Reservoir	Drawing Title: Vehicle Tracking
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Date: 5 October 2023	Revision: A
Scale @ A3: 1:200	



Figure:
A

ATTACHMENT B – VEHICLE TRACKING (RTS-18 LARGE RIGID TRUCK)



Revision notes:		
Rev:	Date:	Notes:

Drawn by: AL J002773	Client: Watercare Services Limited
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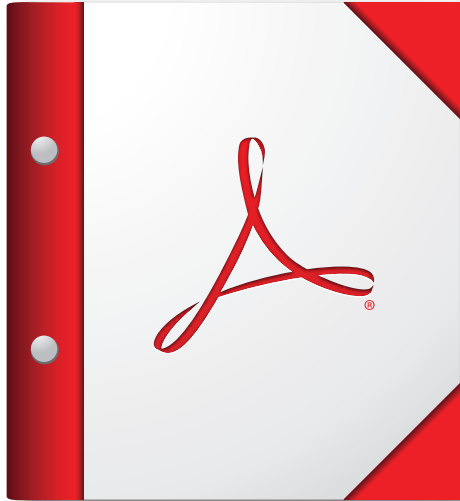
Project: 192B Browns Bay Road, Murrays Bay Pinehill Reservoir	Drawing Title: Vehicle Tracking
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Date: 5 October 2023	Scale @ A3: 1:200
Revision: A	



Figure:
B

Attachment B: Request for Further Information Response



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**Attachment C: Memo of transportation matters for Pinehill
Reservoir, prepared by Flow Transportation Specialists**

17 January 2024

Jess Romhany
Auckland Council
Level 24, 135 Albert Street
Auckland CBD
AUCKLAND 1010

Dear Jess

MEMO OF TRANSPORTATION MATTERS FOR PINEHILL RESERVOIR – NOTICE OF REQUIREMENT TO ALTER DESIGNATION 9306

1 SUMMARY OF OUR REVIEW

Auckland Council (Council) has commissioned Flow Transportation Specialists (Flow) to review the traffic and transportation matters associated with an application by Watercare Services Limited (Watercare) for a Notice of Requirement (NoR) to alter designation 9306. The designation currently applies to Pinehill Reservoir at 192B Browns Bay Road, Murrays Bay, where the existing Pinehill Reservoir is located (Site). The proposed designation alteration will include additional land within the designation footprint to provide additional space for vehicle manoeuvring.

We have reviewed the following documents in preparing our review:

- ◆ Notice of Requirement to Alter Designation 9306 prepared by Aurecon, dated 13 November 2023
- ◆ Transportation Assessment (TA) prepared by Commute, dated 17 October 2023
- ◆ Updated truck vehicle tracking provided by Commute, dated 20 December 2023.

We recommend that the internal driveway area be reconfigured once the access location to designation 3906 is confirmed through the development of 192A Browns Bay Road, such that users of the site are aware of the room available to manoeuvre internal to the site, allowing safe entry and exit to the Site.

In summary, we are satisfied that the transport effects of the application are acceptable, and there are no transport related matters of concern.

2 SUMMARY OF THE PROPOSAL

The Proposal involves the applicant giving notice to alter Designation 9306 Pinehill Reservoir in the Auckland Unitary Plan, by way of Notice of Requirement. The designation currently applies to the existing Pinehill Reservoir Site at 192B Browns Bay Road, Murrays Bay.

The applicant previously owned 192A Browns Bay Road, but sold this and reduced the designation area in 2021. The applicant has re-purchased the southern section of 192A Browns Bay Road, and is seeking to reapply Designation 9306 to this section of land.

The additional land is required for the purpose of providing heavy vehicle access to the Pinehill Reservoir, necessary for the continued operation and maintenance of the reservoir.

The site currently obtains access from Browns Bay Road, from an accessway through 192A Browns Bay Road. No changes are proposed to the existing arrangements at the Pinehill Reservoir (including access, onsite parking / manoeuvrability, and structures) as part of this application.

Furthermore, we understand that no changes are proposed to the activity of the Pinehill Reservoir, which means there will be no changes to the number of vehicle movements.

A residential subdivision is proposed for the adjacent land (not approved at present), and therefore access arrangements are likely to change if the subdivision is approved. It is understood that access to the Pinehill Reservoir site will be maintained via the proposed residential accessway.

Figure 1 shows the proposed designation plan, which highlights the following sections of land

- ◆ The existing Pinehill Reservoir site at 192B Browns Bay Road (in blue)
- ◆ The additional land to be included in the designation, currently part of 192A Browns Bay Road (in yellow)
- ◆ 192A Browns Bay Road, proposed to be subdivided (in red).

Figure 1: Proposed designation plan



There are several potential traffic effects associated with the proposal that are covered in this report:

- ◆ impacts on internal vehicle manoeuvring (see Section **Error! Reference source not found.**)
- ◆ impacts of the future subdivision at 192A Browns Bay Road (see Section **Error! Reference source not found.**).

3 REVIEW OF TRANSPORTATION MATTERS

3.1 Internal vehicle manoeuvring

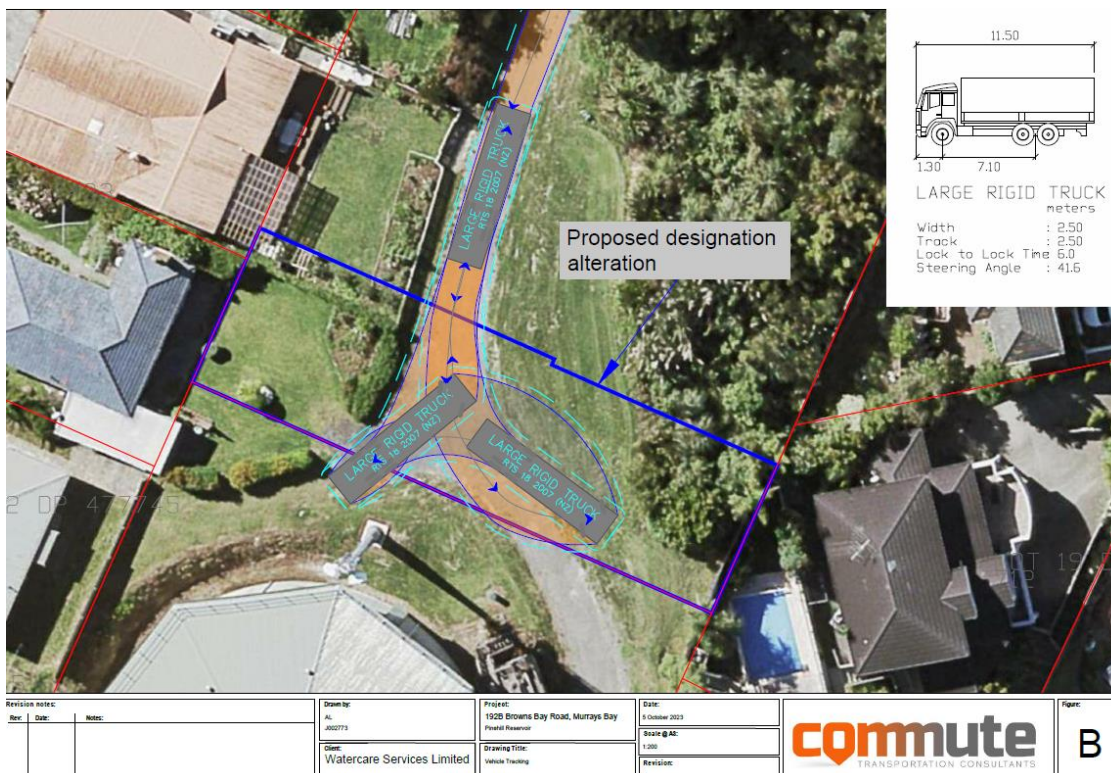
One of the purposes of the designation alteration is to provide additional space for internal truck manoeuvring.

Figure 2 shows vehicle tracking of an 11.5 m large rigid truck, contained within the TA report. This shows that a truck can undertake a three-point turn within the existing site and altered designation area. This means that a truck can enter and exit from Browns Bay Road in a forward direction, avoiding the need for any reversing through 192A Browns Bay Road (which is planned to be developed with a central accessway) or onto Browns Bay Road.

The application includes no physical changes to the access or manoeuvring areas. Based on our review, we agree that there is sufficient space for truck movements to manoeuvre internally. While there is some overlap of the manoeuvring with a grassed area, this area is relatively flat. We consider this is acceptable as the truck movements will occur rarely, typically for maintenance activities.

We consider the internal manoeuvring is acceptable within the designation alteration area.

Figure 2: Truck vehicle tracking within designation alteration area

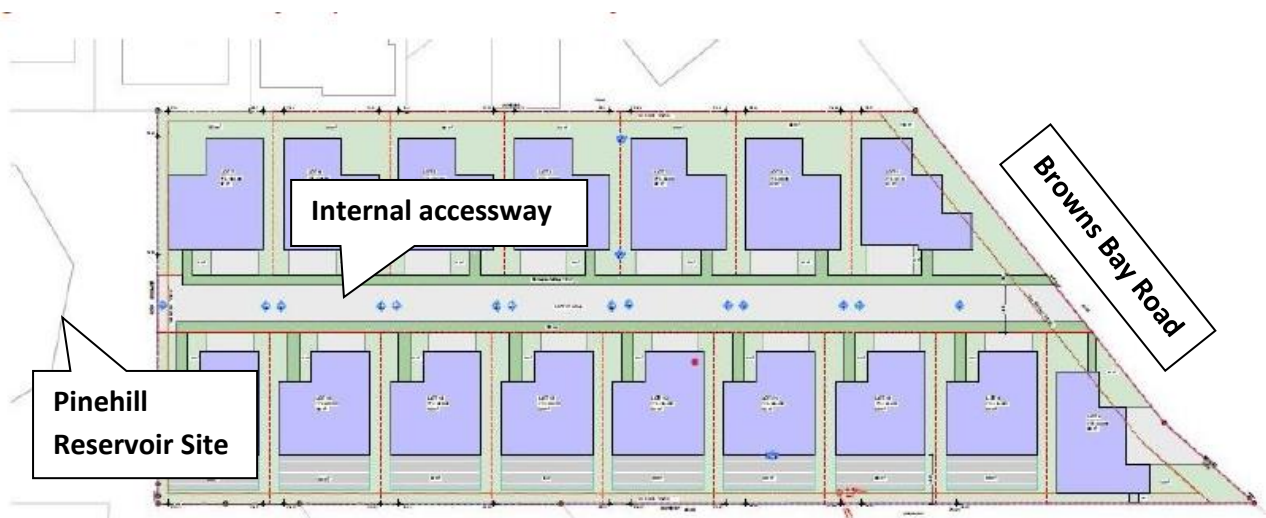


3.2 Future subdivision at 192A Browns Bay Road

As outlined in the TA report, a 16-lot residential subdivision is proposed on the site at 192A Browns Bay Road but has not been approved at the time of undertaking this review. It is understood that the accessway proposed to serve the residential development will be shared, and access to the Watercare reservoir site will be maintained.

Figure 3 shows an indicative site layout plan of the subdivision. As shown, a two-way access will be provided down the centre of the site.

Figure 3: Indicative site layout plan of 192A Browns Bay Road subdivision



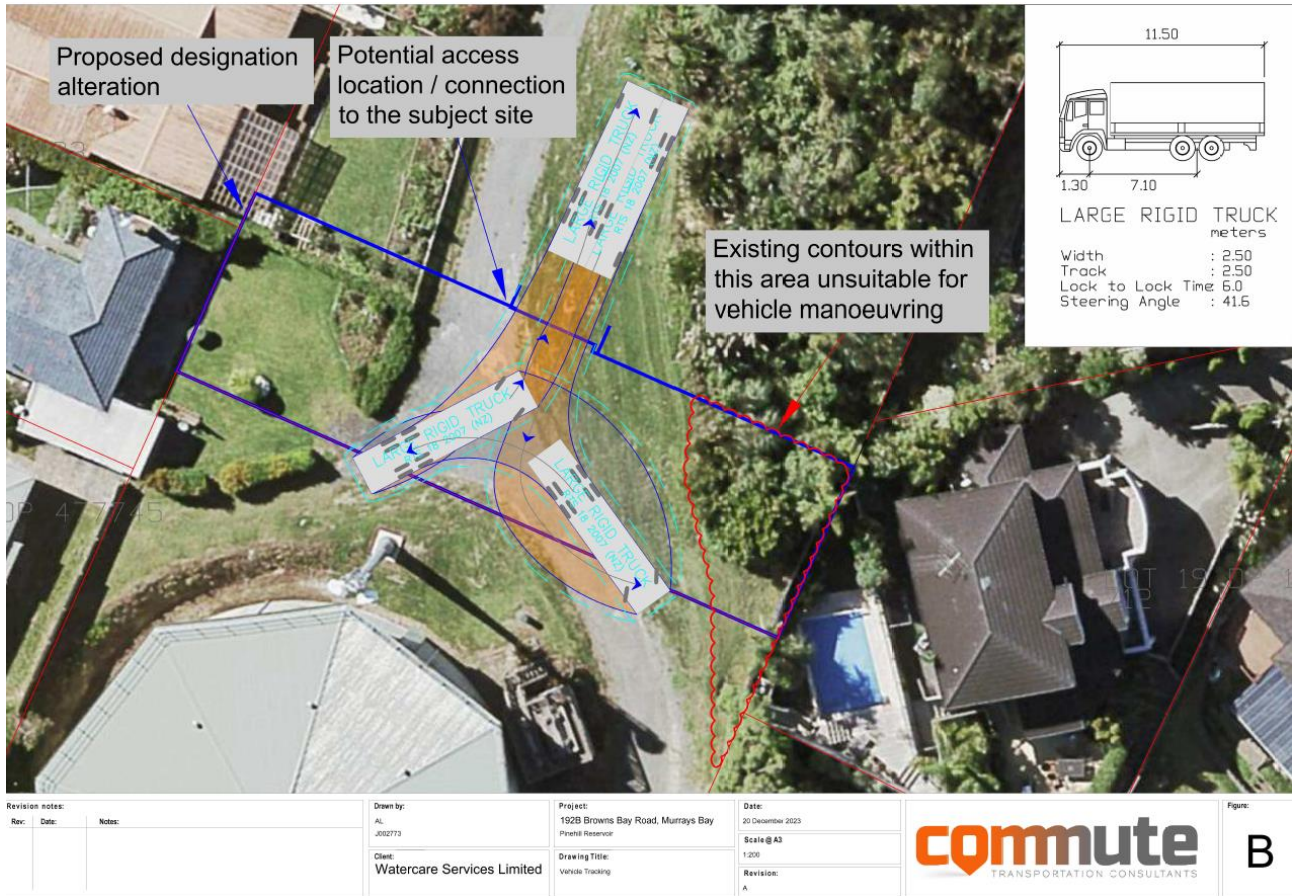
We note that as this subdivision application has not been approved, it does not form part of the existing environment.

