

# Memo

Date 26 August 2021

To: Warren MacLennan, Manager Planning, Regional, North, West & Islands  
 From: Jess Romhany, Graduate Planner

Subject: **Plan Modification: Clause 20A Amendment to the Auckland Unitary Plan (AUP) Operative in part (15 November 2016) GIS maps.**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

<b>Rule or Section of Unitary Plan</b>	AUP GIS Viewer
<b>Subject Site (if applicable)</b>	192A Browns Bay Road, Pine Hill
<b>Legal Description (if applicable)</b>	Pt Allot 251A Parish of Takapuna
<b>Nature of change</b>	<p>A minor change is required to correct an error to the GIS Planning Maps Viewer of the Operative in Part version. This change relates to Designation 3303 for which Kordia Ltd is the requiring authority. There is no change required to the designation text in Chapter K of the AUP(OP).</p> <p><b>Background</b></p> <p>On June 14 2021, Kordia Ltd requested a partial uplift of Designation 3303 from part of the site at 192A Browns Bay Road, Pine Hill. On June 24 2021, the partial uplift became effective and the AUP(OP) was updated to reflect this on July 9 2021.</p> <p>In their application material for partial uplift, Kordia also requested an amendment to the shape of their designation. Kordia identified that the current designation outline only applies to the access road to Kordia’s broadcasting and telecommunications facility and not the full extent of the facility, which should include a mast and maintenance building adjacent to the access road (as specified in the Chapter K designation text – refer to image below).</p> <p><i>Note: There is another designation on the site – Designation 9306 – for which Watercare Ltd is the requiring authority.</i></p>

**3303 Pine Hill Broadcasting and Telecommunications Facility**


Designation Number	3303
Requiring Authority	Kordia Ltd
Location	Section 1 Survey Office Plan 557618, 192A Browns Bay Road, Pine Hill
Roll Over Designation	Yes
Legacy Reference	Designation 184, Auckland Council District Plan (North Shore Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

**Purpose**





Broadcasting and telecommunications facility the continued operation of the existing broadcasting and telecommunications facility including a monopole mast of 27.5m height, a transmission building with ancillary and associated works and activities.

Existing Designation 3303:



	<p><b>Discussion</b></p> <p>The outline of the designation in the legacy North Shore District Plan correctly shows the extent of the designation which includes the accessway, transmission building and mast (refer to Attachment 2). The designation is also correctly shown in the below diagram from the AUP(OP) Chapter K text for Designation 3303:</p>  <p>Further investigation into the rollover of Designation 184 from the legacy North Shore District Plan revealed that Kordia Ltd did not make any submissions relevant to this designation. Overall, there were no challenges or submissions on this designation. This would indicate that the designation outline shown in the North Shore District Plan should have been rolled over without change which has not occurred.</p> <p>Therefore, a change to the maps is required to correct this error. In order to do this, Designation 3303, as shown on the AUP(OP) GIS maps, must be updated with the correct designation outline as it is shown in the legacy plan.</p>
<p><b>Effect of change</b></p>	<p>The mapping change is minor in nature and intends to correct an existing inaccuracy in the plan. The effect of the change is considered to be neutral.</p> <p>A Clause 20A modification to the plan is an appropriate way of correcting this inaccuracy.</p>
<p><b>Changes required to be made (text/in-text diagrams)</b></p>	<p>N/A</p>
<p><b>Changes required to be made (maps)</b></p>	<p>Amend the shape of Designation 3303 in the GIS Viewer to include the area where the monopole and transmission building is located. This will require a replication of the designation shape shown in the legacy North Shore District Plan (refer to Attachment 1).</p> <p>Please refer to Attachment 2 which provides the correct designation outline to be included on the GIS maps. This has been digitised from the legacy North Shore District Plan. The updated designation outline</p>

	includes an extension of the designated area to the west of the accessway.
<b>Attachments</b>	Attachment 1: North Shore District Plan – Designation 184 ( <i>for reference purposes</i> ) Attachment 2: Updated GIS Viewer

