

Note: The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

WHAT HAPPENS AT A HEARING

At the start of the hearing, the Chairperson will introduce himself and council staff and will briefly outline the procedure. The Chairperson may then call upon the parties present to introduce themselves to the panel. The Chairperson is addressed as Mr Chairman.

Any party intending to use te reo Māori or sign language to give their submission should advise the hearings advisor at least five working days before the hearing so that a qualified interpreter can be provided.

Catering is not provided at the hearing. Please note that the hearing may be recorded.

Scheduling submitters to be heard

A timetable will be prepared approximately one week before the hearing for all submitters who have returned their hearing attendance form. Please note that during the course of the hearing, changing circumstances may mean the proposed timetable is delayed or brought forward. Submitters wishing to be heard are requested to ensure they are available to attend the hearing and present their submission when required. The hearings advisor will advise submitters of any changes to the timetable at the earliest possible opportunity.

The Hearing Procedure

The usual hearing procedure is:

- The Chairperson may ask the council officer to provide a brief overview of the proposal
- Submitters (for and against the proposal) are called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their submission so ensure you tell the hearing panel everything you want them to know during your presentation time. Each speaker may be questioned in turn by the hearing panel.
- Should you wish to present written information in support of your submission please ensure you provide the number of copies indicated in the notification letter
- Only members of the hearing panel can ask questions about submissions or written information. Attendees may suggest questions for the hearing panel to ask but it does not have to ask them. No cross examination is permitted at the Hearing
- The hearing panel may call upon the staff to answer any questions of clarification around the proposal during the hearing
- After the submitters have presented their submissions, the Chairperson may call upon Council officers to comment on any matters of fact or clarification
- Following the submitters' presentation's, the hearing panel will deliberate and make a recommendation to the Policy and Planning Committee where a decision will be made in a public business meeting and you will be sent a copy of the decision for your information.

**A NOTIFIED PROPOSAL UNDER THE RESERVES ACT 1977 FOR PROPOSED
REVOCATION OF THE RESERVE STATUS OF 2R TI RAKAU DRIVE, PAKURANGA**

	TABLE OF CONTENTS	PAGE NO.
	Reporting officer's report	7 – 24
Attachment 1	Location map of the eight lots where revocation of the reserve status is proposed	25 – 28
Attachment 2	Details of vestings of lots	29 – 32
Attachment 3	Agreement between Manukau County Council, Fletchers, Hancock & Co Limited, and Pakuranga Enterprises Limited, dated 12 December 1961	33 - 40
Attachment 4	Howick Local Board Resolution HW/2022/41	41 – 44
Attachment 5	Auckland Council Planning Committee Resolution PLA/2022/49	45 – 48
Attachment 6	Auckland Council Finance and Performance Committee Resolution FIN/2022/25	49 – 52
Attachment 7	Auckland Council Finance and Performance Committee Resolution FIN/2022/25	53 – 82
Attachment 8	Notification to Department of Conservation of proposal to revoke the reserve status, 17 October 2023	83 – 86
Attachment 9	Notification to mana whenua of proposal to revoke the reserve status, 17 October 2023	87 – 92
Attachment 10	Public notification of, and request for submissions on, the Council's proposal to revoke the reserve status of the land within the Howick & Pakuranga Times and Eastern Courier newspapers, 18 October 2023	93 - 96
Attachment 11	Notice placed inside the Pakuranga Plaza building publicising the proposal to revoke the reserve status, 18 October 2023	97 - 100
Attachment 12	Notice placed on the Council website publicising the proposal to revoke the reserve status, 18 October 2023	101 - 104
Attachment 13	Update to submitters providing further information on the proposal and Eke Panuku's urban regeneration programme, 17 November 2023	105 - 108

Attachment 14	Update to submitters on reasons for proposed revocation of reserve status, with opportunity to supplement or amend submissions, 1 August 2024	109 – 114
Attachment 15	Auckland Council Regulatory and Community Safety Committee Resolution RSCCC/2024/28	115 – 118
Attachment 16	Auckland Council Regulatory and Community Safety Committee Resolution RSCCC/2024/28	119 -
Attachment 17	Comments received from objectors in connection with revocation proposal	

Gulina Moore, Strategic Property Specialist, Eke Panuku Development Auckland

Gary Jackson, Principal Property Advisor, Eke Panuku Development Auckland

Reporting on submissions to the proposed revocation of the reserve status of 2R Ti Rakau Drive, Pakuranga.

SUBMITTERS:	
Page 124	Anonymous
Page 126	Kaye Parkar
Page 129	Hamid Rahmanian
Page 132	Murray Broadmore
Page 134	Seastar Logistics Ltd
Page 136	Jane Luo
Page 137	Kayhan Khadem
Page 143	Lambert Fernando
Page 145	Sony Try
Page 147	Genevieve Human
Page 148	Debby Lewis
Page 149	Catherine Wade
Page 150	Pauline Holmes
Page 151	Todd Smithlin
Page 152	Amanda Shanahan
Page 153	Fiona Luo, Kyle Chen
Page 156	Katie Phillips
Page 157	Daniel Lockett
Page 158	Rebecca Cavin
Page 159	Sally Zhu, Mina Geris
Page 162	Marilyn

Page 163	Tass Kourkoulis
Page 165	Charles Ko
Page 168	Joe Butler
Page 170	Louise Boswell
Page 173	Dave Scott
Page 175	Peter Guthrie
Page 178	Trapti Tulsian
Page 180	Andrew Pether
Page 181	General Distributors Limited
Page 184	Royal New Zealand Plunket Trust
Page 189	Pakuranga Plaza Limited
Page 197	Grahame Hamblin



REPORT

TO: Kitt Littlejohn, Independent Commissioner

FROM: Gulina Monroe, Strategic Property Specialist, Eke Panuku Development Auckland

Gary Jackson, Principal Property Advisor, Eke Panuku Development Auckland

CC: Marian Webb, General Manager Assets and Delivery, Eke Panuku Development Auckland

DATE: 1 November 2024

SUBJECT: 2R Tī Rākau Drive, Pakūranga – proposal for revocation of reserve status

Te take mō te pūrongo

Purpose of the report

1. This report provides information relating to the proposal to revoke the reserve status of 2R Tī Rākau Drive, Pakūranga, pursuant to section 24 of the Reserves Act 1977. The report details Auckland Council's reasons for seeking to revoke the reserve status, the notification process for members of the public and for iwi, and the submissions received regarding the proposal.

Whakarāpopototanga matua

Executive Summary

2. Auckland Council (**Council**) owns, and is the reserve administering body for, the land at 2R Tī Rākau Drive, Pakūranga (**the land**). The Council is seeking to revoke the reserve status of the land.
3. The land comprises seven lots classified as local purpose (utility) reserves, and one parcel classified as recreation reserve.
4. The Council considers that holding the land under the Reserves Act 1977 is no longer necessary or appropriate, because the land does not have any or sufficient reserve value when assessed in terms of the Reserves Act 1977. Instead, the community benefit of the land is better served by holding it free of the Reserves Act restrictions, and using it as part of Eke Panuku's programme of urban regeneration which will be taking place alongside the development of the Eastern Busway.
5. Pakūranga is located on the route of the Eastern Busway. The Eastern Busway is a rapid transit project that will connect Panmure to Botany through dedicated lanes for high-frequency bus services, with walking and cycling lanes running alongside.
6. Eke Panuku's programme of urban regeneration aims to deliver strategic, high-quality, sustainable residential, commercial and public realm development integrated with the Eastern Busway rapid transit project.

7. The urban regeneration programme was preceded and is informed by the Pakūranga Town Centre Masterplan. The Masterplan was adopted by the Howick Local Board in 2015 and sets a direction for making Pakūranga a vibrant town centre destination over the next 30 years.
8. The Council's Governing Body (through both its Planning and Finance & Performance Committees) and the Howick Local Board have approved or endorsed the urban regeneration programme and the disposal of the land, as part of that programme, subject to the conclusion of any required statutory processes. In this case, the necessary statutory process is the revocation of the land's reserve status.
9. The Council has followed the Reserves Act process for reserve revocation. It has given public notice of the proposal and sought submissions or objections in relation to it.
10. In total, 34 responses were received, one in support and 33 in opposition to the proposal. One objection has since been withdrawn. No objections were received from mana whenua. Nineteen objectors advised they wished to be heard in support of their objection.
11. In April 2024, the Regulatory and Community Safety Committee, under delegation from the Governing Body, approved the appointment of an independent commissioner to consider the submissions received, hear those submitters who said they wished to be heard in support of their submission, and provide recommendations to the Council. In August 2024, the Committee approved the appointment of Kitt Littlejohn as commissioner.

Horopaki

Background and Context

12. The Council owns the land at 2R Tī Rākau Drive, Pakūranga. The land is reserve, held subject to the Reserves Act 1977.
13. The land consists of eight lots with a total area of 2.4494 hectares. Seven lots are classified as local purpose (utility) reserve, and one lot is classified as a recreation reserve. Attachment 1 provides a location map of the eight lots.
14. The land adjoins the Pakūranga Plaza shopping centre. For the sake of this report, the shopping centre is referred to as the Plaza. The Plaza comprises several privately owned properties, but most of the Plaza is owned by Pakuranga Plaza Limited (**PPL**) (a subsidiary of Sedar Properties NZ Ltd). PPL acquired its Plaza landholdings in 2014.
15. 2R Tī Rākau Drive also includes two additional lots, Lots 2 and 13 DP 55286 which provide car parking for, and underground tanks used by, the privately owned petrol station at 141 Pakūranga Road. These lots are the subject of a separate reserve revocation process and are not part of the current proposal. A final decision on the reserve revocation of those lots currently sits with the Minister of Conservation.

Site history: key information

Subdivision and vesting of reserves in the Council

16. The land was vested as reserve in predecessors of Auckland Council (Manukau County Council (**MCC**) prior to 1965 and Manukau City Council between 1965 and 2010) when the Pakūranga site was developed in the 1960s. The vestings occurred on the deposit of survey plans of subdivision at different stages of that development.
17. The vestings were pursuant to section 35(4) of the Counties Amendment Act 1961 or section 352(4) of the Municipal Corporations Act 1954 (depending on the relevant

date of deposit), with one lot vested by section 13 of the Land Subdivision in Counties Act 1946. All were vested subject to the Reserves and Domains Act 1953. The former owners (each owning a part of the land) were The Fletcher Trust and Investment Company Limited (**Fletchers**); Hancock & Co Limited; and Pakuranga Enterprises Limited.

18. Attachment 2 gives full details of the vestings. Apart from the small area of recreation reserve, all vestings were as “utility reserve”. These became “local purpose (utility) reserve” on the enactment of the Reserves Act 1977, by reason of section 16(11)(b)(iv) of that Act. The area of recreation reserve is deemed to be classified for recreation purposes by section 16(11)(b)(i) of that Act.

The 12 December 1961 Agreement

19. Fletchers, Hancock & Co Limited, and Pakuranga Enterprises Limited were parties to an agreement with the **MCC** dated 12 December 1961. A copy of that agreement is attached as Attachment 3, although it is missing a page.¹
20. It is difficult to interpret this agreement given it is incomplete, and it is unclear what development plan is being referred to, but the following can be said based on the pages we have:
- the agreement did not vest any land in MCC. Vesting would be by the statutory mechanisms referred to above (as subsequently occurred);
 - the agreement referred to the costs of construction of “parking spaces” on the land being borne by Fletchers (two thirds) and the Council (one third);
 - the Council took responsibility for future maintenance of the parking spaces;
 - MCC did not require reserve contributions from either Fletchers or Pakuranga Investments in respect of the subdivision of one allotment;
21. The Council anticipates that some objectors may seek to rely on the 1961 agreement to support their objection. The Council’s position is that the agreement is not relevant to the terms of vesting of the land (but only to certain practical matters relating to the land), nor is it relevant to the question of whether the reserve status should be revoked.

Current use of the land

22. All the parcels classified as local purpose (utility) reserve are zoned Business-Town Centre under the Auckland Unitary Plan. The parcel classified as recreation reserve is zoned as road.
23. The land mainly comprises sealed car parks and accompanying accessways. As the location map (Attachment 1) shows, the land is bisected by legal road. This reserve revocation process does not affect the status of those areas of road.
24. The carparks are available to anyone needing to park their car in the area, but this will mainly be shoppers at the Plaza and people who work at the Plaza.
25. As Council land, the Council manages and maintains the car parking. Parking is subject to a 180-minute time limit, enforced by Auckland Transport on behalf of Council.

1 Despite a thorough search, the missing page has not been located.

26. Apart from the car parking, an area of Lot 4 DP 55286 in the north-east of the site contains the easternmost extent of Brampton Court and a vehicular access point from Pakūranga Road. Most of Brampton Court is legal road.
27. Lot 4 DP 55286 and Lot 2 DP 53672 contain ramps providing access to and from an area of above-structure car parking owned by PPL.
28. An area of the recreation reserve, Lot 11 DP 47737, is traversed by Brampton Court and used as road, however this is not legal road.
29. Lot 1 DP 55585, Lot 6 DP 55286, and an area of Lot 11 DP 47737 have been built over. The overlying structures are either Plaza owned or within the footprint of legal road.
30. The Council's understanding is that the land has generally been used as described above since the shopping centre was opened in the 1960s.
31. The Eastern Busway (described later) and accompanying transport improvements are being constructed on areas of the land. It is proposed that the areas required permanently for the Eastern Busway and improvements will be formally taken as road on completion of the Eastern Busway. This will happen whether or not the reserve status is revoked under this proposal, in accordance with s 114 of the Public Works Act 1981. These areas are located predominantly within the two lots running alongside Tī Rākau Drive.
32. Further details on land use are contained in Attachment 2.