While undertaking our review, we requested that the applicant provide an additional internal vehicle tracking scenario, showing the accessway of the indicative subdivision. The indicative subdivision has a two-way access in the centre of the site, which is in a different location compared to the existing accessway. The relocation of the accessway has the potential to impact on the vehicle tracking shown in Figure 2.

The applicant provided updated vehicle tracking for this scenario, as shown in Figure 4.

The tracking shows that the altered designation area is still appropriate to accommodate internal truck manoeuvring on the scenario that the internal accessway is relocated with the proposed subdivision. We consider that this is acceptable, as no reverse manoeuvres onto Browns Bay Road would be required in this scenario.

Figure 4: Updated truck vehicle tracking with relocated



4 CONCLUSION

Overall, we are satisfied that the transport effects of the application are acceptable, and there are no transport related reasons for Council to refuse consent. The information provided by the applicant demonstrates that there will be no noticeable transport impacts on the transport network, and that vehicle manoeuvring can occur within the site.

We recommend that the internal driveway area be reconfigured once the access location to designation 3906 is confirmed through the development of 192A Browns Bay Road, such that users of the site are aware of the room available to manoeuvre internal to the site, allowing safe entry and exit to the Site.

Yours sincerely

Harry Shepherd
PRINCIPAL TRANSPORTATION ENGINEER

Reference: P:\ACXX\452 Pinehill Reservoir NoR\4.0 Reporting\L1A240117 Final Memo of Watercare Pinehill Reservoir Alteration to Designation.docx

**Attachment B: Alteration Request from
Watercare Services Limited**

Form 18

Notice of Requirement by Watercare Services Limited to alter the boundary of Designation 9306 to include Section 1 SO 588226.

To: Auckland Council

Notice of Requirement: Watercare Services Limited (**Watercare**) is the water and wastewater services provider for Auckland and a council-controlled organisation of Auckland Council. Watercare gives notice of a requirement for an alteration to a designation for a project or work.

The site to which the requirement applies is as follows: The existing designation 9306 is within Section 1 SO 562216. The additional land to be included in the designation footprint is Section 1 SO 588226. Section 1 SO 562216 and Section 1 SO 588226 together form 192 Browns Bay Road and are held in Record of Title 1141364. The additional land will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m².

The location of the site is detailed in section 2 of the Assessment of Environmental Effects (AEE) and shown on the plan attached as Appendix A to the AEE. The Record of Title for the site accompanies this notice.

The nature of the proposed project or work is: No new works or changes to existing works are proposed on site as part of this notice. This notice is to provide for the proposed designation boundary alteration only.

The nature of the proposed conditions that would apply are: No conditions are proposed.

The effects that the project or work will have on the environment, and the ways in which any adverse effects will be mitigated, are: See section 4 of the AEE for the detail and assessment of the effects that the proposed designation alteration will have on the environment. No new works or changes to existing works are proposed on site as part of this notice. The proposed designation alteration is necessary to provide sufficient land for truck or crane operations, parking, and a turning circle for the Pinehill Reservoir. It will protect the site from future incompatible development and allow Watercare to adequately provide for the ongoing operation, maintenance and any future upgrade of the reservoir. The additional land will provide a buffer between the reservoir on site and the residential development proposed at 192A Browns Bay Road. Light and heavy vehicle tracking is assessed in the Transportation Assessment Report (Appendix B of the AEE), which shows that the additional land within the designation provides sufficient space for vehicles to safely manoeuvre on site and allow vehicles to exit the site in a forward direction.

No changes are proposed to the existing access arrangements, vehicle crossing, or activities on site, therefore, are outside of the scope of matters to be considered for this NoR. Nevertheless, the Transportation Assessment Report (Appendix B of the AEE) has confirmed that the access arrangements via 192A Browns Bay Road are considered to be suitable to accommodate regular maintenance vehicles accessing the site and no safety concerns have been identified at the vehicle crossing.

On this basis, the alteration to the designation will have no effect on the road network or pedestrians, and no adverse effects on site as the alteration provides for sufficient manoeuvring of heavy vehicles.

Alternative sites, routes, and methods have been considered to the following extent: There will be no adverse effects on the environment as a result of the proposed designation boundary alteration. The proposed alteration involves only a minor adjustment to the boundary of the designation. Options for vehicle manoeuvring on the existing site is limited due to site space constraints, therefore the addition of adjoining land is the only viable option. Therefore, no alternative options were considered.

The project or work and alteration are reasonably necessary for achieving the objectives of the requiring authority because: The overarching objective of the project is to alter the existing

designation boundary to include additional land within the designation footprint for the purpose of providing heavy vehicle access to the Pinehill Reservoir. The proposed designation boundary alteration is necessary to achieve this objective. The existing designation provides Watercare certainty around its ability to develop and use the site and provides clarity to existing and future owners and occupiers in the area of the use of the site.

See section 6 of the attached AEE for the statutory assessment. There will be no adverse effects on the environment as a result of the proposed designation boundary alteration, which is consistent with Section 181(3)(a)(i) of the RMA. The additional land will increase the footprint of the designation by only 472 m² and will not impact the surrounding land uses. As such, the alteration involves only a minor adjustment to the boundary of the designation in accordance with Section 181(3)(a)(ii) of the RMA. Watercare owns Section 1 SO 588226 (the additional land to be designated). The proposed alteration to designation will not directly affect any other owners or occupiers and therefore written notice of the proposed alteration does not need to be given or agreement reached under Section 181(3)(b) of the RMA. Watercare supports the proposed amendment to the Designation 9306. Subject to Auckland Council agreement with this position, the requirements of Section 181(3)(c) of the RMA will be fulfilled.

The following consultation has been undertaken with parties that are likely to be affected:

There are no parties likely to be affected.

Watercare Services Limited attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.

- Assessment of Environmental Effects, including:
 - Alteration to the Designation Plan (Appendix A);
 - Transportation Assessment Report (Appendix B); and
- Record of Title.



...Paul Futter
Signature of person giving notice

...23 November 2023.....
Date

Pinehill Reservoir

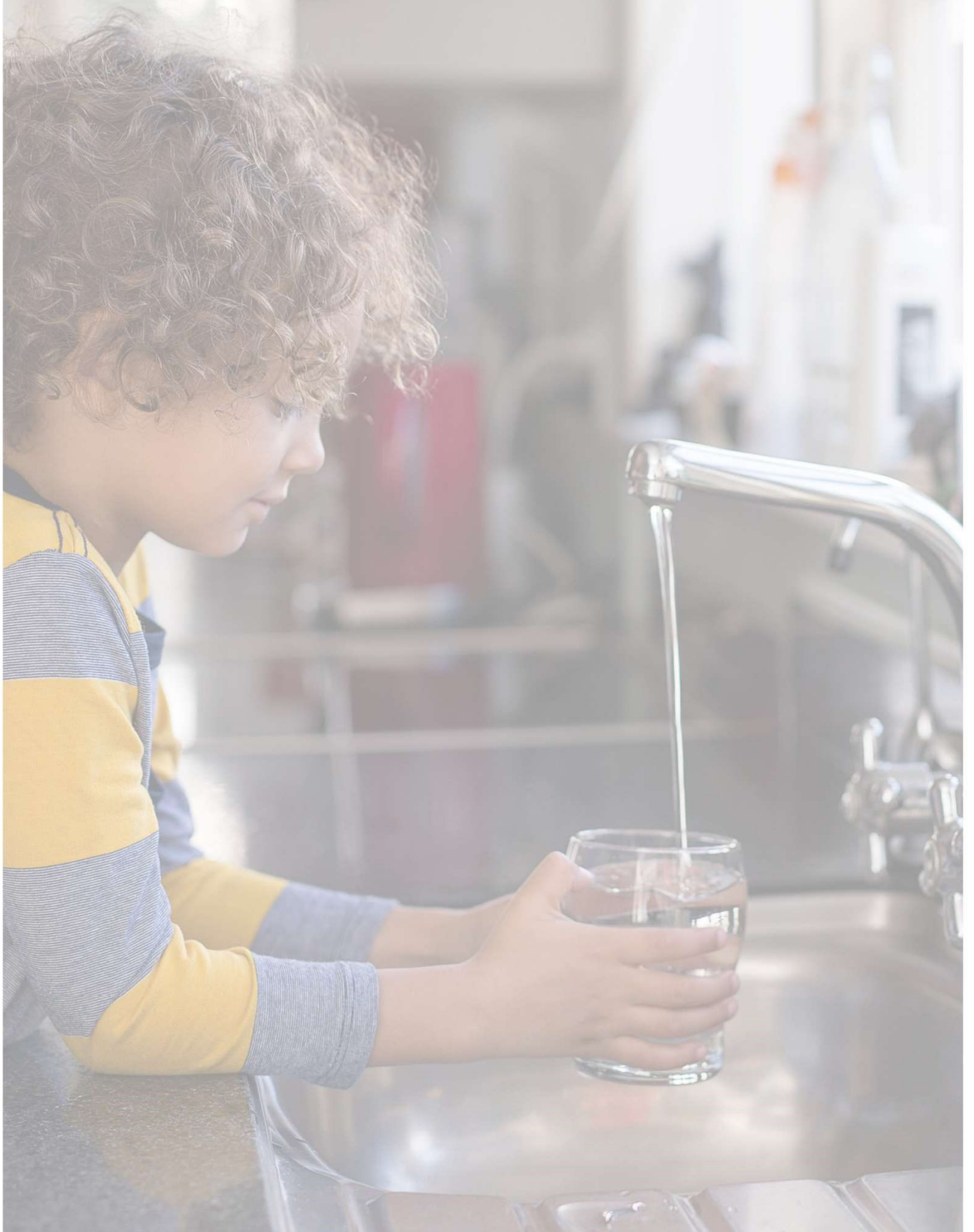
Notice of Requirement to Alter Designation 9306

Watercare Services Limited

13-November-2023



Ki te ora te wai, Ka ora te whenua, Ka ora te tangata
When the water is healthy, the land and the people are healthy



Document control record

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Current revision		1				

Approval			
Author signature		Approver signature	
			
Name	Paige Green	Name	Helen McLean
Title	Senior Consultant, Environment & Planning, Aurecon	Title	Director, Environment & Planning, Aurecon

Executive Summary

Watercare Services Limited (Watercare) owns the property at 192B Browns Bay Road, Murrays Bay (Section 1 SO 562216), upon which the existing Pinehill Reservoir is situated. In 2021 Watercare owned and had a designation over this existing portion of land and an additional portion of land extending to Browns Bay Road. Watercare sold the northern portion of this land and reduced its designation area in 2021, as now identified in the Auckland Unitary Plan (Operative in Part) (AUP). The reduced land and designation area has been recognised as not providing sufficient land for truck or crane operations, parking, or a turning circle for the Pinehill Reservoir. Watercare has re-purchased the southern part of 192A Browns Bay Road (making it part of 192B Browns Bay Road once more), legally described as Section 1 SO 588226.

Watercare gives notice of a requirement (NoR) to alter the boundary of Designation 9306 Pinehill Reservoir in the AUP to include additional land within the designation footprint for the purpose of providing heavy vehicle access to the Pinehill Reservoir, necessary for the continued operation and maintenance of the reservoir.

The NoR is set out in the prescribed Form 18 and submitted as a minor alteration to the Watercare Designation 9306 in accordance with Section 181(3) of the Resource Management Act 1991 (RMA). The proposed designation boundary alteration will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m². The Alteration to the Designation Plan is contained in **Appendix A**.

The existing site is located at the top of the hill and screened from view from the surrounding road network by vegetation on site and boundary fences on neighbouring residential properties. The underlying zone is Residential - Mixed Housing Suburban. The Minister of Defence Airspace Restriction Designation 4311 passes over the site. Designation 3303 (Kordia Ltd.'s designation for a broadcasting and telecommunications facility) sits within the footprint of Watercare's Designation 9306.

The proposed designation alteration protects the site from future incompatible development and allows Watercare to adequately provide for the ongoing operation, maintenance and any future upgrades of the reservoir. The additional land will provide a buffer between the reservoir on site and future residential development at 192A Browns Bay Road. Light and heavy vehicle tracking is assessed in the Transportation Assessment Report (**Appendix B**), which shows that the additional land within the designation provides sufficient space for vehicles to manoeuvre on site and allow vehicles to exit the site in a forward direction safely and efficiently. No changes are proposed to the existing access arrangements, vehicle crossing, or activities on site, therefore, are outside of the scope of matters to be considered for this NoR. Nevertheless, the Transportation Assessment Report (**Appendix B**) has confirmed that the existing access arrangements through 192A Browns Bay Road are suitable to accommodate regular maintenance vehicles accessing the site and no safety concerns have been identified at the vehicle crossing. On this basis, the alteration to the designation will have no effect on the road network or pedestrians, and no adverse effect on site as the alteration provides for sufficient manoeuvring of heavy vehicles.

Section 181(3) of the RMA provides for a territorial authority to make amendments to a designation where the stated criteria are satisfied. The assessment in section 4 of this AEE concludes that the alteration to the designation will have no adverse effects on the environment. Accordingly, the works are consistent with Section 181(3)(a)(i) of the RMA. The additional land will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m². The increase in the size of the designation is relatively small and will not impact the surrounding land uses. On this basis, the adjustment to the boundary of Designation 9306 is considered to be minor in accordance with Section 181(3)(a)(ii) of the RMA. Watercare owns Section 1 SO 588226 (the additional land to be designated). Accordingly, the proposed alteration to the designation will not directly affect any other owners or occupiers and therefore written notice of the proposed alteration does not need to be given or agreement reached under Section 181(3)(b) of the RMA. Watercare supports the proposed amendment to the Designation 9306. Subject to Auckland Council agreement with this position, the requirements of Section 181(3)(c) of the RMA will be fulfilled.