<b>Prepared by:</b> Jess Romhany Graduate Planner	<b>Text Entered by:</b> N/A Planning Technician
<b>Signature:</b> 	<b>Signature:</b> N/A
<b>Maps prepared by:</b> Shelley Glassey Senior Geospatial Analyst	<b>Reviewed by:</b> Peter Vari Team Leader
<b>Signature:</b> 	<b>Signature:</b> 
<b>Signed off by:</b> Warren MacLennan Manager Planning, RNWI	
<b>Signature:</b> 	

**Attachment 1: North Shore District Plan –  
Designation 184 (for reference purposes)**



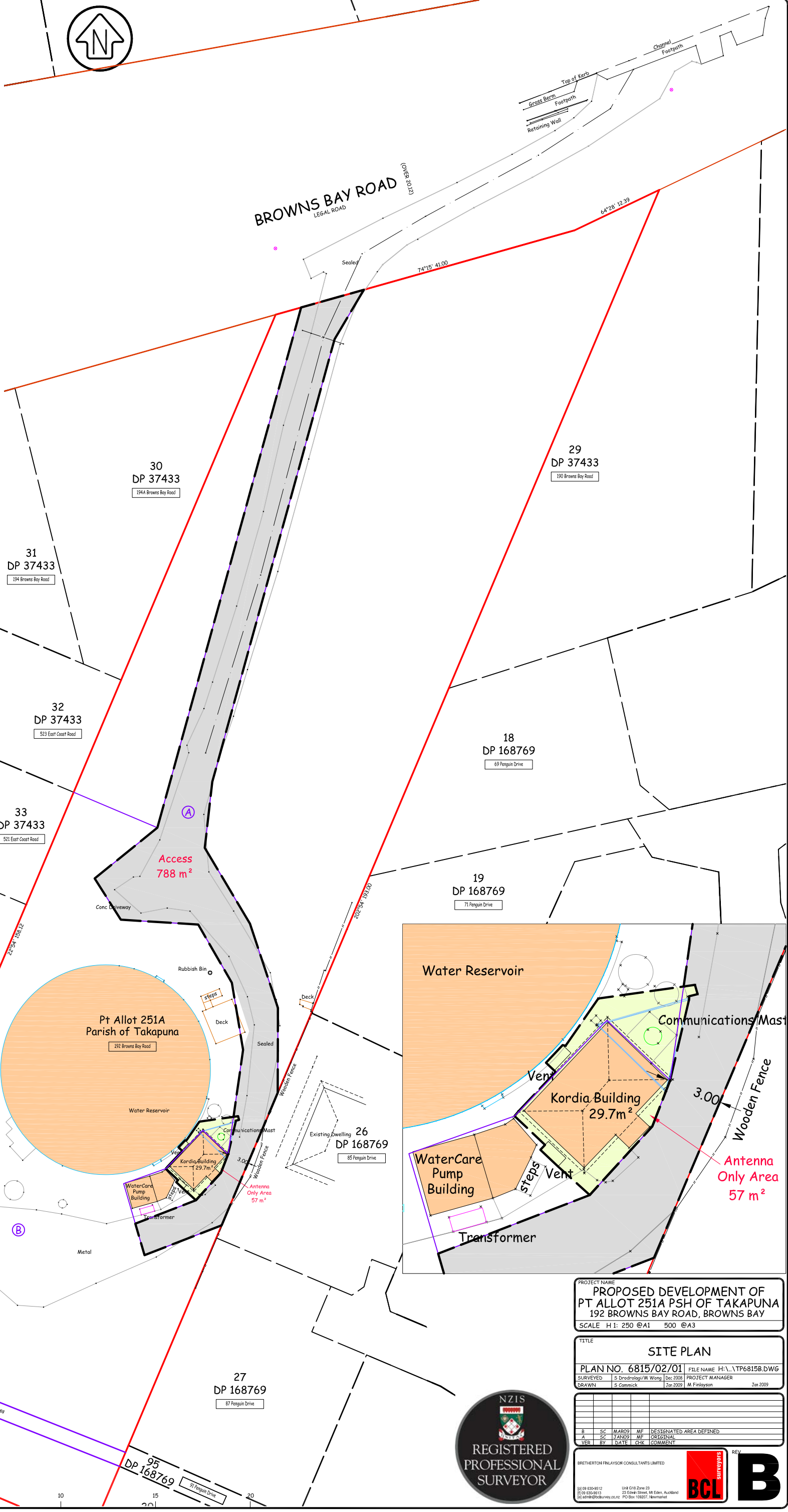
**LEGEND**

- Lot Boundaries
- Road Boundaries
- Easement Boundaries
- Designated Area
- Antenna Only Area
- Access
- Measurements (metres) 25.67
- Existing Buildings (exterior cladding)
- Building Eaves (top of gutter)
- Edge of Concrete
- Fences
- Overhead Powerlines
- Trees
- Trunk Surveyed, Dripline Estimated

Total Area : 7019 m<sup>2</sup>  
 Certificate of Title : NA934/198  
 Zoning : Refer Local Authority

**NOTES AND DISCLAIMERS**

- Height Datum is Lands & Survey Datum (MSL) Auckland 1946.
- Horizontal Datum is Geodetic 2000.
- Projection is Transverse Mercator.
- Origin is Mt Eden Circuit, at 800 000mN 400 000mE.
- Boundaries shown on this plan are from Land Information NZ DCDB and have not been surveyed. If the position of the boundaries is critical a redefinition survey should be carried out to establish the exact boundary positions.
- Boundary accuracy LINZ order 71 0.04m + 100ppm relative accuracy.
- Easements, covenants and other legal instruments pertaining to this site may not be represented on this plan. A full investigation of legal records should be undertaken before design and construction commence.