Tātari me te Whakamāramatanga

Analysis & Definitions

Reserve attributes of the land

33. The Council is pursuing the revocation because it does not consider the land has any or sufficient "reserve" value to justify continuing to hold it subject to the Reserves Act.
34. The general purpose of the Reserves Act is set out in section 3(1) which says (as the primary purpose) that the Act should be administered in order to provide, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing:
 - (i) recreational use or potential, whether active or passive; or
 - (ii) wildlife; or
 - (iii) indigenous flora or fauna; or
 - (iv) environmental and landscape amenity or interest; or
 - (v) natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value.
35. Neither the land, nor the use of the land for car parking, has the characteristics or attributes of reserve land warranting protection in terms of the purposes in section 3 of the Act.
36. The Department of Conservation's Reserves Act Guide (2006), is consistent with this analysis by saying that "Revocation can take place for any reason considered advisable *and consistent with the purposes of the Reserves Act.*" (emphasis added).
37. Section 23 of the Reserves Act 1977 articulates the statutory purpose of local purpose reserves. It essentially says that local purpose reserves should be held and administered for the local purpose specified in the classification of the reserve. It

does not delineate what that local purpose may be, but in accordance with section 3 it should be one which is consistent with the purpose of the Reserves Act.

38. In this case, the specified local purpose is “utility”, a broad purpose which can allow for a variety of uses besides car parking (for example drainage or other public services). Although as a matter of fact the land has been used for car parking, that use is not hard-wired into the statutory classification.
39. Whilst there is benefit to some people in having an area where staff and shoppers at the Plaza can park their vehicles, in the Council’s view this does not mean that the land has a ‘local purpose reserve’ or ‘utility reserve’ value which justifies ongoing retention of Reserves Act status. Revocation of the reserve status says nothing about what the future use of the land may be; it could still be a car parking use, albeit not subject to the restrictions of the Reserves Act. The PPL-owned car parks at 167 Pakūranga Road, above Panda Mart and beneath the Warehouse will continue to be available to users of the Plaza irrespective of the future use of the Council land; the PPL-owned car parks are not classified as reserve.
40. In relation to the allotment that is classified as recreation reserve, section 17(1) of the Reserves Act describes a recreation reserve as having the purpose “of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”. It is clear that use of that land for car parking or road is not fulfilling a recreation purpose.
41. Even if a reserve for car parking purposes was considered appropriate when the land was originally vested in the Council in the 1960s, the Council does not now believe it to be necessary, or in the public interest, to retain land as reserve, or use public funds to provide reserves whose main purpose is car parking. This is especially where the car parking mainly benefits commercial operators and their customers (the Plaza owners and their tenants). The reserve status of such land is somewhat of an historical anomaly, which would not occur today.
42. There have been significant changes in circumstances and in public and Council attitudes and policy since the 1960s, which means that the assumed original rationale for the provision of the utility reserves no longer applies. For example, when the Plaza was developed, east Aucklanders had far fewer transport options than they do today. There is now an emphasis on public transport and mode shift away from the sole use of private cars, particularly given that development of the Eastern Busway will provide public transport, pedestrian and cycling alternatives to private vehicle travel. It is inconsistent with these developments, and current Council policy, for it to provide car parking reserves serving a private shopping mall.
43. In the absence of any intrinsic Reserves Act attributes, the Council considers that it can better “promote the social, economic, environmental, and cultural well-being of [its] communities in the present and for the future”, in accordance with its statutory purpose, if the land is held free of the Reserves Act restrictions.

Intended future use of the land if the reserve status is revoked

44. The Council’s retention of the land as reserve, at public expense, is out of step with its aspirations for Pakūranga, principally those connected to the Pakūranga Town Centre Masterplan and Eke Panuku’s programme of urban regeneration that is running alongside the Eastern Busway.

Pakūranga Town Centre Masterplan

45. The [Pakuranga Town Centre Masterplan](#) provides a 30-year vision for the future of Pakūranga. The Masterplan envisions “A vibrant town centre destination, well

connected to its coastal walkway and local communities, enhanced by the creation of new civic spaces, green links, live and work opportunities and by its celebration of cultural diversity”.

46. The vision and content of the masterplan were informed through community input. It was adopted by the Howick Local Board in August 2015.
47. The Masterplan will be used to influence and advise on growth and development of the area. The Masterplan outlines expectations for:
 - high quality civic spaces
 - modern and efficient public transport facilities
 - green connections through and around the town centre
 - a thriving, exciting retail area.
48. The Masterplan details the direction, design concepts and key moves to achieve the regeneration outcomes. The Masterplan is a strategic document. However, to achieve the envisioned development outcomes, the revocation of the reserve status of some or all of the land parcels would have to occur.

Urban regeneration in connection with the Eastern Busway

49. The [Eastern Busway](#) is a rapid transit project that will connect Panmure to Botany. It will comprise:
 - a dedicated bus lane between Panmure and Botany, part of which will run along Tī Rākau Drive beside the Pakūranga site
 - new bus stations, including one located at Pakūranga adjacent to the Plaza
 - safe and separated walking and cycling routes alongside the busway
50. Transport projects such as the Eastern Busway can deliver benefits beyond the provision of public transport infrastructure. They also provide a major opportunity for urban regeneration within the transport corridor, through alignment and integration of high-quality regenerative development with the transport investment.
51. The definition of urban regeneration is wide ranging, but at its core is the strategic high-quality residential, commercial and public good development of areas.
52. Eke Panuku is leading a [programme of urban regeneration](#) in neighbourhoods along the route of the Busway between Pakūranga and Burswood.
53. A Strategic Regeneration Overview produced by Eke Panuku details the vision, strategy, outcomes and key strategic opportunities for the programme. The urban regeneration programme aims to achieve the following outcomes:
 - Increase housing supply and help alleviate Auckland's housing crisis.
 - Stimulate the local economy and revitalise neighbourhoods.
 - Build communities with less dependence on driving and provide opportunity for improvements in lifestyles associated with walking, cycling and public transport.
 - Build communities which are more climate-friendly and have a lower carbon footprint.
54. If the reserve status is lifted, the land provides an opportunity for regenerative development integrated with the transport infrastructure which will maximise the benefits of the Eastern Busway investment. This is in alignment with the land's Auckland Unitary Plan zoning as Business-Town Centre. The Business-Town Centre zone provides for growth and intensification of suburban centres throughout Auckland.

55. If the reserve status is not lifted, the opportunity will be lost for Auckland Council to leverage its investment in what will be a vital part of the public transport network in Auckland Tāmaki Makaurau for decades to come. The retention of the reserve status will mean that Council cannot progress development of the land to enable more people to live and work close to the new transport infrastructure and help accommodate sustainable growth for Auckland.

Urban regeneration programme status

56. Auckland Council's governance and decision-making is shared between its Governing Body and respective Local Boards. The decisions of the Governing Body are made by a number of committees under delegation.
57. On 21 April 2022, the Howick Local Board endorsed the urban regeneration programme for Pakūranga and the disposal of the land subject to the conclusion of any required statutory processes (Resolution HW/2022/41). Attachment 4
58. On 5 May 2022 Auckland Council's Planning Committee approved the urban regeneration programme, approved Eke Panuku as Auckland Council's lead delivery agency for the programme, and endorsed the disposal of the land subject to the conclusion of any required statutory processes (Resolution PLA/2022/49). Attachment 5
59. On 19 May 2022, Auckland Council's Finance and Performance Committee approved the disposal of the land subject to the conclusion of any required statutory processes (Resolution FIN/2022/25). Attachment 6
60. The required statutory processes include the revocation of the reserve status of the land, since the land can only be disposed of if its reserve status is first revoked.

Conclusion and overall position

61. In the Council's view, it is no longer necessary for the land to have the special status of reserve (if it ever was). The provision of car parking for (mainly) private benefit is not a justifiable Reserves Act purpose, and comparable land is not held subject to the Reserves Act.
62. Revocation of reserve status will not result in any appreciable loss of reserve amenity or value of the type intended to be protected by the Reserves Act.
63. The Council considers that the community benefit is better served by holding the land free of the Reserves Act restrictions, and in particular freeing it up for use as part of the urban regeneration proposed for Pakūranga, as informed by the Pakūranga Town Centre Masterplan and Eke Panuku's Urban Regeneration Programme in connection with the Eastern Busway.
64. This does not mean there will no longer be car parking serving the Plaza. There is alternative car parking already available, and the Council's expectation is that any future development of the land, if revocation proceeds, would also include the provision of a suitable amount of car parking. This will be provided, in addition to the new busway, to support community and business uses and future development at Pakūranga.
65. It is appropriate however that this be provided by the future owners and developers of the land, as occurs elsewhere in Auckland, rather than guaranteed and funded by the Council through an inappropriate "reserve" status.

Whakapuakanga o te Ture Rahui

Reserves Act Notification

66. To date, the Council has taken the following steps in connection with the proposed reserve revocation:

- Adjoining owners informed of the proposal to revoke the reserve status through letter – 12 October 2023. Attachment 7
- The Department of Conservation (DOC) informed prior to starting the notification process of the proposal to revoke the reserve status – 17 October 2023. Attachment 8
- Mana whenua notified of the proposal to revoke the reserve status – 17 October. Attachment 9
- Public notification of, and request for submissions on, the Council's proposal to revoke the reserve status of the land within the Howick & Pakuranga Times and Eastern Courier newspapers – 18 October 2023. Attachment 10
- Notice placed inside the Pakūranga Plaza building publicising the proposal to revoke the reserve status – 18 October 2023. Attachment 11
- Notice placed on the Council website publicising the proposal to revoke the reserve status – 18 October 2023. Attachment 12
- Provision of update to submitters providing further information on the proposal and Eke Panuku's urban regeneration programme – 17 November 2023. Attachment 13
- Public notification period and deadline for submissions ends – 21 November 2023.
- Deadline for mana whenua to provide submissions – 21 November 2023.
- Update on reasons for proposed revocation of reserve status provided to submitters, with opportunity to supplement or amend submissions – 1 August 2024. Attachment 14
- Deadline for receipt of supplementary or amended objections – 1 September 2024.

67. The Council commenced the process to appoint an Independent Commissioner to consider the submissions received and to provide recommendations to the Council on the revocation proposal in 2024:

- The Council's Regulatory and Community Safety Committee approved the appointment of an independent commissioner with Reserves Act experience, 9 April 2024 (RSCCC/2024/28, Attachment 15).
- The Council's Regulatory and Community Safety Committee approved the appointment of Kitt Littlejohn as independent commissioner, 13 August 2024 (RSCCC/2024/57 Attachment 16).

Kua tae mai nga tono

Submissions Received

68. The Council had received 33 objections to the reserve revocation proposal from the public by the November 2023 deadline, and one submission in support of the proposal. Most of the objections were made by the owner and tenants of Pakūranga Plaza. A number of those objections were similar and pro-forma in nature. There were no objections from mana whenua.

Table 1	
Total submissions received	Total
Owner of Pakūranga Plaza	1
Tenant of Pakūranga Plaza	20
General public (including other adjoining owners)	13
Total	34

69. Following the update provided by the Council in August 2024, one objection was withdrawn and two objectors provided supplementary comments.
70. All written comments received from objectors in connection with the proposal have been provided to the Independent Commissioner. Attachment 17
71. The comments of the 32 objectors who still oppose the revocation proposal are discussed below.
72. 19 objectors expressed a desire to be heard at a hearing in connection with the proposal, the majority of them being either Plaza landowners or its tenants.
73. For the Commissioner's information, in addition to the objection received from PPL, it has brought proceedings in the High Court seeking a declaration that it has the benefit of an equitable easement across the Council's land, rights to the land under the Public Works Act 1981, and that the Council is estopped from denying that the land is to provide ongoing public car parking to service the Plaza. The Council is defending those proceedings. PPL's alleged private rights in respect of the land are not affected by the reserve status – that is, if established they can exist even if the reserve status of the land is revoked – and therefore are irrelevant to the proposed revocation.
74. Table 2 below breaks down the categories of 'matters raised' by objectors, the number of objectors who provided comments in relation to the matter, and Council's comments in response to the matter. The most common matter raised by objectors is the loss of parking for customers visiting the businesses at the Plaza.