Contents

1	Introduction	1
1.1	The Requiring Authority	1
1.2	Project Background	1
1.3	Project Objectives	2
1.4	Purpose of the NoR	2
1.5	Purpose and structure of this AEE	2
2	Proposed Designation Boundary Alteration	3
3	Existing Environment	4
3.1	Site and Locality	4
3.1.1	Planning context	5
3.2	Surrounding Environment	6
4	Assessment of Effects on the Environment	7
4.1	Positive Effects	7
4.2	Traffic Effects	7
5	Statutory Assessment	8
5.1	Resource Management Act 1991 – Section 181(3)	8
5.1.1	Section 181(3) (a) (i) – Effects on the Environment	8
5.1.2	Section 181(3) (a) (ii) – Changes or Adjustments to Boundaries	8
5.1.3	Section 181(3) (b) – Directly Affected Land	9
5.1.4	Section 181(3) (c) – Agreement to Alteration	9
6	Conclusion	10

Tables and Figures

Table 1-1: Watercare Designation 9306	1
Figure 1-1: 192A and 192B Browns Bay Road in relation to the area to be designated (Source: Auckland Council GeoMaps)	2
Figure 2-1: The existing site and area to be designated (Source: AC GeoMaps)	3
Table 3-1: Property details	4
Figure 3-1: Site details (Source: Auckland Council GeoMaps)	4
Table 3-2: Designation details	5
Figure 3-2: Planning context, with the area to be designated shown in red (Source: AUP GeoMaps)	6

Appendices

- Appendix A – Alteration to Designation 9306 Plan
- Appendix B – Transportation Assessment Report

Abbreviations

Abbreviation	Full term
AEE	Assessment of Environmental Effects
AUP	Auckland Unitary Plan (Operative in Part)
CHI	Cultural Heritage Inventory
NoR	Notice of Requirement
RMA	Resource Management Act 1991
Watercare	Watercare Services Limited

1 Introduction

Watercare Services Limited (Watercare) gives notice of a requirement (NoR) to alter Designation 9306 Pinehill Reservoir in the Auckland Unitary Plan (Operative in Part) 2016 (AUP). This Assessment of Environmental Effects (AEE) forms part of the NoR. The NoR is set out in Form 18, which accompanies this AEE. The NoR is submitted as a minor alteration to the Watercare Designation 9306 in accordance with Section 181(3) of the Resource Management Act 1991 (RMA).

1.1 The Requiring Authority

Watercare is a lifeline utility providing water and wastewater services to 1.7 million people in Auckland. Watercare supplies reliable, high-quality drinking water to homes and businesses in the Auckland region and collects, treats, and discharges their wastewater in environmentally responsible ways. Its services are vital for life, keep people safe, and help communities to flourish.

As a council-controlled organisation, wholly owned by Auckland Council, Watercare manages water and wastewater assets worth over \$14 billion and plans and builds infrastructure to ensure that growth is supported today and into the future. Watercare’s vision is to be “trusted by our communities to deliver exceptional performance every day”. Watercare’s mission is “reliable, safe and efficient water and wastewater services”.

NZ Gazette notice 2012-go3709 (page 1968, issue 69) confirms Watercare as a requiring authority pursuant to Section 167 of the RMA. The purpose of Designation 9306 is provided in **Table 1-1** below and will not be altered as part of this NoR.

Table 1-1: Watercare Designation 9306

Watercare Designation 9306 – Pinehill Reservoir	
Requiring Authority	Watercare Services Limited
Location	192B Browns Bay Road, Murrays Bay
Lapse date	Given effect to (no lapse date)
Purpose	Water supply purposes – reservoir and associated structures.

1.2 Project Background

Watercare owns the property at 192B Browns Bay Road, Murrays Bay, upon which Pinehill Reservoir is situated. Watercare previously owned a larger piece of land extending to Browns Bay Road but sold 3,801 m² of land as surplus on 25 June 2021 (being 192A Browns Bay Road). This land is proposed to be subdivided into 16 residential lots, with the subdivision road also serving as access to the reservoir. Subdivision consent has not yet been granted for this proposal.

Due to a discrepancy in drawing the boundary of the conveyed land in 2021, the designation footprint is farther south than was intended, leaving Watercare with insufficient land for any truck or crane operations, parking, or a turning circle. In order to accommodate the required heavy vehicle access, Watercare has re-purchased the southern part of 192A Browns Bay Road (making it part of 192B Browns Bay Road once more), which is legally described as Section 1 SO 588226 and shown in **Figure 1-1** below. This recently purchased land is to be included in Designation 9306 as part of this NoR for an alteration to the designation boundary.

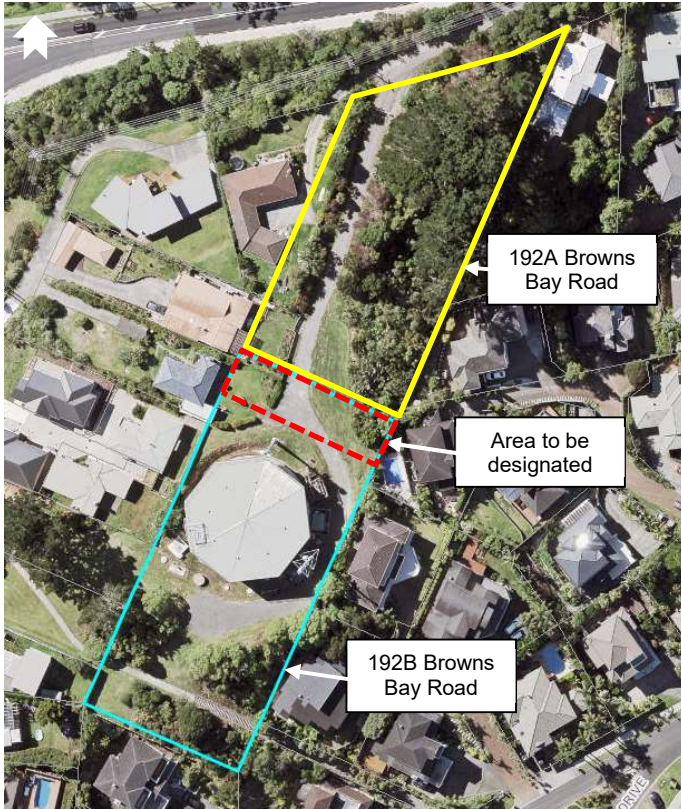


Figure 1-1: 192A and 192B Browns Bay Road in relation to the area to be designated (Source: Auckland Council GeoMaps)

1.3 Project Objectives

The overarching objective of the project is to alter the existing designation boundary to include additional land within the designation footprint of Watercare Designation 9306 for the purpose of providing heavy vehicle access to the Pinehill Reservoir.

1.4 Purpose of the NoR

The existing site at 192B Browns Bay Road is currently designated by Watercare (refer to **Table 1-1** above). The purpose of the NoR is to allow Watercare, as a requiring authority, to alter the boundary of the existing Watercare Designation 9306 to include Section 1 SO 588226 within the designated area. The purpose of the designation will remain the same, for water supply purposes (reservoir and associated structures). Further details of the proposed alteration and the existing environment are provided in sections 2 and 3 of this AEE (respectively). The NoR Form 18 accompanies this AEE.

1.5 Purpose and structure of this AEE

This notice is intended to provide all the information necessary for a full understanding of the background, purpose and any actual and potential effects that the proposed designation alteration may have on the environment. The following information is included with the notice:

- A description of the proposed works;
- A description of the site and surrounding environment;
- An assessment of environmental effects of the proposed alteration;
- A statutory assessment of the proposal having regard to the RMA and the AUP (district matters); and
- A conclusion.

2 Proposed Designation Boundary Alteration

Watercare owns and operates the existing Pinehill Reservoir and associated infrastructure at 192B Browns Bay Road, Murrays Bay, as detailed in section 1.2 and shown in **Figure 1-1** above.

Additional space is required to provide for heavy vehicle access to the existing site, therefore it is proposed to alter the boundary of Designation 9306 include Section 1 SO 588226, as detailed in section 1.4 of this AEE above and shown in **Figure 2-1** below. The proposed designation boundary alteration will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m². The Alteration to the Designation Plan is contained in **Appendix A**.

Enough space will be provided to allow for truck and crane operations, parking and a turning circle, as part of the existing designation. No structures or additional works are proposed. No future statutory authorisations are anticipated.

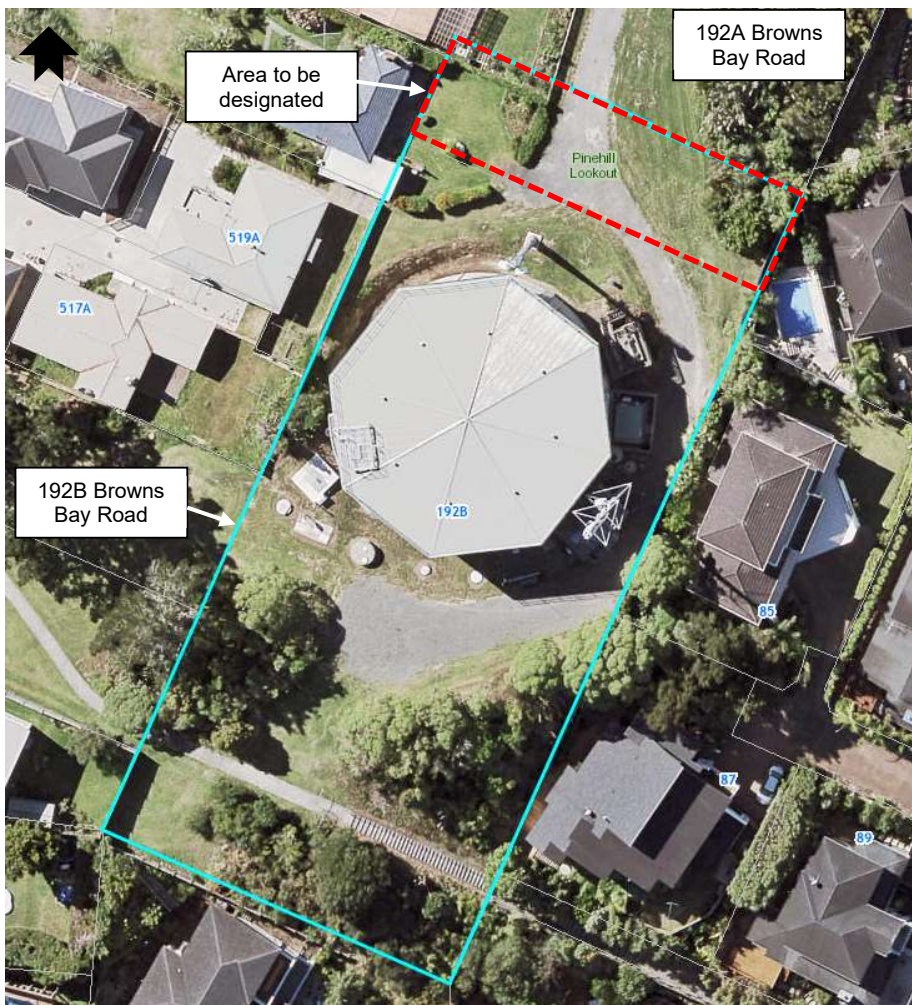


Figure 2-1: The existing site and area to be designated (Source: AC GeoMaps)

3 Existing Environment

3.1 Site and Locality

Watercare owns the property at 192B Browns Bay Road, Murrays Bay. As detailed in section 1.2 of this AEE, Watercare has re-purchased the southern part 192A Browns Bay Road (now once again part of 192B Browns Bay Road), legally described as Section 1 SO 588226.

The property details of the existing site and area to be designated are summarised in **Table 3-1** and **Figure 3-1** below. The Record of Title accompanies this NoR.

Table 3-1: Property details

Address	Legal description	Area	Record of Title	Owner
Existing site – 192B Browns Bay Road, Murrays Bay, Auckland 0630	Section 1 SO 562216	3,222 m ²	1141364	Watercare
Area to be designated – Balance of 192B Browns Bay Road, Murrays Bay, Auckland 0630.	Section 1 SO 588226	472 m ²		



Figure 3-1: Site details (Source: Auckland Council GeoMaps)

The Pinehill Reservoir, pump station, the reservoir bulk supply point, and other critical transmission pipework and valving are located on the existing site. The existing site is located at the top of the hill and screened from view from the surrounding road network by vegetation on site and boundary fences on neighbouring residential properties.

The reservoir is in the centre of the site, which is surrounded by associated infrastructure, mown grass and hardstand areas for vehicle parking and manoeuvring. The southern portion and some of the site boundaries are vegetated (mixed species). A paved footpath provides a shortcut for pedestrians between Penguin Drive and East Coast Road, which crosses the southern portion of the site, and is known as “Pinehill lookout”.

Access to the site is provided by a vehicle crossing on Browns Bay Road and accessway through 192A Browns Bay Road. Access to the site will be maintained through 192A Browns Bay Road via an existing right of way easement. Light vehicles access the site for regular maintenance purposes during the operation of the reservoir. Unplanned maintenance of the reservoir could involve a small digger and a medium sized truck, while planned major maintenance (years apart) could involve larger trucks and a mobile crane.

There are no overland flow paths or surface waterbodies on site. The site is located within the extents of the Waitemata aquifer.

3.1.1 Planning context

The planning context under the AUP for the existing site (192B Browns Bay Road) and area to be designated (Section 1 SO 588226) is shown in **Figure 3-2** below.

The existing and additional sites are subject to the following under the AUP:

- Residential - Mixed Housing Suburban Zone;
- Macroinvertebrate Community Index Control – Urban;
- Stormwater Management Area Control – Tairahi and Oteha Valley, Flow 2;
- Plan Change 78 – Intensification; and
- Minister of Defence Airspace Restriction Designation 4311.

The existing site is subject to the following under the AUP:

- Watercare Designation 9306 (the subject of this NoR); and
- Kordia Ltd Designation 3303.

The surrounding area is zoned Residential - Mixed Housing Urban and Open Space - Informal Recreation. Details on the overlapping designations are summarised in **Table 3-2** and shown in **Figure 3-2** below.

Table 3-2: Designation details

Reference	Requiring Authority	Purpose	Conditions
Designation 9306 (the subject of this NoR)	Watercare	Water supply purposes – reservoir and associated structures	No associated conditions or attachments.
Airspace Restriction Designation 4311	Minister of Defence	Defence purposes (protection of approach and departure paths) for the Whenuapai Air Base	The associated conditions and attachments relate to restrictions on approach paths, take-off, approach and transitional surfaces, and inner horizontal and conical surfaces.
Designation 3303	Kordia Ltd	Broadcasting and telecommunications facility including a monopole mast of 27.5m height, a transmission building with ancillary and associated works and activities.	The associated conditions and attachments relate to the broadcasting and telecommunications equipment, structures and noise levels.