- Not all Public & Private drainage information is necessarily shown on this plan.
- The position and alignment of services shown on this plan have been obtained from Council records and are subject to the errors or omissions of that data, they should not be used for design purposes. Those lines that have been scaled from Council Drainage Plans are also subject to the inaccuracies of that data. The true position of all services should be obtained before any design or construction begins.
- Please ensure contractors verify the position of all underground services before works begin on site.
- Where the relationship of a proposed building (or addition to a building) to Councils height to boundary control becomes critical: further ground levels should be taken at the boundary adjacent to the critical position. The levels shown on this plan may not correspond to Councils definition of ground level for design purposes.
- The size and position of trees shown on this plan is approximate. The tree 'type' is a best guess, if critical trees should be identified by a qualified arborist. No responsibility is taken for incorrectly labelled trees.
- This plan may contain errors or omissions.
- These notes are an integral part of this plan.
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PROJECT NAME  
**PROPOSED DEVELOPMENT OF  
 PT ALLOT 251A PSH OF TAKAPUNA  
 192 BROWNS BAY ROAD, BROWNS BAY**  
 SCALE H 1: 250 @A1 500 @A3

TITLE  
**SITE PLAN**  
 PLAN NO. 6815/02/01 FILE NAME H:\TP6815B.DWG  
 SURVEYED S Dredrologi/M. Wong Dec 2008 PROJECT MANAGER  
 DRAWN S Connick Jan 2009 M. Finlayson Jan 2009