Table 2			
No.	Matters Raised	Number of objectors	Auckland Council comments on matters raised
1	<p><i>Loss of carparking for tenants of Pakuranga Plaza:</i></p> <p><i>a) The viability of businesses at the Plaza will be at risk if the availability of carparking is compromised.</i></p> <p><i>b) Many customers of the Plaza have accessibility needs, including the elderly and/or</i></p>	20	<p>None of these matters (even if they could be substantiated) are relevant to whether the reserve status should remain or be revoked. The reserve status is not to protect the private economic interests of the businesses at the Plaza.</p> <p>Neither the land, nor the use of the land for car parking, has the characteristics or attributes of reserve land warranting protection in terms of the purposes in section 3 of the Reserves Act.</p> <p>Even if revocation of reserve status might ultimately lead to some reduction in car parking, that is not a good reason why</p>

Table 2

No.	Matters Raised	Number of objectors	Auckland Council comments on matters raised
	<p><i>parents with young children. The removal of car parking will disproportionately impact them and their access to businesses at the Plaza.</i></p> <p><i>c) This will disadvantage small and medium size business in the area.</i></p>		<p>revocation should not proceed. It is not in accordance with the Reserves Act for land to have reserve status for the purpose of private car parking, particularly when there is an alternative superior use of the land in the wider public interest.</p> <p>In any event, the proposed revocation does not mean there will no longer be car parking serving the Plaza. There is and will continue to be alternative car parking available (refer to paragraph 39 above), and the Council's expectation is that any future development of the land, if revocation proceeds, would also include the provision of a suitable amount of car parking. However, this will be provided as a part of any future redevelopment of the land.</p>
2	<p><i>a) Lack of consultation on the proposed revocation;</i></p> <hr/> <p><i>b) Absence of vision or forward planning for the land;</i></p> <hr/> <p><i>c) The carpark is highly utilised by the public and yet is being taken away for no given reasons</i></p>	18	<p>The Council has followed the Reserves Act process for reserve revocation. It has given public notice of the proposal and sought submissions or objections in relation to it - as detailed in paragraph 66 of this report. The objections and hearing process is the consultation, and gives an opportunity for the public to have input into the proposed decision before it is made.</p> <hr/> <p>The Council envisages future development of the land will be consistent with the expectations in the Pakuranga Town Centre Masterplan, and the Eke Panuku Strategic Regeneration Overview for the programme of urban regeneration along the Eastern busway route.</p> <p>See response to point 1 on Council's expectation regarding the future provision of car parking.</p> <hr/> <p>The Council's August 2024 update to objectors (refer to paragraphs 66 and 69 above), and this report, set out the reasons for the proposed revocation of the reserve status of the land.</p>

Table 2			
No.	Matters Raised	Number of objectors	Auckland Council comments on matters raised
3	<i>There must be a requirement for the land to continuously have the same number of parking spaces available to the public.</i>	18	<p>No such requirement exists within the Reserves Act. The reserve purpose was “utility” and not “carpark” (let alone any particular number of parking spaces), but in any event it is implicit that reserve status may be revoked. There is no “right” to have the land used for car parking in perpetuity.</p> <p>From the time the land vested as a condition of subdivision consent, the developer lost any private rights it had over the land which became a public asset which had to be held and administered in accordance with the Reserves Act and not for private benefit.</p> <p>Putting aside the reserve status of the land, the land is zoned Business-Town Centre Zone in the Auckland Unitary Plan (AUP). In accordance with the National Policy Statement on Urban Development 2020 the AUP no longer includes minimum requirements for the provision of car parking. As such, there is no requirement for the land to have car parking spaces.</p>
4	<i>There is no evidence of an alternative use or plan for the land that will benefit the public.</i>	17	<p>The primary issue is whether the land continues to have the necessary “reserve” characteristics warranting protection under the Reserves Act. Auckland Council considers that provision of car parking which mainly serves a privately owned shopping mall does not have those characteristics, and that revocation would not result in any loss of Reserves Act amenity.</p> <p>The use of the land if revocation proceeds is a secondary matter, however the proposed alternative use will clearly provide significantly greater public benefit than its current use. It is proposed the land will be part of Eke Panuku’s programme of urban regeneration which will be taking place alongside the development of the Eastern Busway. The programme aims to deliver strategic, high-quality, sustainable residential, commercial and public realm development integrated with the Eastern Busway rapid transit project. The</p>

Table 2			
No.	Matters Raised	Number of objectors	Auckland Council comments on matters raised
			programme was preceded and is informed by the Pakūranga Town Centre Masterplan which sets a direction for making Pakūranga a vibrant town centre destination over the next 30 years. Development of the land will be consistent with the expectations of both.
5	<i>The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.</i>	15	<p>The point is not accepted, but in any case, Council does not consider that the commercial impact of traffic management issues is a factor relevant to the revocation of the reserve status.</p> <p>See response to point 1 on Council's expectation regarding the provision of car parking. The development of the Eastern Busway will improve access to the Plaza by public transport, for cyclists and for pedestrians.</p>
6	<i>Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.</i>	13	<p>The point is not accepted, but in any case, Council does not consider that the potential traffic management and congestion implications are factors relevant to the revocation of the reserve status.</p> <p>Reserve status does not protect Pennell Place (which is not legal road) for use as a road. Revocation will therefore have no impact on whether the land can or will continue to be used for that purpose.</p> <p>In the short to medium term there will continue to be access between Reeves Road and Pakūranga Road via Aylesbury Street and Pepler Street, which run parallel to Pennell Place.</p> <p>Future planning will consider incorporation of effective connections and movement through and around the land. See the response to point 4 on Councils' future development of the land.</p>
7	<i>Questions why the 'utility reserve' is no longer suitable for</i>	2	The relevant reserve classification is "local purpose", with the specified local purpose being "utility". Although the land has been used for car parking, the reserve classification does not require this.

Table 2

No.	Matters Raised	Number of objectors	Auckland Council comments on matters raised
	<i>the purposes of its classification.</i>		<p>Nevertheless, the focus of the objections has been on the car parking use as if that were the classification.</p> <p>The Council considers that neither the land, nor the use of the land for car parking, has the characteristics or attributes of reserve land warranting protection in terms of the purposes in section 3 of the Reserves Act – regardless of its classification.</p> <p>For completeness, there is no other appropriate “utility” purpose for the reserve either.</p>
8	<p><i>PPL objects to the proposed revocation of reserve status on grounds that it:</i></p> <hr/> <p><i>(a) is contrary to the purpose of the original vesting (and that purpose remains operative);</i></p> <hr/> <p><i>(b) will adversely affect</i></p>	1	<hr/> <p>The purpose of the vesting is specified in the reserve classification, which is “local purpose (utility)” and not car parking. As a matter of law, it is not possible to put a gloss on that statutory purpose based on the background to or circumstances of the vesting.</p> <p>Even if the vesting had been for car parking, that would not lock in that use for perpetuity. A reserve for car parking purposes may have been considered appropriate when the land was originally vested in the Council in the 1960s. However, 60 years later the Council does not believe it to be necessary, or in the public interest, to retain land as reserve, or use public funds to provide reserves whose main purpose is car parking. This is especially where the car parking mainly benefits commercial operators and their customers (the Plaza owners and their tenants). The reserve status of such land is somewhat of an historical anomaly, which would not occur today.</p> <hr/> <p>See point 1. Council considers that neither the land, nor the use of the land for car parking, has the characteristics or attributes</p>

Table 2

No.	Matters Raised	Number of objectors	Auckland Council comments on matters raised
	<i>PPL, its tenants and the community as a whole that enjoys the reserves;</i>		<p>of reserve land warranting protection under the Reserves Act. Any adverse effects on PPL, tenants of the Plaza, or the wider community will not relate to values that the Reserves Act protects.</p> <p>The Council considers that the community benefit of the land is better served by holding it free of the Reserves Act restrictions, and using it as part of Eke Panuku's programme of urban regeneration which will be taking place alongside the development of the Eastern Busway.</p> <p>PPL, tenants of the Plaza, and the community will continue to be able to enjoy the use of the land for the purpose of car parking until the land is developed. It is likely that future development will also use the land for car parking, albeit privately rather than publicly provided, as is appropriate. (See response to point 4 on Council's expectation regarding the provision of car parking in the future).</p>
	<i>(c) has not been adequately consulted on;</i>		See point 2 on public notification of the revocation proposal and the consultation of which this hearing is a part.
	<i>(d) would cut across PPL's rights and interest in the Reserves; and</i>		As per paragraph 73 of this report, Council does not consider PPL has rights to the land (which would be incompatible with the reserve status and the legal consequences of vesting), and it is defending the High Court proceedings brought by PPL where it alleges such rights. In any event, PPL's alleged private rights are not affected by the reserve status – that is, they can exist even if the reserve status of the land is revoked – and therefore are irrelevant to the proposed revocation.
	<i>(e) is otherwise inconsistent with the general purpose of the Act.</i>		<p>PPL has not identified how it is consistent with the general purpose of the Act for reserve land to be exclusively used for essentially private car parking.</p> <p>In fact, the reverse is the case, see point 1. Neither the land, nor the use of the land for car parking, has the characteristics or</p>

Table 2			
No.	Matters Raised	Number of objectors	Auckland Council comments on matters raised
			attributes of reserve land warranting protection in terms of the purposes in section 3 of the Reserves Act.
9	<i>Future development seems to be aimed at the 18 to 40 year olds, not senior citizens. The objector requests that the land be left as a carpark, but charge a fee to park.</i>	1	<p>This ground of objection does not address the fundamental point that neither the land, nor the use of the land for car parking, has the characteristics or attributes of reserve land warranting protection under the Reserves Act.</p> <p>The nature of the potential redevelopment of the land should the reserve status be revoked is addressed elsewhere in this report.</p>
10	<i>There was likely no parking study carried out to suggest council's proposal. If there was one, council would have presented it to gain business's support to this proposal.</i>	1	A parking study is not a factor relevant to the revocation of the reserve status. See response to point 1 on Council's expectation regarding the provision of car parking.

75. PPL raised points in its supplementary objection of 30 August in response to Council's August 2024 update. These points do not identify any additional matters to those addressed in Table 2.

Ngā koringa ā-muri

Next Steps

76. The results of the Hearing on 27 November, and the subsequent recommendations provided by the Independent Commissioner, will inform officers next steps.
77. Officers anticipate that a report will be provided to Auckland Council's Policy and Planning Committee (formerly the Planning, Environment and Parks Committee) for a decision on whether to confirm the proposal and to request the Minister of Conservation to revoke the reserve status of the land.
78. If the Committee resolves that the reserve status should be revoked, in accordance with the Reserves Act, Council officers will forward the resolutions, the commissioner's report and copies of all of the objections and any supporting submissions to the Minister of Conservation. A final decision on whether to revoke the reserve status of the Land will be made by the Minister under section 24 of the Reserves Act 1977.

	Date	Signature
Authors:		
Gulina Monroe, Strategic Property Specialist, Eke Panuku Development Auckland	03.09.2024	
Gary Jackson, Principal Property Advisor, Eke Panuku Development Auckland	01.11.2024	
Approved:		
Marian Webb, General Manager Assets and Delivery, Eke Panuku Development Auckland	01.11.2024	

List of Attachments

- **Attachment 1** – Location map of the eight lots where revocation of the reserve status is proposed
- **Attachment 2** – Details of vestings of lots
- **Attachment 3** – Agreement between Manukau County Council, Fletchers, Hancock & Co Limited, and Pakuranga Enterprises Limited, dated 12 December 1961
- **Attachment 4** – Howick Local Board Resolution HW/2022/41
- **Attachment 5** – Auckland Council Planning Committee Resolution PLA/2022/49
- **Attachment 6** – Auckland Council Finance and Performance Committee Resolution FIN/2022/25
- **Attachment 7** – Notification of adjoining owners of proposal to revoke the reserve status, 12 October 2023
- **Attachment 8** – Notification to Department of Conservation of proposal to revoke the reserve status, 17 October 2023
- **Attachment 9** – Notification to mana whenua of proposal to revoke the reserve status, 17 October 2023
- **Attachment 10** – Public notification of, and request for submissions on, the Council's proposal to revoke the reserve status of the land within the Howick & Pakuranga Times and Eastern Courier newspapers, 18 October 2023
- **Attachment 11** – Notice placed inside the Pakūranga Plaza building publicising the proposal to revoke the reserve status, 18 October 2023
- **Attachment 12** – Notice placed on the Council website publicising the proposal to revoke the reserve status, 18 October 2023.
- **Attachment 13** – Update to submitters providing further information on the proposal and Eke Panuku's urban regeneration programme, 17 November 2023
- **Attachment 14** – Update to submitters on reasons for proposed revocation of reserve status, with opportunity to supplement or amend submissions, 1 August 2024
- **Attachment 15** – Auckland Council Regulatory and Community Safety Committee Resolution RSCCC/2024/28
- **Attachment 16** – Auckland Council Regulatory and Community Safety Committee Resolution RSCCC/2024/57
- **Attachment 17** – Comments received from objectors in connection with revocation proposal

ATTACHMENT 1

LOCATION MAP OF THE EIGHT LOTS WHERE REVOCATION OF THE RESERVE STATUS IS PROPOSED

Location Plan – 2R Ti Rakau Drive – Local Purpose Utility Reserve & Recreation Reserve









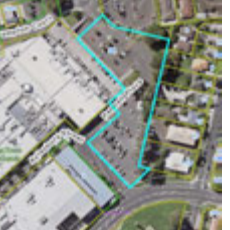
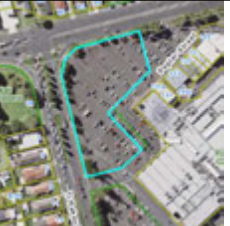


Legend Key	
<div></div>	Legal Road
<div></div>	NZ Property Titles

ATTACHMENT 2

DETAILS OF VESTINGS OF LOTS

Attachment 2:

Details and original purposes for which the reserves were vested at 2R Ti Rakau Drive, Pakuranga