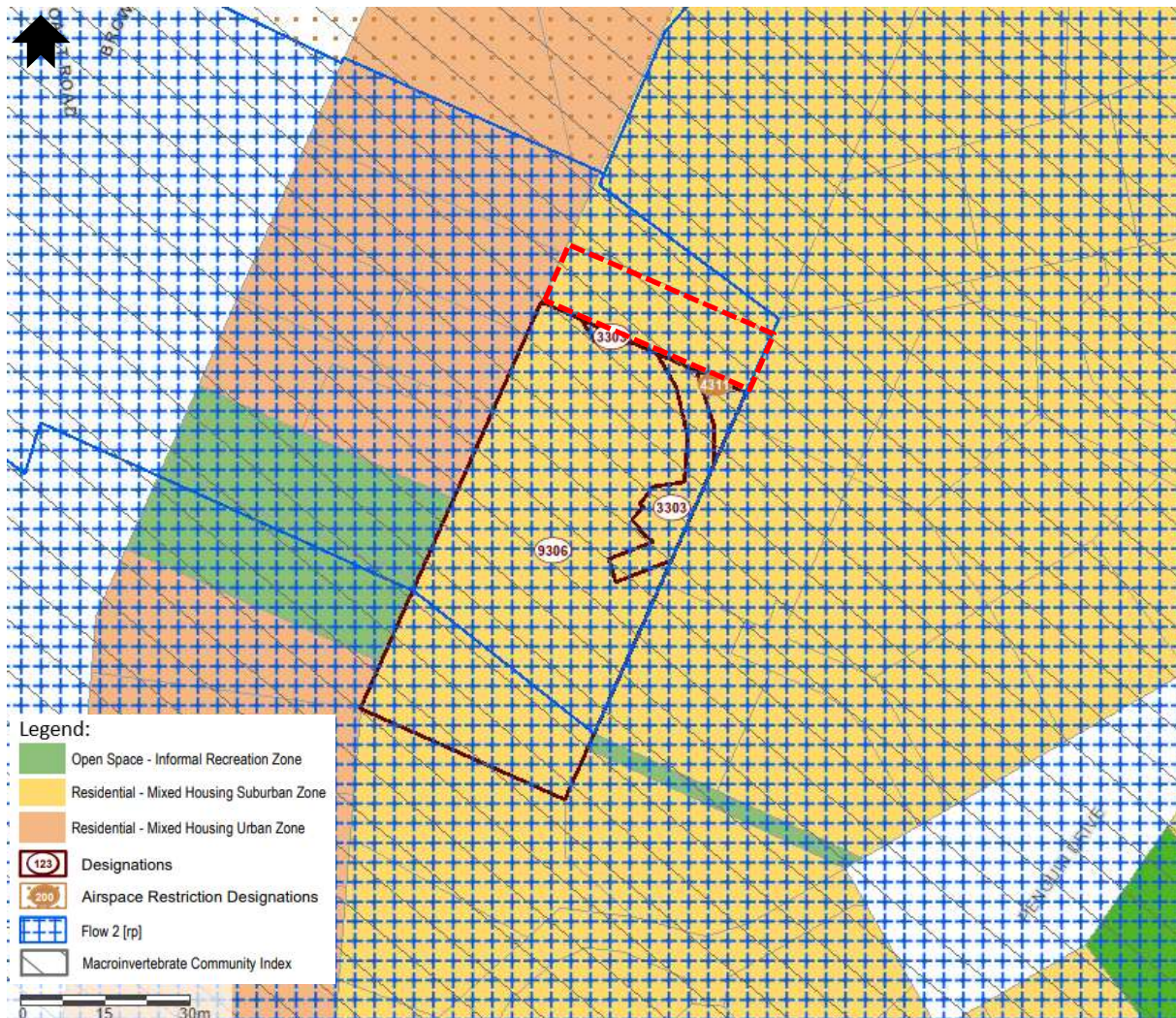


Figure 3-2: Planning context, with the area to be designated shown in red (Source: AUP GeoMaps)

3.2 Surrounding Environment

The surrounding environment is residential in nature. As detailed in section 4.1 of this AEE and shown in **Figure 3-1**, a new residential subdivision is proposed to the north of the site at 192A Browns Bay Road.

Browns Bay Road is an arterial road with a single lane each direction and a posted speed limit of 50km/hour. Footpaths are provided on both sides of the road. An on-road cycle lane is provided on the southern side of the road. Street parking is provided on the northern side of the road. Further information on the surrounding road network is provided in the Transportation Assessment Report (**Appendix B**).

Auckland Council's Cultural Heritage Inventory (CHI) on GeoMaps shows that a historic structure (CHI 13669, Pillbox) is located on the neighbouring property at 523 East Coast Road, Murrays Bay.

4 Assessment of Effects on the Environment

This section assesses the actual and potential effects of the proposed designation boundary alteration associated with the NoR. The assessment draws on the Transportation Assessment Report in **Appendix B**.

4.1 Positive Effects

The designation alteration is necessary for achieving the objective set out in section 1.3 of this AEE for the following reasons:

- The designation protects the site from future incompatible development which may preclude or put at risk the operation of the reservoir and associated structures;
- The designation will enable Watercare to undertake works in accordance with the designation in a comprehensive and integrated manner;
- The designation will allow Watercare to adequately provide for the ongoing operation and maintenance of the reservoir by providing adequate manoeuvring space on site for light and heavy vehicles; and
- The additional land will provide a buffer between the reservoir on site and any future residential development at 192A Browns Bay Road.

4.2 Traffic Effects

The proposed alteration to the designation boundary will include additional land within the designation. The additional land covers the existing vehicle manoeuvring space on site. Light and heavy vehicle tracking is assessed in the Transportation Assessment Report (**Appendix B**). The vehicle tracking shows that the anticipated light and heavy vehicles can safely and efficiently manoeuvre to and from the site within the altered designation boundaries, allowing vehicles to exit the site in a forward direction and thus achieve the overarching objective of the project (refer to section 1.3 of this AEE). No changes to the existing vehicle manoeuvring space are proposed. As previously noted in section 4.1 above, the altered designation boundaries will allow Watercare to adequately provide for the ongoing operation and maintenance of the reservoir by providing adequate manoeuvring space on site for light and heavy vehicles.

No changes are proposed to the existing access arrangements, vehicle crossing, or activities on site, therefore, are outside of the scope of matters to be considered for this NoR. Nevertheless, the Transportation Assessment Report (**Appendix B**) has confirmed that the access arrangements through 192A Browns Bay Road are considered to be suitable to accommodate regular maintenance vehicles and no safety concerns were identified at the vehicle crossing. On the basis of the above, the alteration to the designation will have no effect on the road network or pedestrians, and no adverse effects onsite as the alteration provides for sufficient manoeuvring of heavy vehicles.

5 Statutory Assessment

Section 181 of the RMA provides for the alteration of existing designations requested by the Requiring Authority responsible for the designation. Subsection (2) states that subject to subsection (3), Sections 168 to 179 and 198AA and 198AD shall, with all necessary modifications, apply to a requirement for an alteration under subsection (1) as if the requirement were for a new designation. The following sections consider the proposed alteration to the designation under the requirements of Section 181(3).

5.1 Resource Management Act 1991 – Section 181(3)

As detailed within section 4 of this AEE, the proposed alteration to Designation 9306 will result in no adverse effects. Section 181(3) of the RMA provides for a territorial authority to make amendments to a designation where the stated criteria are satisfied:

“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.”

Where Section 181(3) of the RMA applies, Sections 168 to 179 and 198AA to 198AD of the RMA do not apply to any such alteration. As such, those sections have not been assessed in this AEE.

5.1.1 Section 181(3) (a) (i) – Effects on the Environment

Section 4 of this AEE provides an assessment of effects on the environment. In summary, the assessment concludes that the alteration to the designation will have no adverse effects on the environment. Accordingly, the works are consistent with Section 181(3) (a) (i) of the RMA.

5.1.2 Section 181(3) (a) (ii) – Changes or Adjustments to Boundaries

The existing site at 192B Browns Bay Road is within Designation 9306. The Requiring Authority (Watercare) proposes to alter the boundary of Designation 9306 to designate additional land (Section 1 SO 588226), as detailed in sections 1.2, 1.4 and 2 of this AEE. The Alteration to the Designation Plan is contained in **Appendix A**. The additional land will increase the footprint of the designation by 472 m², for a total designation footprint of 3,694 m².

The increase in the size of the designation is relatively small and will not impact the surrounding land uses. The purpose of the designation will remain the same, for water supply purposes (reservoir and associated structures). On this basis, the adjustment to the boundary of Designation 9306 is considered to be minor in accordance with Section 181(3) (a) (ii) of the RMA.

5.1.3 Section 181(3) (b) – Directly Affected Land

Watercare owns Section 1 SO 588226 (the additional land to be designated), as detailed in section 1.2 and 2 of this AEE. Furthermore, as demonstrated in section 4 of this AEE, the alteration to the designation will have no adverse effects on the environment. Accordingly, the proposed alteration to designation will not directly affect any owners or occupiers outside the designation boundary and therefore the works are consistent with Section 181(3) (b) of the RMA.

5.1.4 Section 181(3) (c) – Agreement to Alteration

Watercare supports the proposed amendment to the Designation 9306. Subject to Auckland Council agreement with this position, the requirements of Section 181(3)(c) of the RMA will be fulfilled.

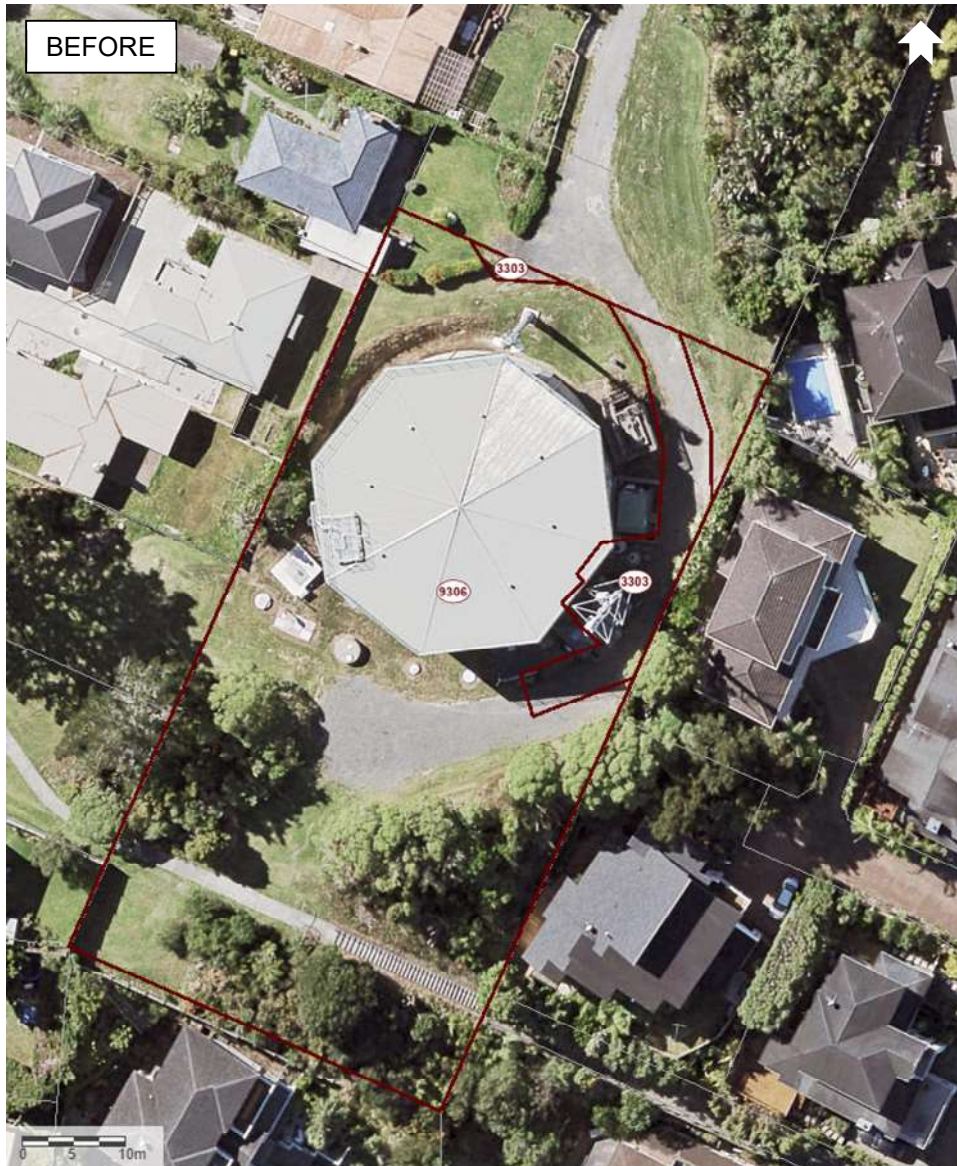
6 Conclusion

This NoR has been prepared in accordance with Section 181 of the RMA on behalf of Watercare, as Requiring Authority, which is seeking to alter the boundary of Designation 9306 in the AUP.

The assessment of actual and potential effects on the environment at section 4 of this AEE concludes that there will be no adverse effects as a result of the proposed designation alteration. No affected parties are identified in relation to the proposed designation alteration.

Subject to Auckland Council's agreement, Watercare considers that the requirements of Section 181 of the RMA are satisfied and Designation 9306 should be altered to accommodate the additional land.

Appendix A – Alteration to Designation 9306 Plan



Appendix B – Transportation Assessment Report



**192B Browns Bay Road, Murrays Bay
Watercare Services Limited**

Transportation Assessment Report

17 October 2023





4 Leek Street, Newmarket
PO Box 128259, Remuera 1541, Auckland
Ph. 09 869 2825
www.commute.kiwi

Project: 192B Browns Bay Road, Murrays Bay
Report title: Transportation Assessment Report
Document reference: J002773 192B Browns Bay Road final 171023
Date: 17 October 2023


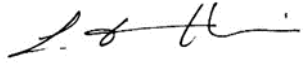
Report Status	Prepared By	Reviewed By	Approved By
Final report	Ana Lee	Leo Hills	Leo Hills
			

TABLE OF CONTENTS

Table of Contents.....	1
1 Introduction.....	1
1.1 Background.....	1
1.2 Proposal and Scope.....	1
2 Existing Environment.....	1
2.1 Site Location.....	1
2.2 Existing road network.....	3
2.2.1 Browns Bay Road.....	3
2.3 Traffic volumes.....	4
2.4 Road Safety Assessment.....	4
3 Access.....	5
3.1 General.....	5
3.2 Sight Distance Assessment.....	6
4 Vehicle Tracking.....	7
4.1 During Operation.....	7
4.2 During Potential Major Maintenance Works.....	7
5 Trip Generation During Operation.....	8
6 192A Browns Bay Road (Proposed residential subdivision).....	8
7 Conclusion.....	8
ATTACHMENT A – VEHICLE TRACKING (6.3M AT VAN).....	9
ATTACHMENT B – VEHICLE TRACKING (RTS-18 LARGE RIGID TRUCK).....	10

1 INTRODUCTION

1.1 BACKGROUND

Watercare owns the property at 192B Browns Bay Road, Murrays Bay, upon which Pinehill Reservoir is situated. The site also contains the Pinehill Pump Station, the Pinehill Reservoir Bulk Supply Point, and other critical transmission pipework and valving.

Watercare previously owned a larger piece of land extending to Browns Bay Road but sold 3,801 m² of land as surplus on 25 June 2021. It is understood that this land is proposed to be subdivided into 16 residential lots and is currently at residential subdivision consent stage (not approved at present).