REV	BY	DATE	CHK	COMMENT
B	SC	MAR09	MF	DESIGNATED AREA DEFINED
A	SC	JAN09	MF	ORIGINAL

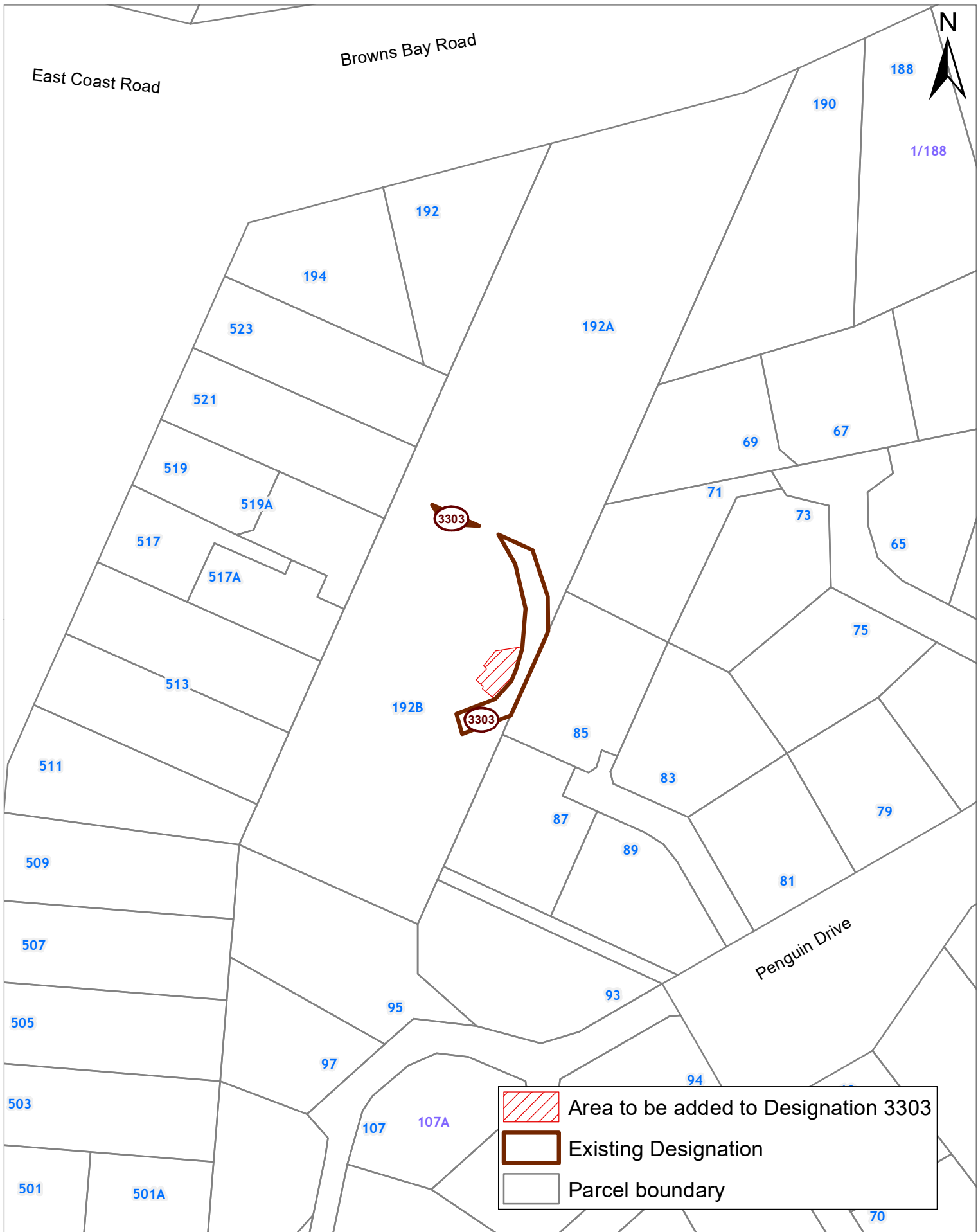
BRETHERTON FINLAYSON CONSULTANTS LIMITED

**BCL**

REG. NO. 630-9512 Lic G18 Zone 23  
 (0) 930-4613 23 Ender Street, Mt Eden, Auckland  
 (0) 481-9281 survey.co.nz PO Box 108207, Newmarket



## Attachment 2: Updated GIS Viewer



0 5 10 20 Metres

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

Date: 1/09/2021

## Alteration of Designation 3303