No.	Legal Description	Land Status (All held under the Reserves Act 1977)	Land Area (Ha)	Record of Title	Originally vested on Plan	Year vested (date)	Section & Legislation vested, all of them subject to the Reserves and Domains Act 1953	Original Title (parent title)	Original Land Legal description	Former Owner	Subdivision Plan Numbers, where this land was shown	Statutory Comments	Current Use	Site Image
1	Lot 4 DP 55286	Local purpose (utility) reserve	0.2003	NA50B/76	DP 55286	9/11/1965	352(4) of the Municipal Corporations Act 1954	NA1856/77	Lot 12 DP 47230 & part Fairburns Old Land Claim 269A	The Fletcher Trust and Investment Company Limited	SP 297 / SP 263 (part) / SP 403	Vested as a reserve contribution on deposit of a plan	Comprises mixture of: - the easternmost extent of Brampton Court, vehicular access point from Pakuranga Road, a short stretch of Pennell Place - car parking spaces - ramp providing access to and from an area of Plaza owned car parking - areas of landscaping	
2	Lot 6 DP 55286	Local purpose (utility) reserve	0.0003	Still held in parent title NA1814/78 (part-cancelled)	DP 55286	9/11/1965	352(4) of the Municipal Corporations Act 1954	NA1814/78 (part-cancelled)	Part lot 33 DP 14882	The Fletcher Trust and Investment Company Limited	SP 297 / SP 263 (part) / SP 403	Vested as a reserve contribution on deposit of a plan	Tiny triangle of land, adjoining legal road, with structure constructed on it	
3	Lot 9 DP 55286	Local purpose (utility) reserve	0.0344	NA49C/1325	DP 55286	9/11/1965	352(4) of the Municipal Corporations Act 1954	NA5C/97	Part lot 32 DP 14882 & part Fairburns Old Land Claim 269A	The Fletcher Trust and Investment Company Limited	SP 263 (part) / SP 403	Vested as a reserve contribution on deposit of a plan	Car parking spaces	
4	Lot 12 DP 55286	Local purpose (utility) reserve	0.6318	NA49C/1326	DP 55286	9/11/1965	352(4) of the Municipal Corporations Act 1954	NA5C/97	Part lot 32 DP 14882 & part Fairburns Old Land Claim 269A	The Fletcher Trust and Investment Company Limited	SP 263 (part) / SP 403	Vested as a reserve contribution on deposit of a plan	Car parking spaces; areas of parcel have been taken for new road between Ti Rakau Drive and Aylesbury Street and for Eastern Busway infrastructure	
5	Lot 2 DP 53672	Local purpose (utility) reserve	0.7841	NA50B/73	DP 53672	14/08/1964	35(4) of the Counties Amendment Act 1961	NA1856/77	Lot 12 DP 47230 & part Fairburns Old Land Claim 269A	The Fletcher Trust and Investment Company Limited	SP 297 / SP 403	Vested as a reserve contribution on deposit of a plan	Comprises mixture of: - car parking spaces - Pennell Place (not legal road) - ramp providing access to and from an area of Plaza owned car parking - areas of landscaping	
6	Lot 3 DP 53433	Local purpose (utility) reserve	0.7783	NA97B/90	DP 53433	27/10/1964	35(4) of the Counties Amendment Act 1961	NA2057/24	Part lot 32 DP 14882 & part Fairburns Old Land Claim 269A	Hancock & Co Limited	SP 297 / SP 403	Vested as a reserve contribution on deposit of a plan	Car parking spaces; areas of parcel have been taken for Eastern Busway infrastructure	
7	Lot 11 DP 47737	Recreation reserve	0.0200	NA5C/242	DP 47737	15/06/1960	13 of the Land Subdivision in Counties Act 1946	NA662/259	Part lot 33 DP 14882 & part Fairburns Old Land Claim 269A	Pakuranga Enterprises Limited	SP 465	Original purpose of the reserve was 'Utility'. In 1961, GN 18673 changed the purpose of the reserve from 'utility' to 'recreation' and vested in MCC in trust. The ownership of the reserve was vested in MCC by s44 of the Counties Amendment Act 1961. AC currently owns it in fee simple, despite the GN. Vested as a reserve contribution on deposit of a plan	Rectangular shaped parcel: - traversed by Brampton Court and used as road (but is not legal road) - containing car parking close to the service station located along Pakuranga Road - containing paved pedestrian area - the southernmost section of which has Plaza buildings constructed on it	
8	Lot 1 DP 55585	Local purpose (utility) reserve	0.0002	Still held in parent title NA1814/80 (cancelled)	DP 55585	26/11/1965	352(4) of the Municipal Corporations Act 1954	NA1814/80	Lots 6-8 DP 47737 & part Fairburns Old Land Claim 269A	The Fletcher Trust and Investment Company Limited	SP 465	Vested as a reserve contribution on deposit of a plan	Small strip of land, adjoining legal road, with structure constructed on it.	

2.4494

ATTACHMENT 3

AGREEMENT BETWEEN MANUKAU COUNTY COUNCIL, FLETCHERS, HANCOCK & CO LIMITED, AND PAKURANGA ENTERPRISES LIMITED, DATED 12 DECEMBER 1961

BELL GULLY BUDDLE WEIR

BARRISTERS & SOLICITORS

The Auckland Club Tower,

34 Shortland Street, Auckland, New Zealand.

Postal Address: P.O. Box 4199, Auckland, New Zealand.

DX: 9.

Fax: (9) 309-3312 or (9) 307-9368.

Telephone: (9) 309-0859.

Our Reference STL93920010/TIMS

Your Reference

Writer's Direct Dial: (9) 302-8913

9 March 1994

Milinda Dickie
Brookfields
Solicitors
AUCKLAND

BY FACSIMILE NO: 379-3224

ST LUKES GROUP LIMITED - MANUKAU CITY COUNCIL

We refer to your discussion with the writer on 9 March 1994.

As requested, we attach a copy of the Council Minutes number 2036/88 (pages 8-11).


On page 10, the Council refers to an agreement between Fletcher Trust & Investment Co Limited and the Council, executed by the Council on 12 December 1961. Neither the Council or our client (Fletcher Challenge/St Lukes Group) have been able to locate a copy of the Agreement.

P G Richards at the Manukau City Council did provide to us a copy of a Agreement between Millen, Hancock & Co, Fletcher Trust & Investment Co Limited and the Council which dealt with roading and (it seems) a portion of a land in the Plaza Pakuranga Development. We attach a copy for your information.

As discussed, we are seeking to obtain a copy of the Agreement dealing with the actual Plaza Pakuranga site together with any other carparking agreements dealing with any adjacent carparking areas at Plaza Pakuranga.

Manukau City Council have advised that you, as their solicitors, may have or have retained copies of, these documents. We would be obliged if you could check your records in this regard. It may also be of assistance if you hold a copy of the Development Plan referred to in the Millen Agreement.

Yours faithfully
BELL GULLY BUDDLE WEIR


T I M Storey
Senior Solicitor

JEC:MAR13.193.4

A N A G R E E M E N T made this day of

One thousand nine hundred and sixty-one

BETWEEN BENJAMIN ARCHIE LOGAN MILLEN of Pakuranga Farmer
(hereinafter called "Millen")

FIRST PART

HANCOCK & CO. LIMITED
~~INCORPORATED IN NEW ZEALAND~~ a duly incorporated Company
having its registered office at Auckland
Company is ~~INCORPORATED IN NEW ZEALAND~~
~~HEREINAFTER REFERRED TO AS~~
"Pakuranga Investments")

SECOND PART

THE FLETCHER TRUST AND INVESTMENT COMPANY LIMITED a duly
incorporated Company having its registered office at
Auckland (hereinafter called "Fletchers")

THIRD PART

THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE
COUNTY OF MANUKAU (hereinafter called "the Council")

FOURTH PART

WHEREAS Millen is the owner of an estate in fee simple
in LOT 32 on Deposited Plan Number 14882 containing 8 acres
decimal 2 perches being part of the land comprised in
Certificate of Title Volume 465 Folio 132 (Auckland Registry)
SUBJECT to the Fencing Covenant in Transfer 216241
TOGETHER WITH and SUBJECT to the drainage rights created by
Transfer 216242:

AND WHEREAS Millen is also the owner of an estate in
fee simple in LOTS 29, 30 and 31 on Deposited Plan Number
14882 containing together 27 acres 31 decimal 2 perches
being part of the land comprised in Certificate of Title
Volume 465 Folio 132 (Auckland Registry) SUBJECT to the
Fencing Covenant in Transfer 216241 and TOGETHER WITH and
SUBJECT to the drainage and water rights created by
Transfers 216242 and 60439: and all the land in Certificate
of Title Volume 475 Folio 79.

AND WHEREAS Fletchers are the owners of an estate in
fee simple in the lands on the Eastern side of the said Lot
32 and have lodged with the Council a Scheme Plan for the
development of Fletchers' said land supported by a
Development Plan which also incorporates Millen's said
Lot 32 as aforesaid:

AND WHEREAS on such Development Plan there is shown a

investments shall be at the rate of 25,000 per acre and shall be payable as follows: In cash on legalisation of the said new road and completion of the survey referred to in this clause, and on a registrable title being given by Pakuranga Investments to Fletchers.

5. FLETCHERS will transfer to Pakuranga Investments the two small severed areas lying to the South of the Hotel Site, and the price therefor shall be deductible from the price payable by Fletchers to Pakuranga Investments under the preceding clause and at the same rate per acre. Fletchers will bear the survey costs in this connection.

6. THE cost of construction of the parking spaces shown on the said Development Plan shall be borne as to two-thirds by Fletchers and as to one-third by the Council, but Pakuranga Investments will reimburse Fletchers to the extent of one-half of Fletchers' share in respect of the parking area shown as parking 580 cars on the said Development Plan in respect of such construction. The future maintenance of the said parking spaces shall be the concern of Council.

7. SUBJECT to the approval of the said Development Plan the Council agrees with the other parties to take all steps to have the said Lot 32 zoned under town and country planning so as to permit the erection of a Licensed Hotel on the said land required as aforesaid for a Hotel Site and with the addition thereto of the said severed pieces of land. The Council recognises and agrees that the subdivisional lots of Millen's land on the Western side of the said new road have access to such road.

8. THE Council agrees that no reserve contribution shall be required from Pakuranga Investments or Fletchers in respect of the aforesaid subdivisions of the said Lot 32 or in respect of the sale of Lot 32 by Millen to Pakuranga Investments, or in respect of the transfer to Pakuranga Investments of the severed areas referred to in Clause 5 hereof; or alternatively will make any necessary adjustment with the parties concerned in order to give effect to this clause.

9. THE sales and purchases hereinbefore mentioned are subject to the consent of the Land Valuation Court or alternatively to all the above-mentioned lands being declared to be not farm lands, pursuant to the Land Settlement Promotion Act, 1952.

All parties will use their best endeavours to have such last-mentioned declaration made.

10. INASMUCH as most of the provisions of this Agreement . . . are dependant upon the due fulfilment of each party's . . . obligations hereunder every party hereto agrees with the . . . other parties hereto to take all necessary steps by action . . . for specific performance or otherwise to enforce performance hereof in case of default.

11. IF for any reason the said Hotel Site cannot be used . . . for licensed hotel purposes within three years after . . . application for a new License or removal to the site of an . . . existing License then all parties agree that Pakuranga . . . Investments shall be entitled to use or dispose of the said . . . site for the erection of premises in accordance with zoning . . . for Light Commercial purposes.

IN WITNESS WHEREOF these presents have been executed . . . the day and year first hereinbefore written.

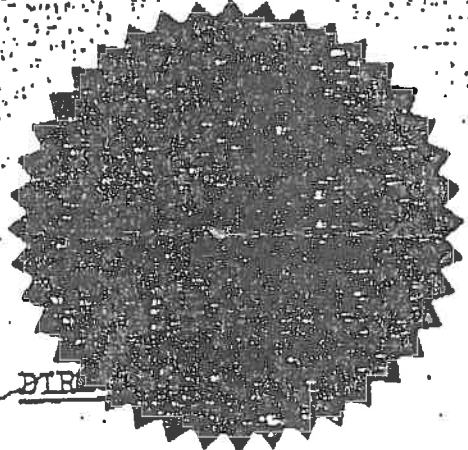
SIGNED by the said . . .
BENJAMIN ARCHIE LOGAN MILLER
in the presence of :-

A Miller

W. Martin
S. Smith

Alfred and

THE COMMON SEAL of HANCOCK & CO.
EXPORT LIMITED was hereunto . . .
affixed by order of the Board . . .
of Directors thereof in the . . .
presence of :-

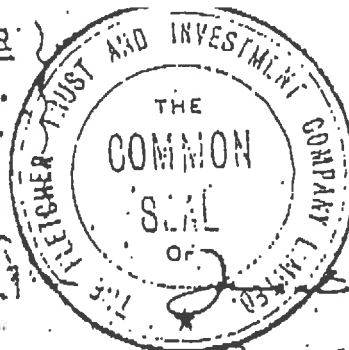


S. Smith
W. Martin
Alfred and

SECRETARY

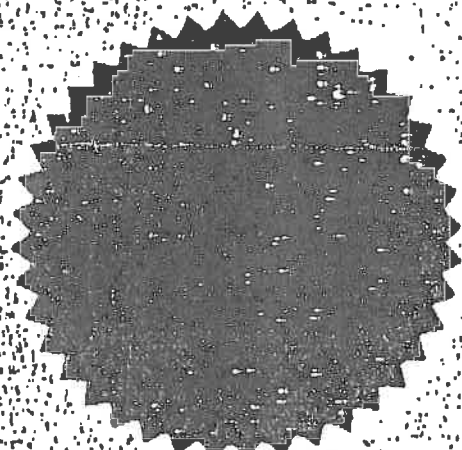
SECRETARY

THE COMMON SEAL of THE FLETCHER
TRUST AND INVESTMENT COMPANY ..
LIMITED was hereto affixed in
the presence of :-



[Signature]
[Signature]

THE COMMON SEAL of THE CHAIRMAN
COUNCILLORS AND INHABITANTS OF
THE COUNTY OF MANUKAU was
hereunto affixed pursuant to a
resolution of the Council dated
the /2/ day of /December/
196 / in the presence of :-



[Signature] *Chairman*

[Signature] *Chairman*

ATTACHMENT 4

HOWICK LOCAL BOARD RESOLUTION HW/2022/41

C1 Transit-Oriented Development

Resolution number HW/2022/41

MOVED by Member D Collings, seconded by Chairperson A White:

That the Howick Local Board:

- a) endorse the regeneration strategy as outlined in the Eastern Busway Strategic Regeneration Overview for Pakuranga Plaza – Strategic Opportunity 1
- b) endorse the regeneration strategy as outlined in the Eastern Busway Strategic Regeneration Overview for Ti Rakau Drive – Strategic Opportunity 2
- c) endorse the disposal of the following properties, subject to the conclusion of any required statutory processes, with the objective of contributing strategically and financially to the outcomes of the regeneration of the neighbourhoods in the Eastern Busway corridor:
 - 2R Ti Rakau Drive, Pakuranga, being the balance of land not already approved for sale by the Finance and Performance Committee (FIN/2020/57):
 - Lot 4 Deposit Plan 55286 held in NA50B/76
 - Lot 9 DP 55286 held in NA49C/1325
 - Lot 12 DP 55286 held in NA 49C/1326
 - Lot 2 DP 53672 held in NA 50B/73
 - Lot 3 DP 53433 held in NA 97B/90
 - Lot 11 DP 47737 held in NA 5C/242
 - Lot 6 DP 55286
 - 5 Reeves Road, Pakuranga, being Lot 3 DP 52255 held in NA3C/475
 - 2 Cortina Place, Pakuranga, being Lots 17 and 18 DP 52255 held in NA19C/227
- d) endorse the disposal of land acquired for the Eastern Busway and integrated transport infrastructure that becomes residual on construction completion, subject to the conclusion of any required statutory processes, with the objective of contributing strategically and financially to the outcomes of the regeneration of the neighbourhoods in the Eastern Busway corridor
- e) note that the regeneration programme outlined in the Eastern Busway Strategic Regeneration Overview is premised on the projected route of the Busway envisioned by Auckland Transport's design and will adjust to changes in the route made by Auckland Transport
- f) note that Eke Panuku will seek endorsement for the regeneration strategy in the Burswood location (Strategic Opportunity 3) following determination of the final Busway route by Auckland Transport
- g) agree there be no restatement of the report, attachments and resolution until the reasons for confidentiality no longer exist

CARRIED

ATTACHMENT 5

AUCKLAND COUNCIL PLANNING COMMITTEE RESOLUTION PLA/2022/49

The confidential section of the meeting commenced at 4.17pm.