However, due to a discrepancy in drawing the boundary of the conveyed land, the boundary line is farther south than was intended, leaving Watercare with insufficient land for any truck or crane operations, parking, or a turning circle. In order to accommodate the required heavy vehicle access, Watercare has recently purchased back the two southernmost proposed lots (lots 7 and 16 on the proposed plan of subdivision).

1.2 PROPOSAL AND SCOPE

Watercare is proposing to alter the existing designation to include the additional land (i.e., lots 7 and 16) within the designation footprint. As the additional land is required for heavy vehicle access, we understand no structures are proposed to be built on this land.

No changes are proposed to the existing arrangements at the Pinehill Reservoir (including access, onsite parking / manoeuvrability, and structures) as part of this application.

A residential subdivision is proposed for the adjacent land (not approved at present), and therefore access arrangements are likely to change if the subdivision is approved. It is understood that access to the Pinehill Reservoir site will be maintained via the proposed residential accessway (shared use). This will be further discussed in this report.

This report is submitted to accompany the notice of requirement by Watercare for the alteration of the existing designation at 192B Browns Bay Road, Murrays Bay.

This report assesses the transport-related matters of the proposal including:

- A description of the site and its surrounding transport environment;
- A description of the key transport-related aspects of the proposed development;
- The proposed form of access arrangements for maintenance vehicles; and
- Ongoing operational traffic effects.

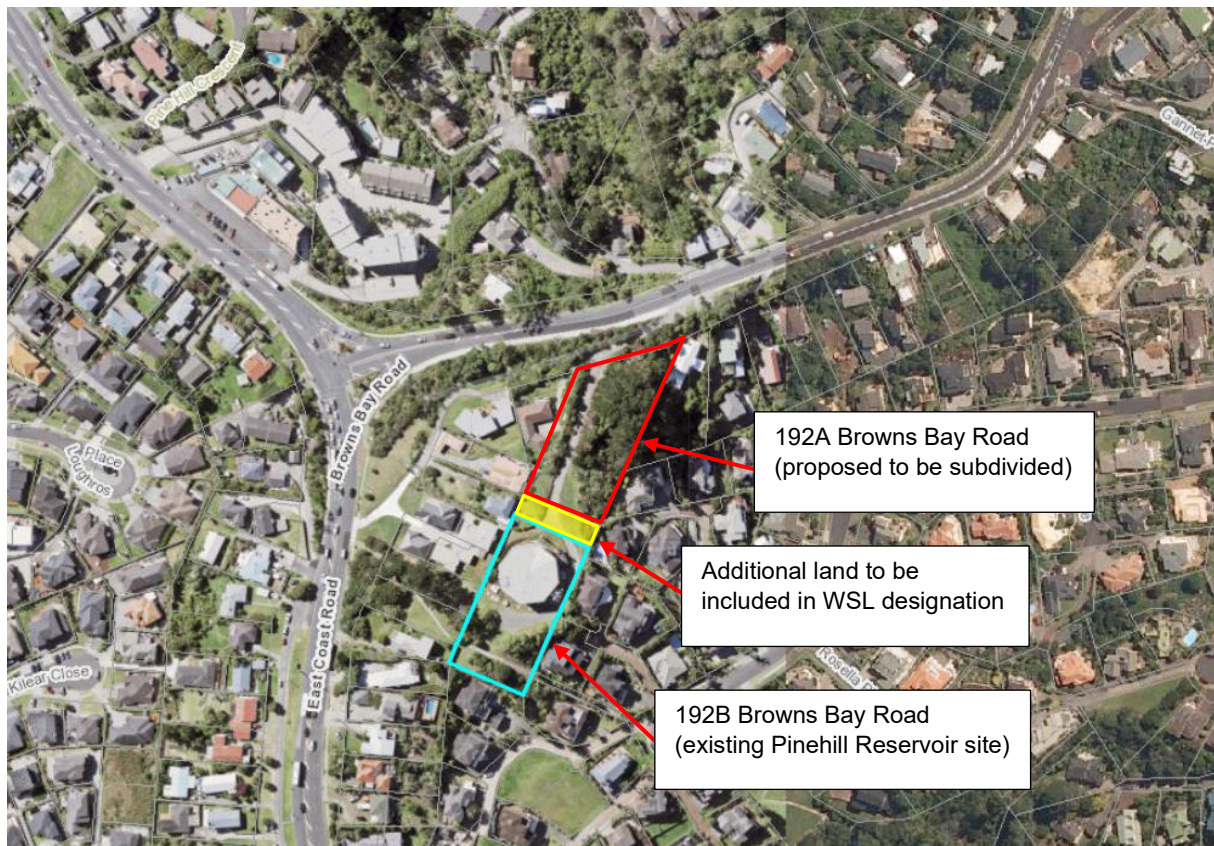
These and other matters are addressed in detail in this report. By way of summary, it is considered that the proposal, as detailed in this report, will have less than minor traffic effects to the function, capacity and safety of the surrounding transport network.

2 EXISTING ENVIRONMENT

2.1 SITE LOCATION

The site is located at 192B Browns Bay Road, Murrays Bay. Figure 1 shows the location of the site in relation to the surrounding road network.

Figure 1: Site location

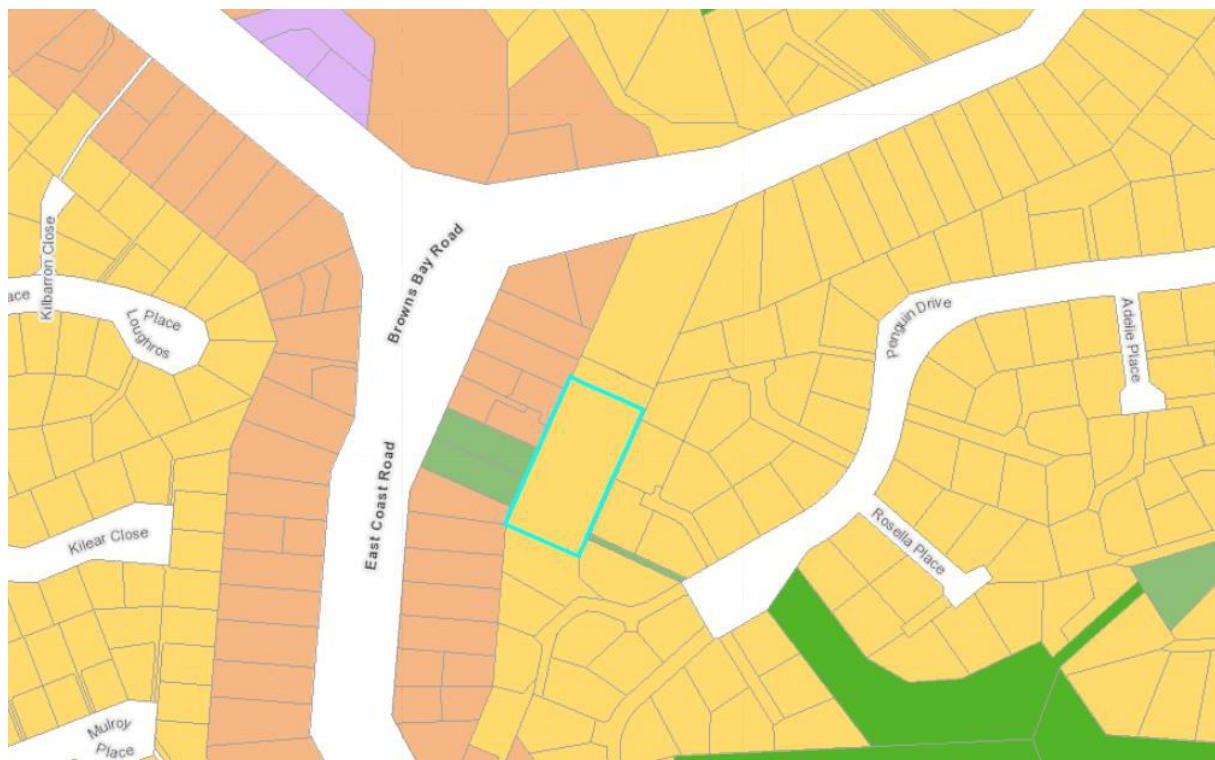


Currently, the surrounding area of the Pinehill Reservoir site is residential in nature, with a new residential subdivision proposed to the north of the site.

Figure 2 below shows the Unitary Plan¹ zoning of the surrounding area. As shown, the site and the surrounding area to the east are zoned 'Residential – Mixed Housing Suburban' in the Unitary Plan. The area to the west of the site is zoned 'Residential – Mixed Housing Urban' and 'Open Space – Informal Recreation' in the Unitary Plan.

¹ Auckland Unitary Plan Operative in part (notified 15 November 2016).

Figure 2: Unitary Plan zoning



2.2 EXISTING ROAD NETWORK

The existing reservoir site has frontage onto Browns Bay Road and will continue to gain access via Browns Bay Road. The existing reservoir is located on a rear site, to the south of 192A Browns Bay Road.

2.2.1 BROWNS BAY ROAD

Browns Bay Road runs in a general east-west alignment near the site and connects to East Coast Road to the west and Anzac Road to the north.

Browns Bay Road provides for a single traffic lane in each direction, with on-street parking permitted on the northern side of the road within the vicinity of the site. Pedestrian footpaths are provided on both sides of the road. An on-road painted cycle path is provided along the southern side of Browns Bay Road near the site, which terminates in front of the subject site access.

Browns Bay Road is classified as an 'Arterial Road' in the Unitary Plan. The posted speed limit in the area is 50 km/hr.

Photograph 1 shows Browns Bay Road in the vicinity of the Pinehill Reservoir site.

Photograph 1: Browns Bay Road near the site



2.3 TRAFFIC VOLUMES

Traffic data obtained from Auckland Transport² shows that Browns Bay Road (between East Coast Road and Knights Road) carries a 5-Day Average Annual Daily Traffic (AADT) volume of 19,151 vehicles per day (November 2022). The counts show the morning peak volume is 1,358 vph and the evening peak volume of 1,670 vph. These volumes are typical of an arterial road.

2.4 ROAD SAFETY ASSESSMENT

An assessment of the surrounding area's safety record has been carried out using the NZTA's CAS database, for all reported crashes around the proposed site over the period 2018-2022 including all available data for 2023. The study area includes Browns Bay Road within a 50m radius around the site.

One minor injury crash was identified near the site access. The crash involved a head-on type collision between opposing vehicles as a result of a vehicle veering over the centreline.

Whilst one crash occurred near the site, there is no history of accidents occurring that relate specifically to movements into and out of the site. As such, the crash history does not indicate any significant safety concerns.

² Auckland Transport Traffic Counts, March 2015, <https://at.govt.nz/about-us/reports-publications/traffic-counts/>.

3 ACCESS

3.1 GENERAL

Pinehill Reservoir currently gains access via an existing one-way vehicle crossing on Browns Bay Road. No changes are proposed to the existing crossing or the internal driveway as part of this proposal.

Photograph 2 and Photograph 3 show the existing site access and driveway currently serving the site.

Photograph 2: Existing vehicle crossing on Browns Bay Road



Photograph 3: Internal driveway leading to the reservoir



As noted, no changes are proposed to the existing access arrangements or the existing activity onsite and no safety concerns have been identified at the access point (see Section 2.4 above).

Accordingly, a detailed assessment against the Unitary Plan access requirements is not considered necessary.

3.2 SIGHT DISTANCE ASSESSMENT

The RTS-6 Guidelines for Visibility at Driveways document (RTS-6 Guide) indicates that for driveways accessing onto an Arterial Road with a 50km/h operating speed, the required sight distance is 90m.

Photograph 4 and Photograph 5 show the sight distance in either direction from the existing access point.

Photograph 4: Available sight distance to the west of the existing access along Browns Bay Road



Photograph 5: Available sight distance to the east of the existing access along Browns Bay Road



As shown, the available sight distance from the existing crossing exceeds 150m to the east and is approximately 110m to the west, and therefore complies with RTS-06.

4 VEHICLE TRACKING

4.1 DURING OPERATION

It is understood that typically a light vehicle will access the site for regular maintenance purposes during the operation of the reservoir.

Attachment A shows the vehicle tracking of a 6.3m AT van turning around onsite. It is understood that a 6.3m AT van is likely the maximum vehicle size anticipated to access the site for regular maintenance (monthly / six monthly visits).

4.2 DURING POTENTIAL MAJOR MAINTENANCE WORKS

Unplanned maintenance of the reservoir could involve a small digger and a medium sized truck, while planned major maintenance (years apart) could involve larger trucks and a mobile crane.

Based on this information provided by Watercare, vehicle tracking of an RTS 18 Large Rigid Truck (11.5m) has been undertaken (this is the largest truck size anticipated during planned major maintenance). **Attachment B** shows the vehicle tracking of an RTS-18 Large Rigid Truck turning around onsite.

It is noted that a site-specific Construction Traffic Management Plan will likely be in place during major maintenance works, therefore the vehicle tracking is indicative only. However, the tracking shows that the anticipated construction trucks can safely and efficiently

manoeuvre to and from the site (albeit the truck will likely utilise grassed areas onsite to turn around).

5 TRIP GENERATION DURING OPERATION

The traffic generation will be limited to regular maintenance of site facilities, with no changes proposed as part of this proposal. Routine access to the site is made up of:

- Monthly visits from Watercare Networks Team; and
- Six monthly visits from Watercare Transmissions Team.

The traffic effects of the existing Pinehill Reservoir are considered to be less than minor.

6 192A BROWNS BAY ROAD (PROPOSED RESIDENTIAL SUBDIVISION)

A 16-lot residential subdivision is proposed on the site at 192A Browns Bay Road (but has not been approved at present). Based on the Traffic Impact Assessment³ prepared for this site, it is understood that the accessway proposed to serve the residential development will be shared, and access to the Watercare reservoir site will be maintained.

Figure 5 shows the indicative residential subdivision layout (as per the TIA).

Figure 5: Indicative site layout plan of 192A Browns Bay Road



As shown, a two-way access will be provided down the centre of the site. The proposed access is considered suitable to accommodate regular maintenance vehicles accessing the reservoir site.

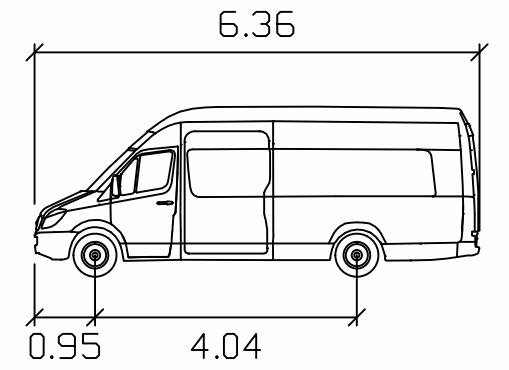
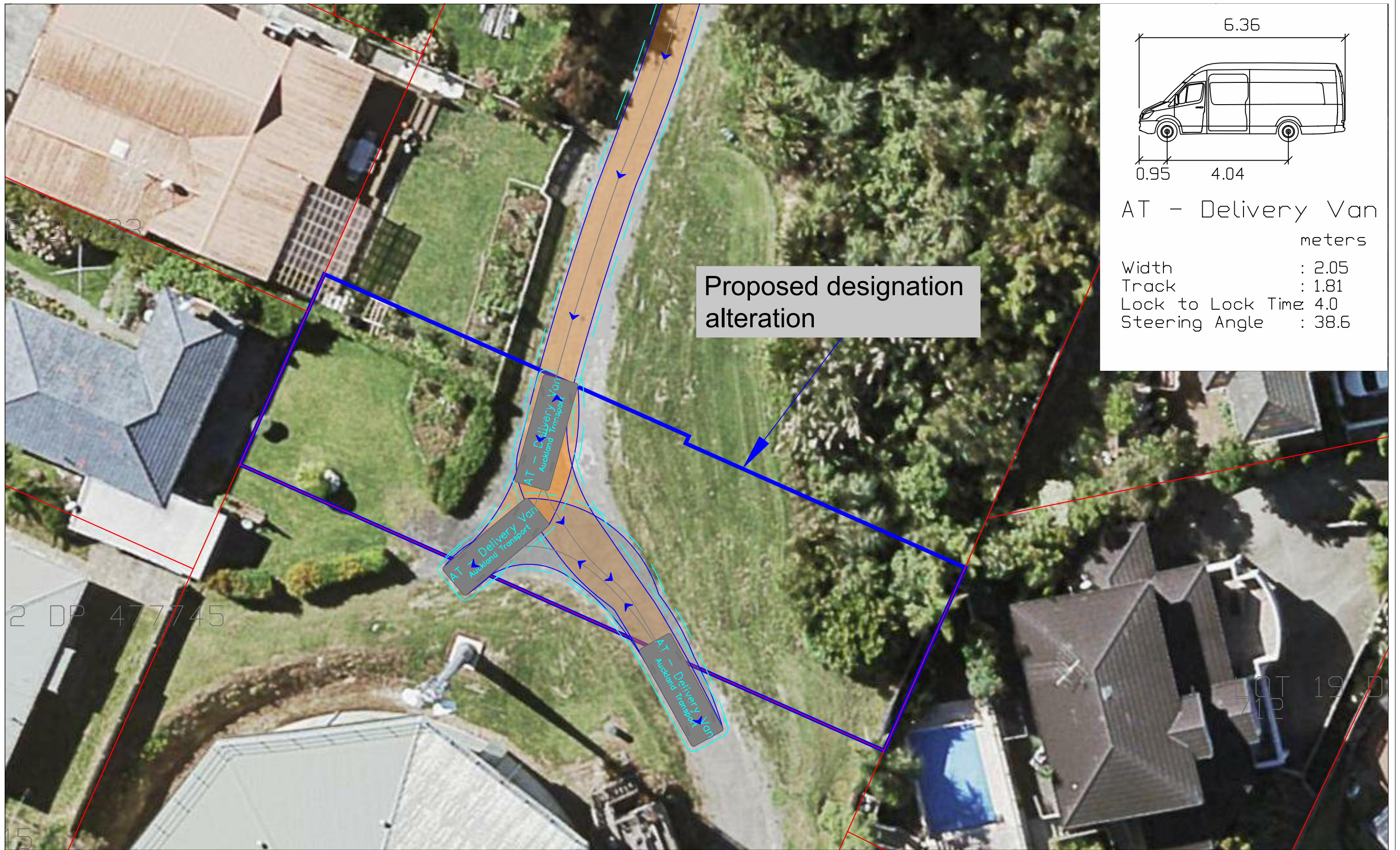
7 CONCLUSION

On the basis of this transport assessment, it is concluded that the alteration to the designation of the Pinehill Reservoir site located at 192B Browns Bay Road will have less than minor traffic effects on the operation of the surrounding road and pedestrian network.

Commute Transportation Consultants

³ Traffic Impact Assessment, For Radiance Development Ltd, May 2022 (prepared by Young Technical Management Ltd).

ATTACHMENT A – VEHICLE TRACKING (6.3M AT VAN)



AT - Delivery Van
meters

- Width : 2.05
- Track : 1.81
- Lock to Lock Time: 4.0
- Steering Angle : 38.6

P 27423

2 DP 477745

15

LOT 19 D
712

Revision notes:		
Rev:	Date:	Notes:

Drawn by:
AL
J002773

Client:
Watercare Services Limited

Project:
192B Browns Bay Road, Murrays Bay
Pinehill Reservoir

Drawing Title:
Vehicle Tracking

Date:
5 October 2023

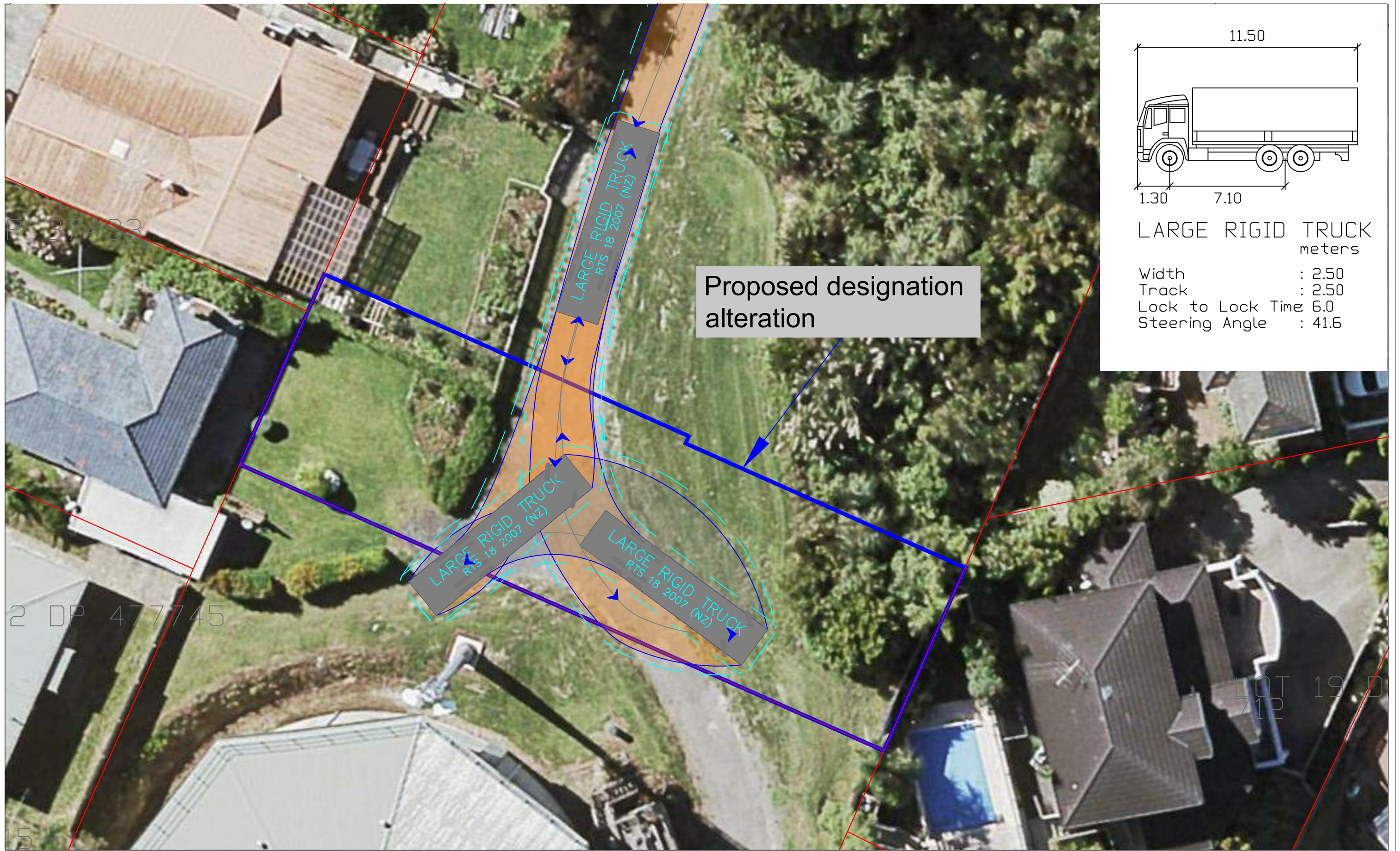
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Revision:
A



Figure:
A

ATTACHMENT B – VEHICLE TRACKING (RTS-18 LARGE RIGID TRUCK)



Revision notes:		
Rev:	Date:	Notes:

Drawn by: AL J002773	Client: Watercare Services Limited
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Project: 192B Browns Bay Road, Murrays Bay Pinehill Reservoir	Drawing Title: Vehicle Tracking
--	---

Date: 5 October 2023
Scale @ A3: 1:200
Revision: A



Figure:
B

Document prepared by

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




R. W. Muir
Registrar-General
of Land

Identifier 1141364
Land Registration District North Auckland
Date Issued 12 July 2023

Prior References

1004196 1004197

Estate Fee Simple
Area 3694 square metres more or less
Legal Description Section 1 Survey Office Plan 562216 and
Section 1 Survey Office Plan 588226
Purpose Waterworks
Registered Owners
Watercare Services Limited

Interests

Subject to a gas conveyance right (in gross) over part Section 1 SO 562216 marked Y on SO 562216 in favour of UnitedNetworks Limited created by Transfer C680141.2 - 14.11.1994 at 2.40 pm

Subject to a right of way (in gross) over part Section 1 SO 588226 marked D on SO 588226 and to rights to convey, store and drain water over part Section 1 Section 562216 marked E, Y and Z on SO 562216 in favour of Watercare Services Limited created by Transfer D536025.1 - 28.8.2000 at 2.55 pm

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Land Covenant in Covenant Instrument 12153934.5 - 25.6.2021 at 1:04 pm

Fencing Covenant in Transfer 12772873.2 - 12.7.2023 at 4:07 pm (affects Section 1 SO 588226)



**192B Browns Bay Road, Murrays Bay
Watercare Services Limited**

Transportation Assessment Report

17 October 2023





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Project: 192B Browns Bay Road, Murrays Bay
Report title: Transportation Assessment Report
Document reference: J002773 192B Browns Bay Road final 171023
Date: 17 October 2023


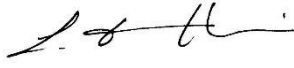
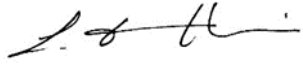
Report Status	Prepared By	Reviewed By	Approved By
Final report	Ana Lee	Leo Hills	Leo Hills
			

TABLE OF CONTENTS

Table of Contents.....	1
1 Introduction.....	1
1.1 Background.....	1
1.2 Proposal and Scope.....	1
2 Existing Environment.....	1
2.1 Site Location.....	1
2.2 Existing road network.....	3
2.2.1 Browns Bay Road.....	3
2.3 Traffic volumes.....	4
2.4 Road Safety Assessment.....	4
3 Access.....	5
3.1 General.....	5
3.2 Sight Distance Assessment.....	6
4 Vehicle Tracking.....	7
4.1 During Operation.....	7
4.2 During Potential Major Maintenance Works.....	7
5 Trip Generation During Operation.....	8
6 192A Browns Bay Road (Proposed residential subdivision).....	8
7 Conclusion.....	8
ATTACHMENT A – VEHICLE TRACKING (6.3M AT VAN).....	9
ATTACHMENT B – VEHICLE TRACKING (RTS-18 LARGE RIGID TRUCK).....	10

1 INTRODUCTION

1.1 BACKGROUND

Watercare owns the property at 192B Browns Bay Road, Murrays Bay, upon which Pinehill Reservoir is situated. The site also contains the Pinehill Pump Station, the Pinehill Reservoir Bulk Supply Point, and other critical transmission pipework and valving.

Watercare previously owned a larger piece of land extending to Browns Bay Road but sold 3,801 m² of land as surplus on 25 June 2021. It is understood that this land is proposed to be subdivided into 16 residential lots and is currently at residential subdivision consent stage (not approved at present).

However, due to a discrepancy in drawing the boundary of the conveyed land, the boundary line is farther south than was intended, leaving Watercare with insufficient land for any truck or crane operations, parking, or a turning circle. In order to accommodate the required heavy vehicle access, Watercare has recently purchased back the two southernmost proposed lots (lots 7 and 16 on the proposed plan of subdivision).

1.2 PROPOSAL AND SCOPE

Watercare is proposing to alter the existing designation to include the additional land (i.e., lots 7 and 16) within the designation footprint. As the additional land is required for heavy vehicle access, we understand no structures are proposed to be built on this land.

No changes are proposed to the existing arrangements at the Pinehill Reservoir (including access, onsite parking / manoeuvrability, and structures) as part of this application.

A residential subdivision is proposed for the adjacent land (not approved at present), and therefore access arrangements are likely to change if the subdivision is approved. It is understood that access to the Pinehill Reservoir site will be maintained via the proposed residential accessway (shared use). This will be further discussed in this report.

This report is submitted to accompany the notice of requirement by Watercare for the alteration of the existing designation at 192B Browns Bay Road, Murrays Bay.

This report assesses the transport-related matters of the proposal including:

- A description of the site and its surrounding transport environment;
- A description of the key transport-related aspects of the proposed development;
- The proposed form of access arrangements for maintenance vehicles; and
- Ongoing operational traffic effects.

These and other matters are addressed in detail in this report. By way of summary, it is considered that the proposal, as detailed in this report, will have less than minor traffic effects to the function, capacity and safety of the surrounding transport network.

2 EXISTING ENVIRONMENT

2.1 SITE LOCATION

The site is located at 192B Browns Bay Road, Murrays Bay. Figure 1 shows the location of the site in relation to the surrounding road network.