C1 CONFIDENTIAL: Transit-Oriented Development in the Eastern Busway corridor

A presentation was provided. A copy is attached to the official minutes and is available as a confidential minutes attachment.

Cr Efeso Collins retired from the meeting at 4.32pm

Note: changes were made to the original recommendations adding new clause g), with the agreement of the meeting.

Resolution number PLA/2022/49

MOVED by Cr S Stewart, seconded by Cr P Young:

That the Planning Committee:

- a) approve Eke Panuku's programme for urban regeneration and renewal within neighbourhoods in the Eastern Busway corridor through Transit Oriented Development as detailed in the Eastern Busway Strategic Regeneration Overview (Attachment A of this agenda report).
- b) approve Eke Panuku as Auckland Council's lead delivery agency for the urban regeneration and renewal of the neighbourhoods in the project area in the Eastern Busway corridor.
- c) endorse the disposal of the following Auckland Council owned properties, subject to the conclusion of any required statutory processes, with the objective of contributing strategically and financially to the outcomes of the urban regeneration and renewal of the neighbourhoods in the Eastern Busway corridor:
 - i) 2R Ti Rakau Drive, Pakuranga, being the balance of land not already approved for sale by the Finance and Performance Committee (FIN/2020/57):
 - A) Lot 4 Deposit Plan 55286 held in NA50B/76
 - B) Lot 9 DP 55286 held in NA49C/1325
 - C) Lot 12 DP 55286 held in NA 49C/1326
 - D) Lot 2 DP 53672 held in NA 50B/73
 - E) Lot 3 DP 53433 held in NA 97B/90
 - F) Lot 11 DP 47737 held in NA 5C/242
 - G) Lot 6 DP 55286
 - ii) 5 Reeves Road, Pakuranga, being Lot 3 DP 52255 held in NA3C/475
 - iii) 2 Cortina Place, Pakuranga, being Lots 17 and 18 DP 52255 held in NA19C/227.
- d) endorse the disposal of land that is acquired for transport infrastructure in the Eastern Busway corridor that becomes residual on construction completion, subject to the conclusion of any required statutory processes, with the objective of contributing strategically and financially to the outcomes of the urban regeneration and renewal of the neighbourhoods in the Eastern Busway corridor.
- e) note that the Finance and Performance Committee will need to approve the disposal of property detailed in clauses c) and d).

ATTACHMENT 6

AUCKLAND COUNCIL FINANCE AND PERFORMANCE COMMITTEE RESOLUTION FIN/2022/25

For Action

MEMO TO: Gary Jackson - Portfolio Specialist

COPY TO: Marian Webb, Ross Chirnside

FROM: Sandra Gordon - Kaitohutohu Mana Whakahaere Matua / Senior Governance Advisor

DATE: 23 May 2022

MEETING: Finance and Performance Committee Meeting of 19/05/2022

Please note for your action / information the following decision arising from the meeting named above:

FIN/2022/25 **CONFIDENTIAL: Transit-Oriented Development in the Eastern Busway Corridor**
FILE REF CP2022/04691
AGENDA ITEM NO. C2

C2 **CONFIDENTIAL: Transit-Oriented Development in the Eastern Busway Corridor**

Resolution number FIN/2022/25

MOVED by Cr S Stewart, seconded by Cr P Young:

That the Finance and Performance Committee:

- a) approve the disposal of the following Auckland Council owned properties, subject to the conclusion of any required statutory processes, with the objective of contributing strategically and financially to the outcomes of the urban renewal and regeneration of the neighbourhoods in the Eastern Busway corridor:
 - i) 2R Ti Rakau Drive, Pakuranga, being the balance of land not already approved for sale by the Finance and Performance Committee (FIN/2020/57):
 - A) Lot 4 Deposit Plan 55286 held in NA50B/76
 - B) Lot 9 DP 55286 held in NA49C/1325
 - C) Lot 12 DP 55286 held in NA 49C/1326
 - D) Lot 2 DP 53672 held in NA 50B/73
 - E) Lot 3 DP 53433 held in NA 97B/90
 - F) Lot 11 DP 47737 held in NA 5C/242
 - G) Lot 6 DP 55286
 - ii) 5 Reeves Road, Pakuranga, being Lot 3 DP 52255 held in NA3C/475

- iii) 2 Cortina Place, Pakuranga, being Lots 17 and 18 DP 52255 held in NA19C/227
- b) approve the disposal of land that is acquired for transport infrastructure in the Eastern Busway corridor that becomes residual on construction completion, subject to the conclusion of any required statutory processes, with the objective of contributing strategically and financially to the outcomes of the urban renewal and regeneration of the neighbourhoods in the Eastern Busway corridor
- c) approve Eke Panuku's commercial strategy to recycle and re-invest the proceeds from the sale of both Auckland Council owned property and land that is acquired for transport infrastructure into funding the acquisition of additional properties to enable further masterplanned Transit-Oriented Development projects aligned with the Eastern Busway route
- d) note that on completion of the Transit-Oriented Development sales, all proceeds will be returned to the Auckland Council budget and that council will receive the full return on its capital and investment
- e) note that Auckland Council's Planning Committee approved the programme of urban renewal and regeneration, approved Eke Panuku as Auckland Council's lead delivery agency for the work, and endorsed the disposal of Auckland Council owned land required to undertake the development opportunities (Resolution PLA/2022/49)
- f) note staff will work closely with all affected property owners and other stakeholders in the implementation of the Transit-Oriented Development
- Restatement**
- g) agree there be no restatement of the report, attachments and resolution until the reasons for confidentiality no longer exist

CARRIED

SPECIFIC ACTIONS REQUIRED:

Please action the resolution accordingly.

ATTACHMENT 7

NOTIFICATION OF ADJOINING OWNERS OF PROPOSAL TO REVOKE THE RESERVE STATUS, 12 OCTOBER 2023

12 October 2023

Hamblin G&H Trustee Limited
ATT: Luke van den Hurk GVW Accountants Ltd
PO Box 109026
Newmarket
Auckland 1149

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 127 and 129 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Dingxiang Zhang
17B Britton Avenue
Mount Roskill
Auckland 1041

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 1/135 and 3/135 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

J Liu & M Ma
39 Anaheim Boulevard
Shamrock Park
Auckland 2016

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 2/135 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Hamblin GWH Trustee Limited
ATT: G W Hamblin Family Trust
PO Box 109026
Newmarket
Auckland 1149

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 125 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

BP Oil New Zealand Limited
ATT: GBS Property and Lease Administration
PO Box 99873
Newmarket
Auckland 1149

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 141 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Hamblin G&H Trustee Limited
ATT: GVW Accountants Ltd Grahame & Helen Hamblin Family Trust
PO Box 109026
Newmarket
Auckland 1149

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 131 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Hamblin G&H Trustee Limited
ATT: Luke van den Hurk GVW Accountants Ltd
PO Box 109026
Newmarket
Auckland 1149

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 129 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
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Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Hamblin G&H Trustee Limited
ATT: Luke van den Hurk GVW Accountants Ltd
PO Box 109026
Newmarket
Auckland 1149

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 127 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Bread of Life Christian Church - Spring of Grace
PO Box 251347
Pakūranga
Auckland 2140

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 11 Reeves Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Cortina Place Properties Limited
PO Box 316076
Wairau Valley
Auckland 0760

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 3 Reeves Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
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Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

New Zealand Post Limited (Wiri Branch)
Private Bag 39990
Wellington Mail Centre
Lower Hutt 5045

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 123 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

MJ Realities Limited
PO Box 64333
Botany
Auckland 2163

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 121 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Pakūranga Precinct Development Limited

PO Box 51013

Pakūranga

Auckland 2140

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 1/169, 2/169 and 3/169 Pakūranga Road, 1/171, 2/171 and 3/171 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



12 October 2023

Pakūranga Plaza Limited

PO Box 51013

Pakūranga

Auckland 2140

Dear Property Owner

Proposed Reserve Revocation – 2R Tī Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, this letter is to inform you of the intention of Auckland Council to revoke the reserve status of the local purpose (utility) reserves and recreation reserve on land surrounding Pakūranga Plaza.

The reserve land proposed for revocation is detailed below. Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

You have received this letter as the owner of 10 Aylesbury Street and 167 Pakūranga Road, property considered to adjoin the reserve land. A public notice will be placed in local newspapers on Wednesday 18 October 2023 – the Eastern Courier and the Howick & Pakuranga Times. The same information will be posted on the Auckland Council website.

Any person wishing to comment on or object to the proposed revocation of reserve land may do so in writing via letter by Tuesday 21 November 2023.

Letters should be addressed to: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142, Attention: Property Review team.

Alternatively, you can email your response to: PropertyReview@aucklandcouncil.govt.nz

Yours sincerely,

Property Review Team

Reserve status of the land to be revoked:

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial image of the reserve land– the subject areas are outlined in red.



ATTACHMENT 8

NOTIFICATION TO DEPARTMENT OF CONSERVATION OF PROPOSAL TO REVOKE THE RESERVE STATUS, 17 OCTOBER 2023

Rochelle Killey

From: Gulina Monroe
Sent: Tuesday, 17 October 2023 9:17 am
To: slmhamilton@doc.govt.nz
Cc: Gulina Monroe
Subject: DOC notification – proposal to begin public notification of intention to revoke reserve status of reserves in Pakuranga

Follow Up Flag: Follow up
Flag Status: Flagged

Tena koutou,

Auckland Council is proposing to begin the public notification process under S.24 Reserves Act 1977 to revoke the reserve status of the following reserves listed in Table 1 below. On behalf of Auckland Council, Eke Panuku will place a public notice in local newspapers and the Council website on Wednesday 18 October.

These reserves were originally vested in Manukau City Council (MCC) on deposit of subdivision plans subject to the Reserves and Domains Act 1953.

The reserves have been used mainly as carparks surrounding the Pakuranga Plaza shopping mall and one parcel serving as continuous portion of the legal road.

The reserves are owned by the Auckland Council and currently held as reserves, subject to the Reserves Act 1977.

Land parcels subject to the Reserves Act 1977

Table 1: Land parcels subject to the Reserves Act 1977 and proposed for revocation.

Legal Description	Current reserve classification	Land Area (Ha)	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	0.2003	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	0.0003	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	0.0344	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	0.6318	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	0.7841	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	0.7783	NA97B/90
Lot 11 DP 47737	Recreation reserve	0.0200	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	0.0002	NA1814/80 (cancelled)
		2.4494	

Image 1: Geomaps aerial of the reserves; subject areas are outlined in red.



If you have any questions, please don't hesitate to contact me.

Ngā mihi | Kind regards,

Gulina Monroe

Strategic Property Specialist

Strategic Property Optimisation

gulina.monroe@ekepanuku.co.nz

M + 64 21 943 462

Ground floor, 82 Wyndham Street, Auckland 1010

PO Box 90343, Victoria Street West, Auckland 1142, New Zealand

www.ekepanuku.co.nz | [Twitter](#) | [Facebook](#)



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Office hours: Tues, Wed, Thurs.



Remote hours: Mon, Fri.

Please note that my office hours are subject to change.

ATTACHMENT 9

NOTIFICATION TO MANA WHENUA OF PROPOSAL TO REVOKE THE RESERVE STATUS, 17 OCTOBER 2023

Rochelle Killey

From: Kahurangi Ratana-Wilson on behalf of Eke Panuku Maori Outcomes
Sent: Tuesday, 17 October 2023 10:52 am
Cc: Kahurangi Ratana-Wilson; Jordan Taiaroa; Gary Jackson; Ben Parsons; Gulina Monroe
Subject: Eke Panuku seeks your input on our proposal to revoke the reserve status of reserves at 2R Ti Rakau Drive, Pakuranga

Follow Up Flag: Follow up
Flag Status: Flagged

Tēnā koutou aku rangatira,

As discussed on Monday 9 October at the kaitiaki forum hui: **Auckland Council seeks your views on a proposal to revoke the reserve status of the following reserves at 2R Ti Rākau Drive Pakūranga**

Below is the information about each of the reserves.

We seek to understand:

1. If Auckland Council should be aware of any culturally significant information relevant to these lots before initiating the reserve revocation process, i.e., is there an undisclosed wāhi tapu site?
2. If you have any comments on the proposal to revoke the reserve status of these lots of land.

These reserves were originally vested in Manukau City Council (MCC) on deposit of subdivision plans subject to the Reserves and Domains Act 1953.

The reserves have been used mainly as carparks surrounding the Pakūranga Plaza shopping mall and one parcel is used as road.

The reserves are owned by Auckland Council and are currently held as reserves, subject to the Reserves Act 1977.

Land parcels subject to the Reserves Act 1977 and proposed for revocation

Legal Description	Current reserve classification	Record of Title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Geomaps aerial view of the reserves – the subject areas are outlined in red.



Reserve status of the land vs Auckland Unitary Plan zoning

These land parcels are currently held as reserves under the Reserves Act 1977. As shown below, the whole site is zoned 'Business – Town Centre' under the Auckland Unitary Plan. Council is not proposing to change the zoning, only revoking the status of the land currently held under the Reserves Act 1977, so it becomes held under the Local Government Act 2002.



Why revocation?

Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

Next steps

Please send us your comments on the reserve revocation by **5:00 pm on Tuesday 21 November 2023**. Eke Panuku will place a public notice in local newspapers and the Council website on Wednesday 18 October.

As discussed at the hui, we will continue to engage with mana whenua on the regeneration proposed for Pakūranga, and look forward to your whakaaro.

Mēnā he pātai āu, whakapā mai

Ngā mihi,

Kahurangi.

ATTACHMENT 10

**PUBLIC NOTIFICATION OF, AND REQUEST
FOR SUBMISSIONS ON, THE COUNCIL'S
PROPOSAL TO REVOKE THE RESERVE
STATUS OF THE LAND WITHIN THE HOWICK &
PAKURANGA TIMES AND EASTERN COURIER
NEWSPAPERS, 18 OCTOBER 2023**

PUBLIC NOTICES

HOWICK AND PAKURANGA COMMUNITY HOUSES INC

ANCHORAGE PAK COMMUNITY HOUSE
16 Swan Crescent, Pakuranga

Are you looking for a meeting or Workshop training venue?
Do you need space for extended family gatherings?
Has your hobby or exercise group outgrown your lounge?
Are you looking for a venue to hold a birthday party, baby shower or reveal?

We have two quality & affordable rooms for hire (max. 50 per room).
Further information and bookings: Ph (09) 576 5381
Email: donna@hpapcommunityhouses.org.nz
www.hpapcommunityhouses.org.nz

PUBLIC NOTICES

Howick Pakuranga Netball Umpires Association AGM

7pm, 24 October, Umpires Room, HPNC All welcome

Howick Village Association ANNUAL GENERAL MEETING

Wednesday, 25 October, 2023
6pm start
(for registered members only)
Howick War Memorial Building
91 Picton Street, Howick
Members to RSVP to
manager@howickvillage.co.nz
by Tuesday, 24 October 2023

PUBLIC NOTICES

SOLUTIONS

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

QUICK PUZZLE NO. 8132
Across - 1. Luck 7, Countdown 8, Reel 9, Goin' 10, Robe 11, Hiss 14, Hard-boiled 16, Cantaloupe 19, Meet 22, Stem 24, Note 25, Ludo 26, Platitude 27, Port 28, Down - 1. Lurch 2, Cress 3, Colour 4, Superb 5, Ode 6, Bumble-bee 12, Infantile 13, Shut 15, Item 17, Length 18, Unduly 20, Elude 21, Tout 23, Mite

CRYPTIC PUZZLE NO. 8132
Across - 1. T-H-ou 7, Syllables 8, When 9, Knot (not) 10, Top 11, S/Clo 14, Put forward 16, Trotted out 19, Sten (rev.) 22, Free 24, P-ath 25, I-ccD (rev.) 26, Live issue 27, In-firmile 28, Down - 1. To-W-N-S 2, Over-t 3, Cygnet (signed) 4, B-lot-to 5, A-B-et 6, Temper-ate 12, Over-train 13, Spot (rev.) 15, W-its 17, E-X-pose 18, Out-put 20, Tacks (tan) 21, Nudge 23, Eyed (fill)

CRISS-CROSS NO. 113
Across - 3, Abbey 8, Oasis 9, Occur 10, Stove 11, Decaf 13, Index 14, Cinnamon 19, Relief 20, Appetite 22, Front Man 23, Engine 26, Albatross 29, Maize 30, Shrub 31, Local 32, Raven 33, Beret 34, Yacht, Down - 1, Bagel 2, Lilac 4, Botany 5, Envelope 6, Scene 7, Julep 12, Freestyle 13, In-veness 15, Draft 16, Bloom 17, Digit 18, Seven 21, Parabola 24, Broach 25, Kayak 26, Aztec 27, Sheet 28, Buyer

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- In accepting an advertisement for publication and in publishing it we are doing so in consideration of and relying on the advertiser's express warranty that the truth of which is essential.
 - That the advertisement complies in all ways with the Advertising Codes of Practice issued by the Advertising Standards Authority (ASA) and with every other code or industry standard relating to advertising in New Zealand.
 - The published advertisement will not give rise to any liability on our part or in a claim being made against us.
 - That the advertisement is misleading or deceptive or likely to mislead or deceive or breaches the Fair Trading Act 1986 that is defamatory or incites or which otherwise offends against generally accepted community standards that infringe a copyright or trademark or otherwise infringe any intellectual or industrial property rights that breaches any provision of any statute, regulation, by law or other rule or law.
- Where the advertiser utilises any aspect of our creative design services in the production of an advertisement (including photographic work) the advertiser acknowledges that we own the copyright in such work and that such work is not work for which a commissioning payment has been made or agreed.
- The advertiser agrees to indemnify us against all losses or costs arising directly or indirectly from any breach of those warranties by the advertiser and from any costs incurred in our making corrections or amendments in accordance with the terms that follow.
- We may refuse to publish, or withdraw an advertisement from publications without having to give a reason.
- We may publish the advertisement on the next available day if there is an error or delay in publication of the advertising as booked.
- We may correct or amend advertising to conform to style or for other genuine reason as long as we do so using reasonable care.
- The guarantees contained in the Consumer Guarantees Act 1993 are excluded where the advertiser acquires, or holds himself out as acquiring, goods or services from us for the purpose of a business.
- The advertiser must tell us as soon as possible if there is an error or omission in any advertisement the advertiser has placed. We will not be liable for any indirect or consequential loss from an error (which includes omission, negligence, system or press failure, mistake, misclassification, early, late or non insertion of advertisement or loss or delay in the delivery of review) and if we are found to have any direct liability for any circumstance that liability is limited to the cost of the space of the advertisement.
- To cancel an advertisement is cancellable number must be obtained from us.
- Times Newspaper Limited, Central Terrace, Howick (behind Rice's Mall) www.times.co.nz

PUBLIC NOTICES

BREAST CARE ESSENTIALS Fitting Service

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susan@breastcareessentials.co.nz
www.breastcareessentials.co.nz

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both current and past issues

SITUATIONS VACANT

HOUSEKEEPER/CARER WANTED

Live in, Whidford, 5 days per week. Weekends off. Must be mature, reliable, kind and caring.

Good command of the English language is essential. References required.

For more information, please contact Wendy 022 5255 043

KITCHEN ASSISTANT

Part Time: 12 hours/week (Fri/Sat/Sun 4.30-7.30pm) plus extra shifts available.

Please email your CV to: brian@ambridge.co.nz

SITUATIONS VACANT

LANDSCAPERS WANTED

Experience not required as we can train on the job. Must have own transport. Based in East Tamaki is Auckland wide. Fantastic team environment \$25-\$35 per hour depending on ability.

Immediate start, please apply to linksterlandscapes@xtra.co.nz

FACTORY WORK Full Time

East Tamaki Location

Colour matching and filling possible. Available in our factory. Experience but not essential as training will be given.

You must be physically fit and have maths and English skills.

Must be available Monday to Friday 4pm to 4pm.

If interested please send your CV to rose@propaints.co.nz

IT ENGINEERING CAREER OPPORTUNITY - ELLEN

Our cadet programme now in its fifth year, offers opportunity for a career starter to enter the IT programme involves individualised training and on the job, combined with tertiary study. You will have opportunity to work in IT infrastructure, Cloud Enterprise and ISP Networking, VOP, Cyber Security. General IT Engineering with some of the best in the industry.

You must have an aptitude and interest in new and everything IT with an ability and desire to learn and be prepared to invest in this opportunity. attracts a full wage with our preferred candidate previous full-time work experience, an NZ driver's licence and the ability to travel if required.

If this opportunity sounds like you please email admin@btg.co.nz

FITTER/ENGINEER Part-time

Due to increased demand for our services we require an enthusiastic person with the assembly of our industrial duty waterblasting equipment at our East Tamaki factory.

The applicant should be fit, nonsmoker, able to pay attention to detail and have experience with power engines.

Full training will be given.

This is a part-time position for an active retired person.

Days and times to be discussed.

Please send your application to alan@aesblasters.com
www.aesblasters.com

PUBLIC NOTICES

Proposed revocation of reserve status over land at 2R Ti Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, Auckland Council notifies its intention to revoke the reserve status over local purpose (utility) reserves and a recreation reserve described below. The land is situated at 2R Ti Rākau Dr, Pakūranga. The land surrounds Pakūranga Plaza. The reserves are largely used for car parking and as road.

Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

A plan showing the areas of the reserve land to be revoked is available on Auckland Council's website at www.aucklandcouncil.govt.nz, search: public notices. Any person wishing to comment on or object to the proposed revocation may do so in writing by Tuesday, 21 November. Letters should be addressed to Auckland Council, Private Bag 92300, Auckland 1142, Attention: Property Review team.

Alternatively, you can email: PropertyReview@aucklandcouncil.govt.nz

Any information provided to the Council will become subject to the Local Government Official Information and Meetings Act 1987 and may be released by the Council under that act. The Council may, at its discretion, publish or disclose all or part of any submission.

Legal description	Current reserve classification	Record of title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Find out more: phone 09 301 0101
or visit aucklandcouncil.govt.nz

Auckland Council
Te Kaitiaki o Tamaki Makaurau

CLASSIFIED BOOKINGS

Due to the upcoming long weekend, bookings will close at 10am on Wednesday, instead of the usual 9am Tuesday.

Book early to avoid missing out.

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Our ideal candidate will have tertiary qualification and experience in risk management supported by sport operations. Digital skills, Google Documents, Excel or ability to learn the school database. Experience in risk management and proactive problem-solving. A successful strong relationship-building and effective communication to work both strategically and tactically.

This is a full time, permanent position.

Please send your CV together with the staff can be found at www.howickcol.ac.nz Mark Thomas, email employment Applications close Friday 20th October 2023

ATTACHMENT 11

**NOTICE PLACED INSIDE THE PAKŪRANGA
PLAZA BUILDING PUBLICISING THE
PROPOSAL TO REVOKE THE RESERVE
STATUS, 18 OCTOBER 2023**

Proposed revocation of reserve status over land at 2R Ti Rākau Drive, Pakūranga

Pursuant to section 24 of the Reserves Act 1977, Auckland Council notifies its intention to revoke the reserve status over local purpose (utility) reserves and a recreation reserve described below. The land is situated at 2R Ti Rākau Drive, Pakūranga. The land surrounds Pakūranga Plaza. The reserves are largely used for car parking and as road.

Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

A plan showing the areas of the reserve land to be revoked is available on Auckland Council's website at:

aucklandcouncil.govt.nz, search: public notices. Any person wishing to comment on or object to the proposed revocation may do so in writing

by Tuesday 21 November 2023. Letters should be addressed to Auckland Council, Private Bag 92300, Auckland 1142, Attention: Property Review team.

Alternatively, you can email:

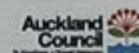
PropertyReview@aucklandcouncil.govt.nz

Any information provided to the Council will become subject to the Local Government Official Information and Meetings Act 1987 and may be released by the Council under that act. The Council may, at its discretion, publish or disclose all or part of any submission.



Legal description	Current reserve classification	Record of title
Lot 4 DP 55285	Local purpose (utility) reserve	NA506/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/76 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA506/73
Lot 3 DP 55433	Local purpose (utility) reserve	NA878/90
Lot 11 DP 47727	Recreation reserve	NA5C/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)

Find out more: phone 09 301 0101
or visit aucklandcouncil.govt.nz



ATTACHMENT 12

**NOTICE PLACED ON THE COUNCIL WEBSITE
PUBLICISING THE PROPOSAL TO REVOKE
THE RESERVE STATUS, 18 OCTOBER 2023**



[Home](#) > [Have your say and help shape Auckland](#) > [Public notices](#) >

[Proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakūranga](#)

Proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakūranga

Public notice date: 18 October 2023

Closing date and time: 21 November 2023, 5 p.m.

Pursuant to section 24 of the Reserves Act 1977, Auckland Council notifies its intention to revoke the reserve status over local purpose (utility) reserves and a recreation reserve described below. The land is situated at 2R Tī Rākau Drive, Pakūranga. The land surrounds Pakūranga Plaza. The reserves are largely used for car parking and as road.

Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga.

A plan showing the areas of the reserve land to be revoked is available on Auckland Council's website at www.aucklandcouncil.govt.nz, search: public notices. Any person wishing to comment on or object to the proposed revocation may do so in writing by **Tuesday 21 November 2023**.

By post:

✉ Auckland Council,

Attention: Property Review team,

Private Bag 92300,

Auckland 1142.

By email:

✉ PropertyReview@aucklandcouncil.govt.nz

Any information provided to the Council will become subject to the Local Government Official Information and Meetings Act 1987 and may be released by the Council under that act. The Council may, at its discretion, publish



or disclose all or part of any submission.

Legal description	Current reserve classification	Record of title
Lot 4 DP 55286	Local purpose (utility) reserve	NA50B/76
Lot 6 DP 55286	Local purpose (utility) reserve	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility) reserve	NA49C/1325
Lot 12 DP 55286	Local purpose (utility) reserve	NA49C/1326
Lot 2 DP 53672	Local purpose (utility) reserve	NA50B/73
Lot 3 DP 53433	Local purpose (utility) reserve	NA97B/90
Lot 11 DP 47737	Recreation reserve	NASC/242
Lot 1 DP 55585	Local purpose (utility) reserve	NA1814/80 (cancelled)



ATTACHMENT 13

**UPDATE TO SUBMITTERS PROVIDING
FURTHER INFORMATION ON THE PROPOSAL
AND EKE PANUKU'S URBAN REGENERATION
PROGRAMME, 17 NOVEMBER 2023**

RE: Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga



Gary Jackson <Gary.Jackson@ekepanuku.co.nz> on behalf of Proprietary

To [REDACTED]

Reply

Reply All

Forward



Fri 17/11/2023 3:56 pm

Kia ora,

Thank you for your feedback on the proposed reserve revocation of the council-owned land at 2R Ti Rākau Drive that surrounds Pakūranga Plaza. Eke Panuku is leading this on behalf of Auckland Council in line with the statutory process as detailed in the Reserves Act 1977.