Figure 1: Site location

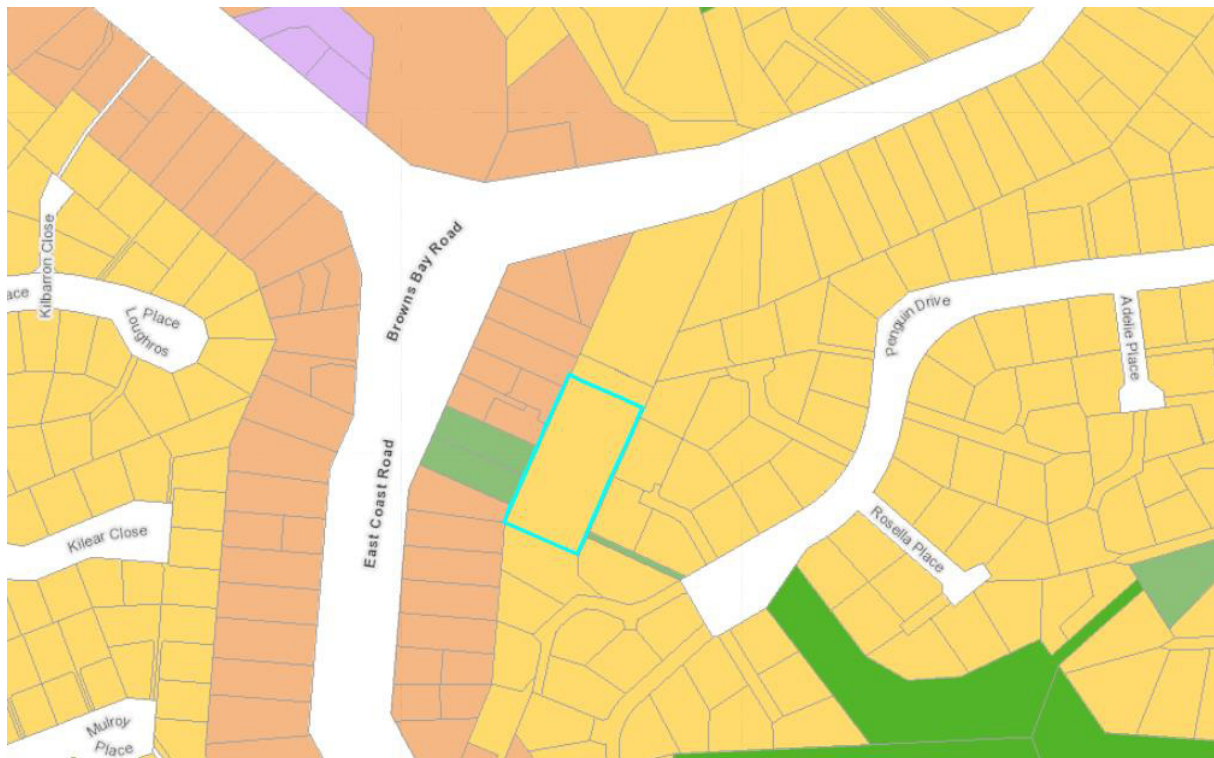


Currently, the surrounding area of the Pinehill Reservoir site is residential in nature, with a new residential subdivision proposed to the north of the site.

Figure 2 below shows the Unitary Plan¹ zoning of the surrounding area. As shown, the site and the surrounding area to the east are zoned 'Residential – Mixed Housing Suburban' in the Unitary Plan. The area to the west of the site is zoned 'Residential – Mixed Housing Urban' and 'Open Space – Informal Recreation' in the Unitary Plan.

¹ Auckland Unitary Plan Operative in part (notified 15 November 2016).

Figure 2: Unitary Plan zoning



2.2 EXISTING ROAD NETWORK

The existing reservoir site has frontage onto Browns Bay Road and will continue to gain access via Browns Bay Road. The existing reservoir is located on a rear site, to the south of 192A Browns Bay Road.

2.2.1 BROWNS BAY ROAD

Browns Bay Road runs in a general east-west alignment near the site and connects to East Coast Road to the west and Anzac Road to the north.

Browns Bay Road provides for a single traffic lane in each direction, with on-street parking permitted on the northern side of the road within the vicinity of the site. Pedestrian footpaths are provided on both sides of the road. An on-road painted cycle path is provided along the southern side of Browns Bay Road near the site, which terminates in front of the subject site access.

Browns Bay Road is classified as an 'Arterial Road' in the Unitary Plan. The posted speed limit in the area is 50 km/hr.

Photograph 1 shows Browns Bay Road in the vicinity of the Pinehill Reservoir site.

Photograph 1: Browns Bay Road near the site



2.3 TRAFFIC VOLUMES

Traffic data obtained from Auckland Transport² shows that Browns Bay Road (between East Coast Road and Knights Road) carries a 5-Day Average Annual Daily Traffic (AADT) volume of 19,151 vehicles per day (November 2022). The counts show the morning peak volume is 1,358 vph and the evening peak volume of 1,670 vph. These volumes are typical of an arterial road.

2.4 ROAD SAFETY ASSESSMENT

An assessment of the surrounding area's safety record has been carried out using the NZTA's CAS database, for all reported crashes around the proposed site over the period 2018-2022 including all available data for 2023. The study area includes Browns Bay Road within a 50m radius around the site.

One minor injury crash was identified near the site access. The crash involved a head-on type collision between opposing vehicles as a result of a vehicle veering over the centreline.

Whilst one crash occurred near the site, there is no history of accidents occurring that relate specifically to movements into and out of the site. As such, the crash history does not indicate any significant safety concerns.

² Auckland Transport Traffic Counts, March 2015, <https://at.govt.nz/about-us/reports-publications/traffic-counts/>.

3 ACCESS

3.1 GENERAL

Pinehill Reservoir currently gains access via an existing one-way vehicle crossing on Browns Bay Road. No changes are proposed to the existing crossing or the internal driveway as part of this proposal.

Photograph 2 and Photograph 3 show the existing site access and driveway currently serving the site.

Photograph 2: Existing vehicle crossing on Browns Bay Road



Photograph 3: Internal driveway leading to the reservoir



As noted, no changes are proposed to the existing access arrangements or the existing activity onsite and no safety concerns have been identified at the access point (see Section 2.4 above).

Accordingly, a detailed assessment against the Unitary Plan access requirements is not considered necessary.

3.2 SIGHT DISTANCE ASSESSMENT

The RTS-6 Guidelines for Visibility at Driveways document (RTS-6 Guide) indicates that for driveways accessing onto an Arterial Road with a 50km/h operating speed, the required sight distance is 90m.

Photograph 4 and Photograph 5 show the sight distance in either direction from the existing access point.

Photograph 4: Available sight distance to the west of the existing access along Browns Bay Road



Photograph 5: Available sight distance to the east of the existing access along Browns Bay Road



As shown, the available sight distance from the existing crossing exceeds 150m to the east and is approximately 110m to the west, and therefore complies with RTS-06.

4 VEHICLE TRACKING

4.1 DURING OPERATION

It is understood that typically a light vehicle will access the site for regular maintenance purposes during the operation of the reservoir.

Attachment A shows the vehicle tracking of a 6.3m AT van turning around onsite. It is understood that a 6.3m AT van is likely the maximum vehicle size anticipated to access the site for regular maintenance (monthly / six monthly visits).

4.2 DURING POTENTIAL MAJOR MAINTENANCE WORKS

Unplanned maintenance of the reservoir could involve a small digger and a medium sized truck, while planned major maintenance (years apart) could involve larger trucks and a mobile crane.

Based on this information provided by Watercare, vehicle tracking of an RTS 18 Large Rigid Truck (11.5m) has been undertaken (this is the largest truck size anticipated during planned major maintenance). **Attachment B** shows the vehicle tracking of an RTS-18 Large Rigid Truck turning around onsite.

It is noted that a site-specific Construction Traffic Management Plan will likely be in place during major maintenance works, therefore the vehicle tracking is indicative only. However, the tracking shows that the anticipated construction trucks can safely and efficiently

manoeuvre to and from the site (albeit the truck will likely utilise grassed areas onsite to turn around).

5 TRIP GENERATION DURING OPERATION

The traffic generation will be limited to regular maintenance of site facilities, with no changes proposed as part of this proposal. Routine access to the site is made up of:

- Monthly visits from Watercare Networks Team; and
- Six monthly visits from Watercare Transmissions Team.

The traffic effects of the existing Pinehill Reservoir are considered to be less than minor.

6 192A BROWNS BAY ROAD (PROPOSED RESIDENTIAL SUBDIVISION)

A 16-lot residential subdivision is proposed on the site at 192A Browns Bay Road (but has not been approved at present). Based on the Traffic Impact Assessment³ prepared for this site, it is understood that the accessway proposed to serve the residential development will be shared, and access to the Watercare reservoir site will be maintained.

Figure 5 shows the indicative residential subdivision layout (as per the TIA).

Figure 5: Indicative site layout plan of 192A Browns Bay Road



As shown, a two-way access will be provided down the centre of the site. The proposed access is considered suitable to accommodate regular maintenance vehicles accessing the reservoir site.

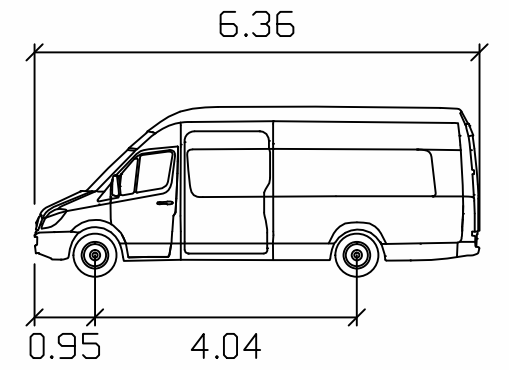
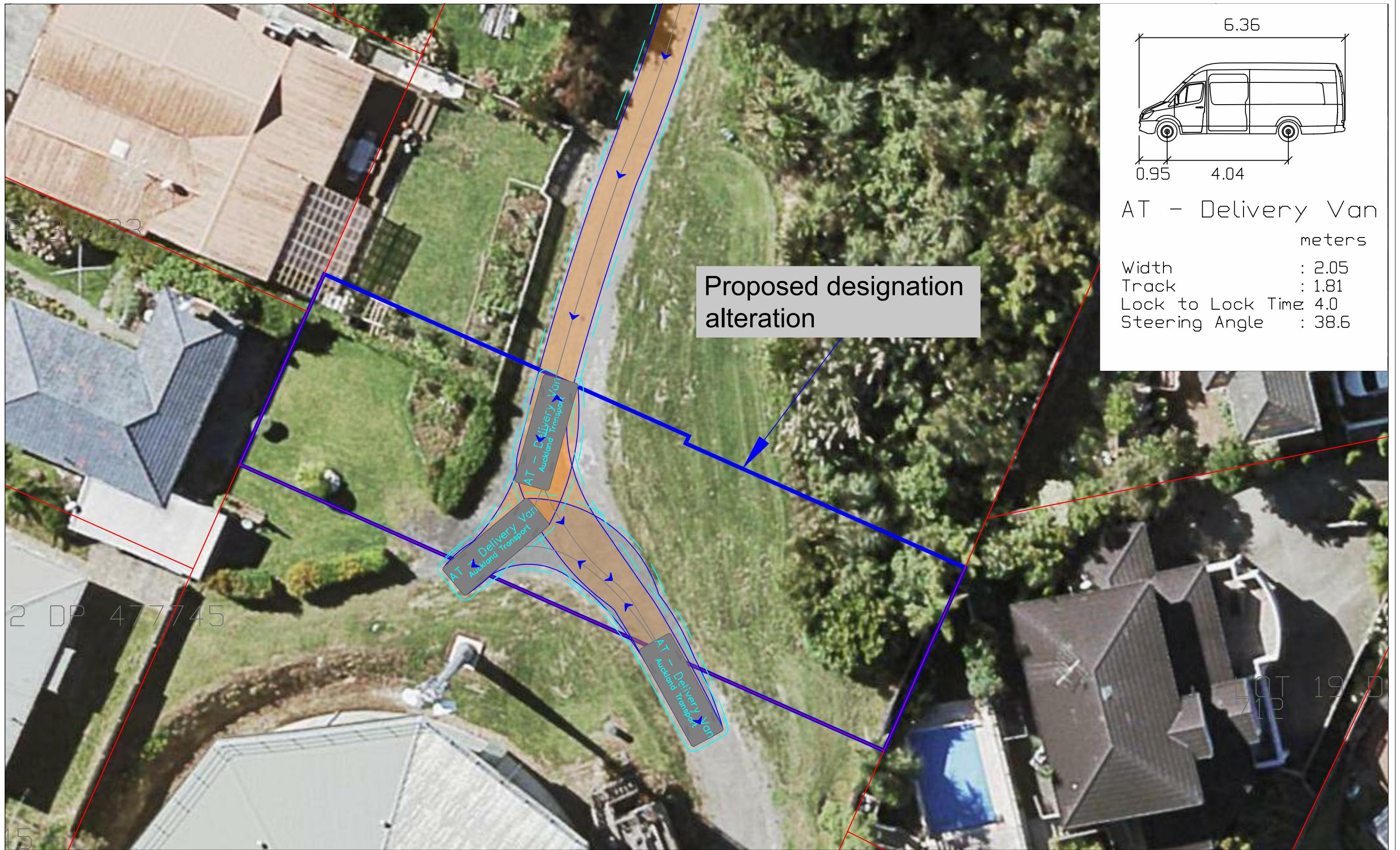
7 CONCLUSION

On the basis of this transport assessment, it is concluded that the alteration to the designation of the Pinehill Reservoir site located at 192B Browns Bay Road will have less than minor traffic effects on the operation of the surrounding road and pedestrian network.

Commute Transportation Consultants

³ Traffic Impact Assessment, For Radiance Development Ltd, May 2022 (prepared by Young Technical Management Ltd).