The Eastern Busway delivery will provide an opportunity to unlock the potential of council land in Pakūranga and other areas alongside the busway. Eke Panuku will work alongside development partners to create high-quality, sustainable residential and commercial development in these locations.

We are at an early stage in our investigations in Pakūranga and there's much more work to do to fully understand the opportunity.

The current situation is that most of the car parking for the plaza is provided on what is actually council reserve land. It has been made available to the plaza owners free of charge for a number of years. You may be assured that whatever form eventual development takes, it will include the provision of a suitable amount of car parking. This will be provided, in addition to the new busway, to support existing community and business uses and future development at Pakūranga.

We're proposing to revoke the reserve status of the land at 2R Ti Rākau Drive to enable this development, and help make Pakūranga a more vibrant destination as described in the [Pakūranga Town Centre Masterplan 2015](#).

The council-owned land surrounding the plaza that is not required for the Eastern Busway will continue to be provided as car parking for the time being.

You can find out more about our plans on the Eke Panuku [website](#).

Eke Panuku will share more about its work aligned with the Eastern Busway as it progresses.

Ngā mihi | Kind regards

Gary Jackson

Principal Property Advisor

gary.jackson@ekepanuku.co.nz

P + 64 9 336 8820

Ground Floor, 82 Wyndham Street, Auckland Central, Auckland 1010

PO Box 90343, Victoria Street West, Auckland 1142, New Zealand.

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ATTACHMENT 14

**UPDATE TO SUBMITTERS ON REASONS FOR
PROPOSED REVOCATION OF RESERVE
STATUS, WITH OPPORTUNITY TO
SUPPLEMENT OR AMEND SUBMISSIONS,
1 AUGUST 2024**

1 August 2024

[REDACTED]

Dear [REDACTED]

Proposed revocation of the reserve status of land at 2R Tī Rākau Drive, Pakūranga

1. Thank you for your objection regarding the proposed reserve revocation of the following land at 2R Tī Rākau Drive Pakūranga, which Eke Panuku is undertaking on behalf of Auckland Council.

Legal description	Current reserve classification	Record of title
Lot 4 DP 55286	Local purpose (utility)	NA50B/76
Lot 6 DP 55286	Local purpose (utility)	NA1814/78 (part-cancelled)
Lot 9 DP 55286	Local purpose (utility)	NA49C/1325
Lot 12 DP 55286	Local purpose (utility)	NA49C/1326
Lot 2 DP 53672	Local purpose (utility)	NA50B/73
Lot 3 DP 53433	Local purpose (utility)	NA97B/90
Lot 1 DP 55585	Local purpose (utility)	NA1814/80 (part-cancelled)
Lot 11 DP 47737	Recreation	NA5C/242

2. Some objectors felt that the council had not given a sufficient explanation of its reasons for the proposed reserve revocation. The purpose of this letter is to provide further information to explain those reasons, together with an opportunity for you to supplement or amend your objection in light of this further information.

Background and context

3. The Land was vested in what was then the Manukau County Council (now Auckland Council) as “utility reserve” when the Pakūranga Plaza site was originally developed in the early 1960s.¹ The vesting occurred on deposit of the survey plan, under the legislation governing subdivision at the time (Counties Amendment Act 1961). This classification became “local purpose (utility) reserve” when the Reserves Act was enacted in 1977.
4. The historical documents show that the Manukau County Council supported the use of the Land for carparking. That council must have considered that holding it as “utility reserve” under the reserves legislation at the time (the Reserves and Domains Act 1953) was the best way of achieving that. This was the reason for the original reservation. The Land has been used for carparking, largely for

¹ With the exception of Lot 11 DP 47737, the very small parcel (0.02 ha) which is classified as recreation reserve.

the benefit of visitors to and staff of the Pakūranga Plaza, since the original vesting.

Reasons for the proposed revocation

5. That was more than 60 years ago now, and times have changed. The council has proposed revoking the reserve status because it no longer considers it necessary or appropriate to hold this Land as a reserve, subject to the restrictions in the Reserves Act. This is for the following main reasons:
 - (a) In the council's opinion, the Land does not have any or sufficient "reserve value", when assessed in terms of the Reserves Act 1977. Neither the Land, nor the use of the Land for carparking, has the characteristics or attributes of reserve land warranting the protections set out in section 3 of the Reserves Act. Providing space where staff and shoppers at Pakūranga Plaza can park does not, in the council's view, mean that the Land has a 'reserve' value which justifies ongoing Reserves Act status;
 - (b) Even if a reserve for carparking purposes was appropriate in the 1960s, the council does not now consider it to be necessary, or in the public interest, to use public funds to provide reserves for the sole purpose of carparking. This is especially so where the carparks mainly benefit commercial operators and their customers (the shopping centre owners and their tenants);
 - (c) There have been significant changes in circumstances and in public and council attitudes and policy since the 1960s, which means that the original rationale for the reserves no longer applies. For example, when Pakūranga Plaza was developed, east Aucklanders had far fewer transport options than they do today. There is now an emphasis on public transport and mode shift away from the sole use of private cars. Development of the Eastern Busway will provide further alternatives to private vehicle travel by providing safe and separated walking and cycling routes, a dedicated busway between Panmure and Botany and five new bus stations, including a new station in Pakūranga adjacent to the Plaza. The council's retention of reserve land for car parking, at public expense, is out of step with these changes;
 - (d) The council considers that the community benefit is better served by holding the land free of the Reserves Act restrictions, and in particular using it as part of the urban regeneration proposed for Pakūranga, associated with the Eastern Busway project, as envisaged in the [Pakūranga Town Centre Masterplan 2015](#).
6. Overall, the council regards the Land as no longer needing Reserves Act protection.²

² In the case of the one small piece of land classified as recreation reserve, that area is also largely used for road and carparking and is not presently serving a recreational purpose.

7. To be clear, revoking the reserve status does not rule out the Land being used for carparking in the future. All it means is that decisions about the future use of the Land can be made without the Reserves Act restrictions.
8. The council's expectation is that any future development of the Land, if the revocation proceeds, would include the provision of a suitable amount of carparking. This will be provided, in addition to the new busway, to support community and business uses and future development at Pakūranga. However, this would be provided by the future owners and developers of the Land, rather than by the council.

Next steps

9. We hope that this letter further clarifies why the council is proposing the reserve revocation. We have set out those reasons in some detail, but we emphasise that they are simply the reasons for the proposal. No final decision has yet been made.
10. If you would like to supplement, amend, or withdraw the objection you provided previously, you may do so in writing by September 1. Correspondence should be addressed to Auckland Council, Private Bag 92300, Auckland 1142, Attention: property Review team. Alternatively, you can email: propertyreview@aucklandcouncil.govt.nz
11. All objections – original and supplementary – will then be provided to the independent commissioner appointed to consider the feedback and make a recommendation to the council's Planning, Environment and Parks Committee on whether to confirm the proposed revocation. That committee will then decide whether to request the Minister to revoke the reserve status.
12. Any information provided to the council will become subject to the Local Government Official Information and Meetings Act 1987 and may be released by the council under that Act. The council may, at its discretion, publish or disclose all or any part of any objection.
13. If we do not hear from you, your original objection will still be provided to the commissioner for consideration.

Yours sincerely,

Gary Jackson
Principal Property Advisor
Eke Panuku Development Auckland

ATTACHMENT 15

AUCKLAND COUNCIL REGULATORY AND COMMUNITY SAFETY COMMITTEE RESOLUTION RSCCC/2024/28

14 **Appointment of an independent commissioner to consider submissions made under s.24 of the Reserves Act 1977**

Cr M Lee left the meeting at 1.11pm.

Mayor W Brown left the meeting at 1.13pm.

Note: changes were made to the original recommendation amending clause b) as a Chair's recommendation.

Resolution number RSCCC/2024/28

MOVED by Cr S Stewart, seconded by Cr K Leoni:

That the Regulatory and Community Safety Committee:

- a) kopou / appoint an independent commissioner (with Reserves Act experience) to consider public submissions regarding Auckland Council's proposal to revoke the reserve status of 2R Ti Rākau Drive, Pakūranga.
- b) tono / request that the commissioner consider the submissions received, hear those submitters who have expressed a wish to be heard on their submissions, and make a recommendation in accordance with the Reserves Act 1977, for consideration by the Planning, Environment & Parks Committee.
- c) tautapa / delegate authority to the Chairperson of the Regulatory and Community Safety Committee in conjunction with Houkura to make replacement appointments should an independent commissioner appointed under recommendation a) above be unavailable.

CARRIED

ATTACHMENT 16

AUCKLAND COUNCIL REGULATORY AND COMMUNITY SAFETY COMMITTEE RESOLUTION RSCCC/2024/57

11 Appointment of an independent commissioner to consider submissions made under s.24 of the Reserves Act 1977

Resolution number RSCCC/2024/57

MOVED by Chairperson J Bartley, seconded by Deputy Chairperson K Turner:

That the Regulatory and Community Safety Committee:

- a) kopou / appoint Kitt Littlejohn as independent commissioner to consider public submissions regarding Auckland Council's proposal to revoke the reserve status of 2R Ti Rākau Drive, Pakūranga.
- b) tuhi ā-taipitopito / note that the commissioner will consider the submissions received and make a recommendation in accordance with the Reserves Act 1977, for consideration by the Planning, Environment & Parks Committee.
- c) tautapa / delegate authority to the Chairperson of the Regulatory and Community Safety Committee to make replacement appointments should Kitt Littlejohn be unavailable.

CARRIED

ATTACHMENT 17

COMMENTS RECEIVED FROM OBJECTORS IN CONNECTION WITH REVOCATION PROPOSAL

Rochelle Killey

From: info@nzama.co.nz
Sent: Monday, 30 October 2023 5:17 pm
To: Property Review
Subject: Objection on revocation of reserve status over land at 2R Tī Rākau Drive, Pakūranga

Follow Up Flag: Follow up
Flag Status: Flagged

To those who may be concerned,

I am one of the tenants in Pakuranga Plaza. I would like to express my opinion about the revocation of the reserve status of the public car parking. And I object to this proposal.

We have many employees who work here and all of them need a parking slot. Canceling the car park will cause a big trouble for us.

Sincerely hope the authorities will take this into consideration.

Thanks and have a good day.

31/10/2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Kaye Parkar, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- *The viability of my business will be at risk if the availability of carparking is compromised.*
- *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*
- *With all the ongoing construction and interruption to the mall is causing my business to be impacted hugely, so any further disrespect for our customers will cause more loss*

I wish to be heard at any Hearing proposed in respect to this matter.

Kaye Lynda Parkar
Owner of Pakuranga Health Store

021743075

Email: healthstorepakuranga@outlook.com

Rochelle Killey

From: Kaye Parkar <healthstorepakuranga@outlook.com>
Sent: Tuesday, 31 October 2023 9:26 am
To: Property Review
Subject: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status
Attachments: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning
Please send confirmation that this has been received
Thank you
K Parkar

Rochelle Killey

From: Gary Jackson on behalf of Property Review
Sent: Wednesday, 7 August 2024 4:24 pm
To: Kaye Parkar
Subject: RE:

Kia ora Kaye,

Thank you for your response. This will be forwarded alongside your previous feedback to the independent commissioner that is appointed.

Ngā mihi | Kind regards

Gary Jackson

Principal Property Advisor

gary.jackson@ekepanuku.co.nz

P + 64 9 336 8820

Level 22, 135 Albert Street, Auckland 1010

PO Box 90343, Victoria Street West, Auckland 1142, New Zealand

www.ekepanuku.co.nz | [Twitter](#) | [Facebook](#)



From: Kaye Parkar <healthstorepakuranga@outlook.com>
Sent: Tuesday, August 6, 2024 9:20 AM
To: Property Review <PropertyReview@aucklandcouncil.govt.nz>
Subject:

To ever it may concern

Additional submission to my original submission re the work and taking of our carparks

I don't believe the public transport is enough of a good option for many people and that car parking is highly important to the shopping centre and surrounding business. We have a number of elderly people and parents shopping with children who shop at the plaza who need to park close to the centre.

Public transport is not an option for a lot of people especially if they are doing the weekly shop as catching a bus is so unreliable and having to carry heavy bags up hills or walk a long distance carrying them is irresponsible position that the council is taking.

If the buses were so good, then why do all the workmen who are currently working on this project catch a bus instead of taking up all the current reduced places?

I object to the taking of our carparks and trying to make businesses inside the mall struggle from lack of customers

Thank You

Kaye Parkar

31/10/2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Hamid Rahmanian **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- *The viability of my business and many others in the area will be at risk if the availability of carparking is compromised.*
- *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.*
- *There is no plan to alleviate the negative impacts this will create.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*
- *This will disadvantage small and medium size business in the area.*

I wish to be heard at any Hearing proposed in respect to this matter.

A handwritten signature in black ink, appearing to read 'Hamid Rahmanian', with a long horizontal stroke extending to the left.

Hamid Rahmanian
Estruk Consultants Ltd

Mob 0272239909

Rochelle Killey

From: hamid.rahmanian estruk.com <hamid.rahmanian@estruk.com>
Sent: Tuesday, 31 October 2023 10:41 am
To: Property Review
Subject: Objection
Attachments: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status_2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi
Please find attached objection letter.
Kind Regards
Hamid

Rochelle Killey

From: murray@lotusfx.com
Sent: Tuesday, 31 October 2023 10:42 am
To: Property Review
Subject: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status
Attachments: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached my Notice of Objection relating to the loss of carparking facilities at Pakuranga Plaza.