ATTACHMENT A – VEHICLE TRACKING (6.3M AT VAN)



AT - Delivery Van
meters

- Width : 2.05
- Track : 1.81
- Lock to Lock Time: 4.0
- Steering Angle : 38.6

P 27423

2 DP 477745

15

LOT 19 D
712

Revision notes:		
Rev:	Date:	Notes:

Drawn by:
AL
J002773

Client:
Watercare Services Limited

Project:
192B Browns Bay Road, Murrays Bay
Pinehill Reservoir

Drawing Title:
Vehicle Tracking

Date:
5 October 2023

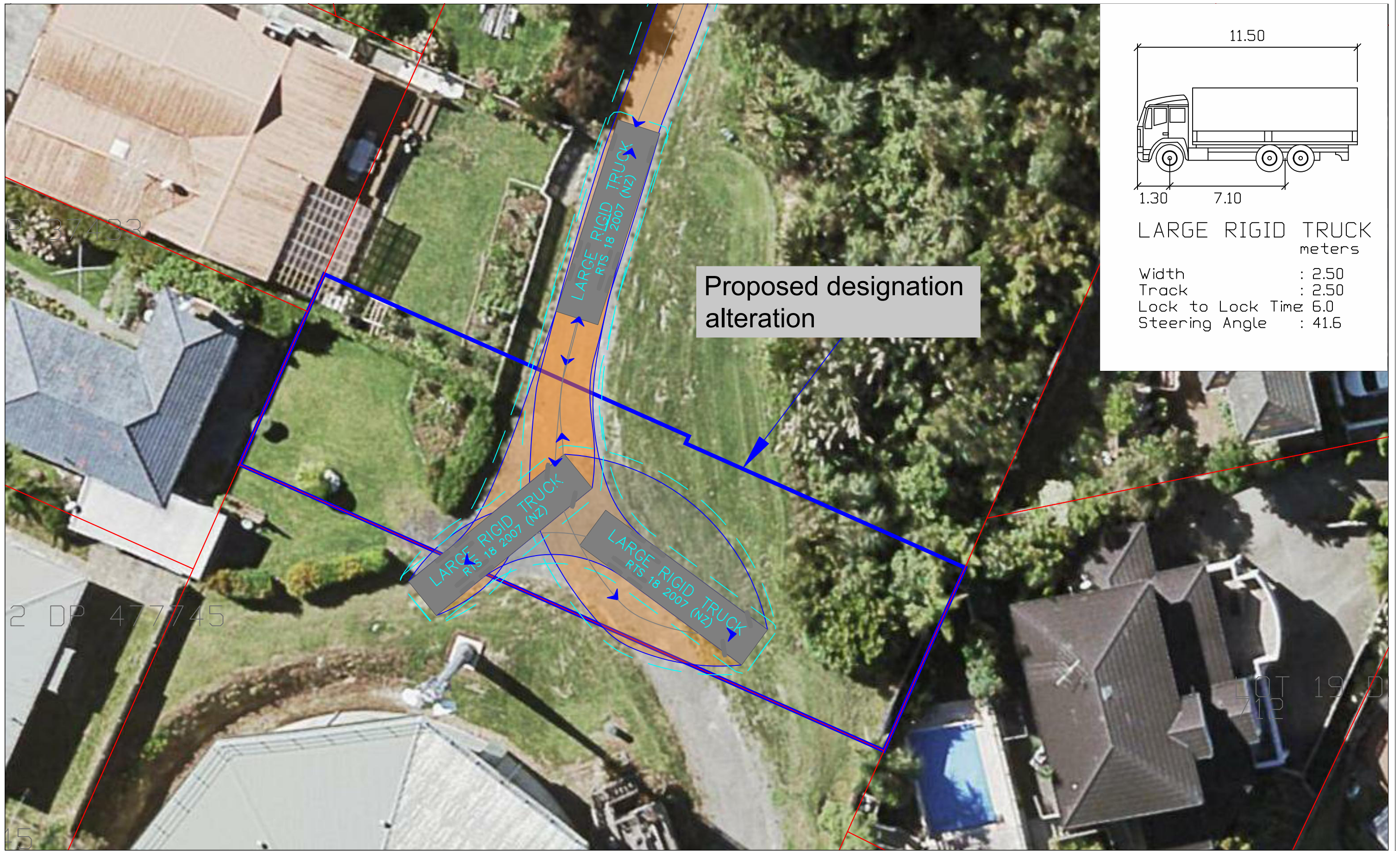
Scale @ A3:
1:200

Revision:
A



Figure:
A

ATTACHMENT B – VEHICLE TRACKING (RTS-18 LARGE RIGID TRUCK)



Revision notes:		
Rev:	Date:	Notes:

Drawn by: AL J002773	Client: Watercare Services Limited
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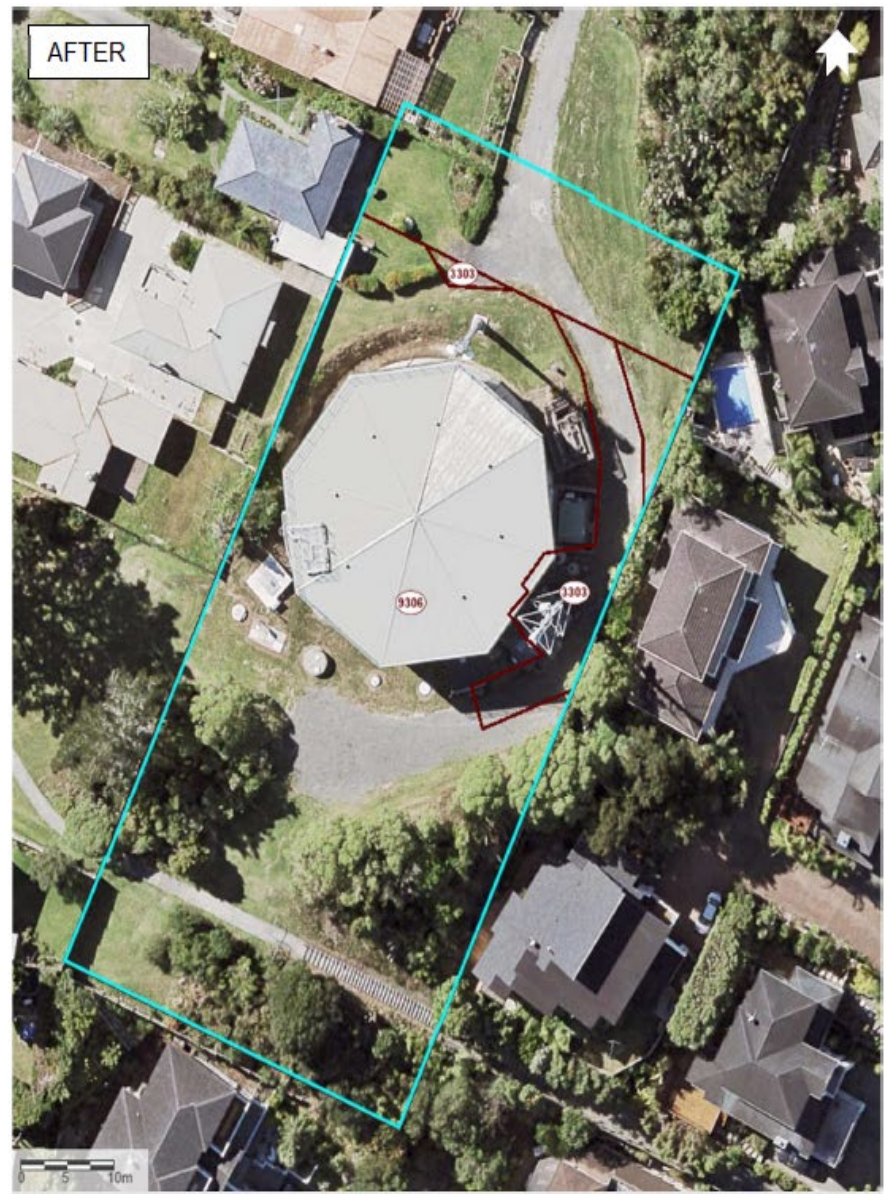
Project: 192B Browns Bay Road, Murrays Bay Pinehill Reservoir	Drawing Title: Vehicle Tracking
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Date: 5 October 2023
Scale @ A3: 1:200
Revision: A



Figure:
B

Attachment C: Map of Designation 9306 Alteration



**Attachment D: Certificate of Title for
192B Browns Bay Road**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **1141364**
Land Registration District **North Auckland**
Date Issued 12 July 2023

Prior References

1004196 1004197

Estate Fee Simple
Area 3694 square metres more or less
Legal Description Section 1 Survey Office Plan 562216 and
 Section 1 Survey Office Plan 588226
Purpose Waterworks
Registered Owners
Watercare Services Limited

Interests

Subject to a gas conveyance right (in gross) over part Section 1 SO 562216 marked Y on SO 562216 in favour of UnitedNetworks Limited created by Transfer C680141.2 - 14.11.1994 at 2.40 pm

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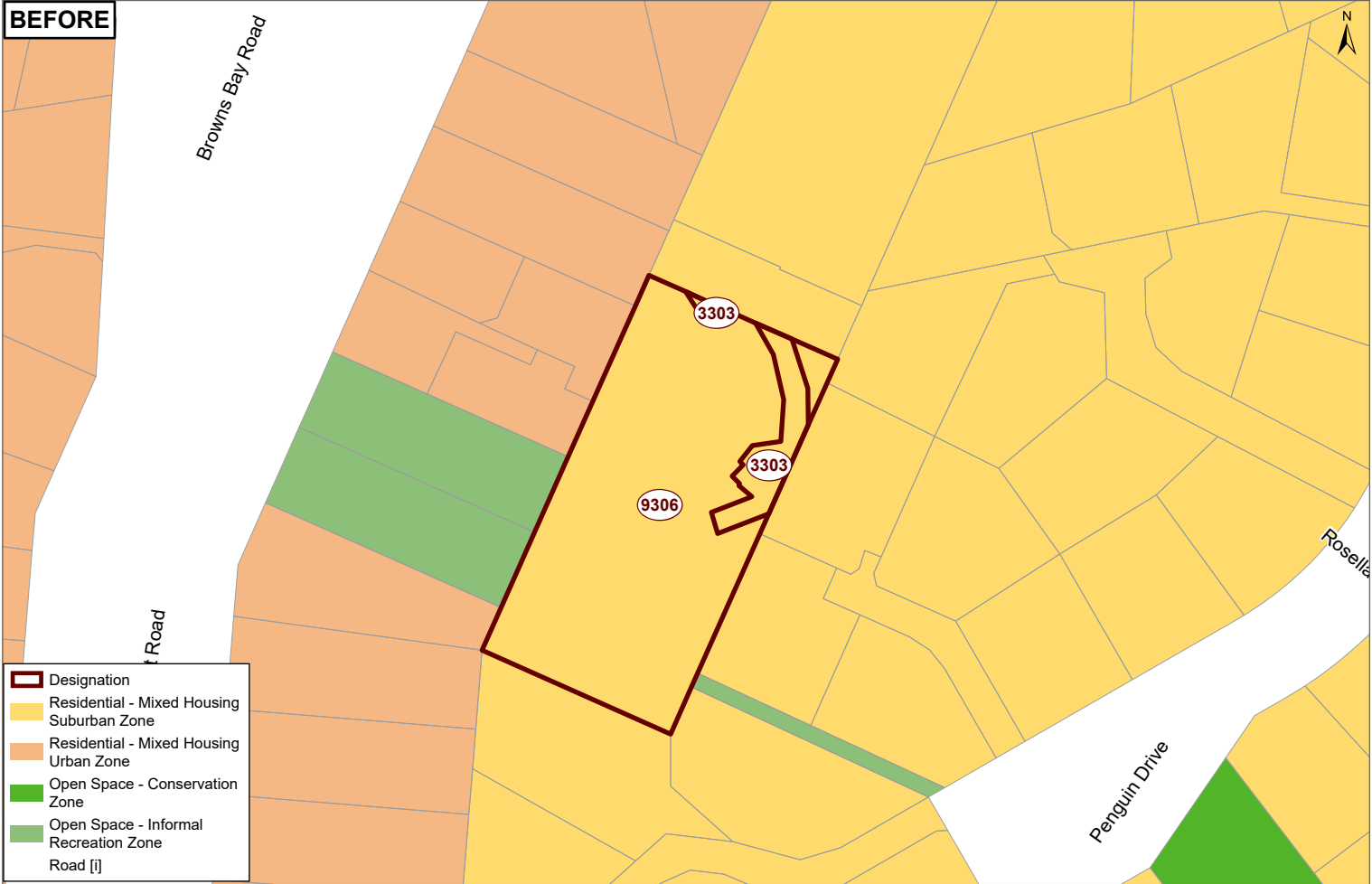
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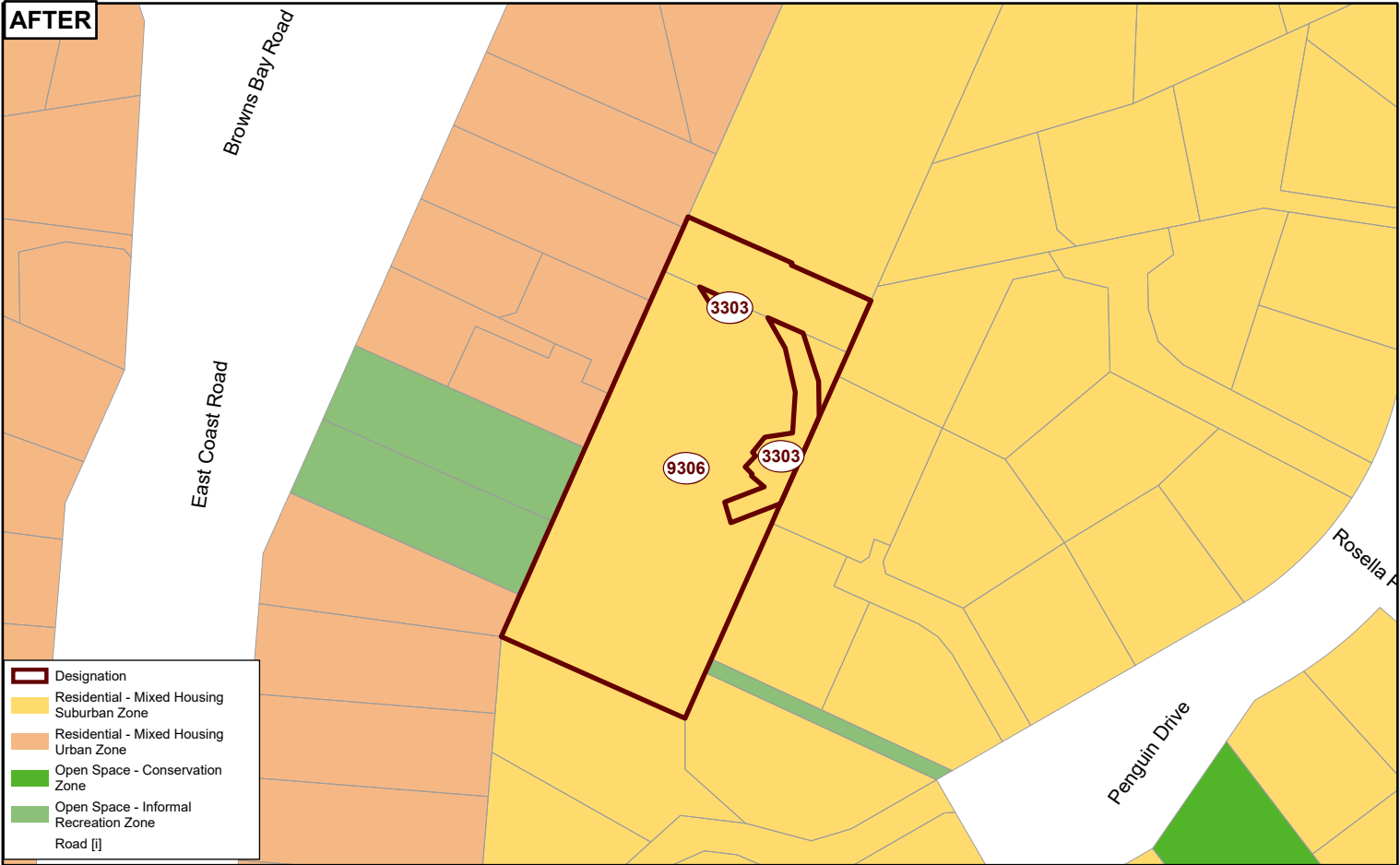
Attachment E: Updated GIS viewer

BEFORE

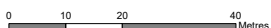


- Designation
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Road [i]

AFTER



- Designation
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Road [i]



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: 8/02/2024

Alteration to Designation - ID 9306



Plans and Places