Regards
Murray

Murray Broadmore | Group Manager



+64 9 2800 410



+64 21 846 636



Suite 3, Level 7, 300 Queen Street, Auckland 1010



www.lotusfx.com

New Zealand | Fiji | Australia



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31 October 2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Murray Broadmore, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga as publicly notified on the 18 October 2023.

The reasons for my objection are:

- *The viability of the business I manage business will be at risk if the availability of carparking is compromised.*
- *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.*
- *There is no plan to alleviate the negative impacts this will create.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. The business I represent also services communities in Pakuranga Heights, Half Moon Bay, Panmure, Howick and even Mount Wellington. There are no additional transport services being planned for them.*

I wish to be heard at any Hearing proposed in respect to this matter.



Murray Broadmore – 021846636 – murray@lotusfx.com

Rochelle Killey

From: info@seastarlogistics.co.nz
Sent: Tuesday, 31 October 2023 2:48 pm
To: Property Review
Subject: Objection letter regarding to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga
Attachments: scan.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Auckland Council Team,

Please find attached objection letter regarding to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga.

Thanks and Kind Regards,



204/10 Aylesbury Street
Pakuranga Plaza
Auckland 2010 | New Zealand
Tel: 09-265 1990 | Fax: 09-265 1991

31/10/2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

We, Seastar Logistics Ltd, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- *The viability of my business will be at risk if the availability of carparking is compromised.*
- *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.*
- *There is no plan to alleviate the negative impacts this will create.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*

I wish to be heard at any Hearing proposed in respect to this matter.



Seastar Logistics Ltd
ADD: 204/10 Aylesbury Street, Pakuranga Plaza, Auckland 2010, New Zealand
Tel: 09-265 1990

Rochelle Killey

From: Jane Luo <secretarygenenow@gmail.com>
Sent: Tuesday, 31 October 2023 9:27 pm
To: Property Review
Subject: Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Property Review Team

I am writing to formally object to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga, as publicly notified on October 18, 2023. My name is Jane Luo, and I would like to express my concerns regarding this matter.

Firstly, this proposal directly impacts my place of work. I am employed at this location, and the potential revocation poses a significant risk to the stability of my job and the livelihood of those working here.

Secondly, I am deeply concerned about the well-being of our community, particularly the elderly and individuals with accessibility needs. Many of my friends, especially the elderly, rely on accessible parking. They have shared their concerns with me multiple times, stating that other shopping areas like Sylvia Park or Botany are inaccessible due to the distance of parking areas. Keeping the current parking arrangement is vital to ensure their continued access to essential services.

I kindly request the opportunity to be heard at any hearing scheduled regarding this matter. Please feel free to reach me at 021-2033216 for any further discussion or clarification.

Thank you for your attention to this important issue.

Sincerely,

Jane Luo (021-2033216)

31 October 2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Kayhan Khadem, owner and manager of ProDesigners Architects Ltd. located on the 4th floor of Pakuranga Plaza Tower, OBJECT to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- The viability of my business will be at risk if the availability of carparking is compromised.
- Many of our customers have accessibility needs, including the elderly or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.
- The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.
- Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.
- There is no plan to alleviate the negative impacts this will create.
- We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.
- There is no evidence of an alternative use or plan for the land that will benefit the public.
- There must be a requirement for the land to continuously have the same number of parking spaces available to the public.
- The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.

I wish to be heard at any Hearing proposed in respect to this matter.

Kind regards,

K. Khadem

Kayhan Khadem

Managing Director

For and on behalf of ProDesigners Architects Ltd.

ProDesigners Architects Ltd

A 4th floor Pakuranga Plaza Tower, Aylesbury Street, Pakuranga, Auckland 2010

P PO Box 51095 Pakuranga, Manukau 2140, New Zealand

DDI +64 9 883 4465

T +64 (0)9 576 1214 ext 1

M 021 222 3333

31 October 2023

Auckland Council
Private Bag 92300
Auckland 1142
Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Kayhan Khadem, owner and manager of ProDesigners Architects Ltd. located on the 4th floor of Pakuranga Plaza Tower, OBJECT to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- The viability of my business will be at risk if the availability of carparking is compromised.
- Many of our customers have accessibility needs, including the elderly or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.
- The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.
- Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.
- There is no plan to alleviate the negative impacts this will create.
- We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.
- There is no evidence of an alternative use or plan for the land that will benefit the public.
- There must be a requirement for the land to continuously have the same number of parking spaces available to the public.



Kayhan Khadem
Managing Director

For and on behalf of ProDesigners Architects Ltd.

ProDesigners Architects Ltd

A 4th floor Pakuranga Plaza Tower, Aylesbury Street, Pakuranga, Auckland 2010
P PO Box 51095 Pakuranga, Manukau 2140, New Zealand
DDI +64 9 883 4465
T +64 (0)9 576 1214 ext 1
M 021 222 3333

Rochelle Killey

From: Kayhan Khadem <prodesigners@prodesigners.co.nz>
Sent: Wednesday, 1 November 2023 11:12 am
To: Property Review
Cc: Roxana
Subject: Objection to revocation of reserve status in Pakuraga Plaza
Attachments: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Auckland Council

Please view attached our objection letter to your decision of revocation of reserve in Pakuranga parking area.

Kindly contact me if I can assist in any other way.

Kind regards,

K. Khadem

Kayhan Khadem
Managing Director

For and on behalf of ProDesigners Architects Ltd.

ProDesigners Architects Ltd ProDesigners Architects Ltd

A 4th floor Pakuranga Plaza Tower, Aylesbury Street, Pakuranga, Auckland 2010
P PO Box 51095 Pakuranga, Manukau 2140, New Zealand
T +64 (0)9 576 1214 ext 1
M 021 222 3333

www.prodesigners.co.nz

PAPUA NEW GUINEA, Orilavi Haus, Turumu Street, Boroko – Phone: +675 726 30066 – Mobile: +675 737 11333

FIJI – Level 5, Central Street Building, Suva - Phone +679 330 0733

SOLOMON ISLANDS – Henderson, Honiara Phone: +677 888 9888

TIMOR-LESTE

<https://www.nzia.co.nz/practice/prodesignersarchitectsltd/1649>



Rochelle Killey

From: Kayhan Khadem <prodesigners@prodesigners.co.nz>
Sent: Wednesday, 1 November 2023 11:01 am
To: Property Review
Cc: Plaza
Subject: FW: Updated Objection letter !!!
Attachments: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Kind regards,

K. Khadem

Kayhan Khadem
Managing Director

For and on behalf of ProDesigners Architects Ltd.

ProDesigners Architects Ltd ProDesigners Architects Ltd

A 4th floor Pakuranga Plaza Tower, Aylesbury Street, Pakuranga, Auckland 2010

P PO Box 51095 Pakuranga, Manukau 2140, New Zealand

T +64 (0)9 576 1214 ext 1

M 021 222 3333

www.prodesigners.co.nz

PAPUA NEW GUINEA, Orilavi Haus, Turumu Street, Boroko – Phone: +675 726 30066 – Mobile: +675 737 11333

FIJI – Level 5, Central Street Building, Suva - Phone +679 330 0733

SOLOMON ISLANDS – Henderson, Honiara Phone: +677 888 9888

TIMOR-LESTE

<https://www.nzia.co.nz/practice/prodesignersarchitectsltd/1649>



From: Roxana <roxana@prodesigners.co.nz>
Sent: Tuesday, October 31, 2023 9:59 AM
To: Info Pakuranga Plaza <info@pakurangaplaza.co.nz>
Subject: RE: Important Information Regarding Council Carparks

External email: Proceed with caution

Dear Pakuranga Plaza

Thank you for your email. We look forward to your next email containing an objection template letter to be completed by all staff on the 4th floor.

Have a wonderful day.

Kind Regards,

Roxana Andreea Hossu
Office Manager

For and on behalf of ProDesigners Architects Ltd.

ProDesigners Architects Ltd

A Level 4, Pakuranga Plaza, 10 Aylesbury Street, Pakuranga, Auckland 2010

P PO Box 51095 Pakuranga Auckland 2140

W prodesigners.co.nz

DDI +64 9 883 4453

T +64 9 576 1214

E: Roxana@prodesigners.co.nz

PAPUA NEW GUINEA, Orilavi Haus, Turumu Street, Boroko – Phone: +675 726 30066 – Mobile: +675 737 11333

FIJI – Level 5, Central Street Building, Suva - Phone +679 330 0733

SOLOMON ISLANDS – Henderson, Honiara Phone: +677 888 9888



Mon	Tue	Wed	Thu	Fri
✓	✓	✓	✓	✓

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01/11/2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

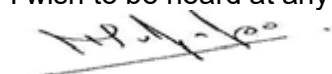
Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Lambert Fernando **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- *The viability of my business will be at risk if the availability of carparking is compromised.*
- *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.*
- *There is no plan to alleviate the negative impacts this will create.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*
- *challenges our business is facing due to the construction and interruption at Pakuranga Plaza. Such situations can be incredibly difficult, impacting revenue and causing significant stress. Here are some steps you might consider: specially Council rates*

I wish to be heard at any Hearing proposed in respect to this matter



Lambert Fernando
Mobile : 02108236261
Email – lambertf@xtra.co.nz

Rochelle Killey

From: Lambert <lambertf@xtra.co.nz>
Sent: Wednesday, 1 November 2023 2:47 pm
To: Property Review
Subject: Objection to the Proposed Revocation at Pakuranga Plaza
Attachments: Objection Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi
[PI find the attached letter for your information](#)

[Regards](#)

Lambert Fernando

Venus Hair Makeup Beauty

shop 422 ,Pakuranga Plaza

Mobile - 02108236261

31/10/2023

Auckland Council
Private Bag 92300
Auckland 1142

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

My name is Sony Try, and I **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Dr, Pakuranga; as publicly notified on the 18th October 2023.

Reasons for my objections are:

- My business will be at risk if the availability of car parking is compromised.
- Many of our customers have accessibility needs, including the elderly, parents with young children. Removal of carparks will disproportionately impact them and their access to our services.
- The Reeves Rd flyover has already reduced the local traffic passing through the Town Centre, also the current road work around Pakuranga Plaza.
- There is no plan to alleviate the negative impacts this will create.
- We haven't been consulted at all on this and do not believe this is a vision or forward planning for the land. The carparks is highly utilised by the public and yet is being taking away for no given reasons.
- There is no evidence of an alternative use plan for that will benefit the public.
- There must be a requirement for the land to continually have the same number of parking spaces available to the public.
- We are a small family owned business. The business has supported us and our young children financially. The inflation, bad economy and high interest rate have been a massive impact for on our business already, not to mention the carparks will be taken away. This is killing us.

I wish to be heard at any Hearing proposed in respect of this matter.



Sony Try
021719777

Rochelle Killey

From: Sony Try <sony_try@yahoo.co.nz>
Sent: Thursday, 2 November 2023 7:18 pm
To: Property Review
Subject: Pakuranga Plaza Catparks
Attachments: Letter to Auckland Council.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi guys please find attached letter regarding to Pakuranga Plaza carparks.

Thanks

Sony Try

Rochelle Killey

From: Genevieve Human <genevievehuman2018@gmail.com>
Sent: Friday, 3 November 2023 11:21 am
To: Property Review
Subject: Proposed revocation of reserve status over land at 2R Ti Rākau Drive, Pakūranga

Follow Up Flag: Follow up
Flag Status: Flagged

I wish to object to the revocation of this land. This parking is essential to area

Rochelle Killey

From: debby lewis <debbyrolls@yahoo.com>
Sent: Friday, 3 November 2023 11:47 am
To: Property Review
Subject: Proposed revocation of reserve status over land at 2R Ti Rākau Drive, Pakūranga

Follow Up Flag: Follow up
Flag Status: Flagged

NO NO NO

Do NOT change this! Do not sell!
The public parking is needed for business's and patrons.
It is hard enough for business's in this economy... this would be the nail in the coffin.
Are you just driving East Auckland into a waste land?

Debra Lewis
Pakuranga Heights

Rochelle Killey

From: Catherine Wade <catd.wade@gmail.com>
Sent: Friday, 3 November 2023 12:02 pm
To: Property Review
Subject: Intention to revoke the reserve status at Pakuranga Plaza

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I'm putting in writing that I'm opposed to the intention to revoke the reserve status over local purpose (utility) reserves and a recreation reserve at Pakuranga Plaza. This will negatively affect our use of the shopping centre and the areas amenities.

Thanks,
Catherine Wade
02102489707

Sent from a phone

Rochelle Killey

From: Pauline Holmes <Pauline.Holmes@asurequality.com>
Sent: Friday, 3 November 2023 12:41 pm
To: Property Review
Subject: Proposed revocation of reserve status over land at 2R Ti Rakau Drive, Pakuranga.

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I would like to lodge my objection to the selling off of the Pakuranga Plaza carparks.

This would be detrimental to the businesses and community that rely on the facility for shopping, congregation and public services.

Recent and ongoing roadworks and construction have resulted in a much less patronised shopping centre but to lose all car parking will be the beginning of the end of the local community icon.

Pauline Holmes
Senior Compliance Auditor - Hort Food & Dairy
T. +64 21 798705 M. +64 21 798 705
AsureQuality Limited
Level 2, 2A Pacific Rise, Mt Wellington , Auckland
Private Bag 14946, Panmure , Auckland 1741



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Rochelle Killey

From: Todd Smithlin <tsmithlin@hotmail.com>
Sent: Friday, 3 November 2023 12:48 pm
To: Property Review
Subject: Pakuranga plaza parking

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern

I strongly disagree with the removal of all existing car parking around the Pakuranga plaza , we need car parking to allow people to shop and support local businesses

Thank you

T Smithlin

Get [Outlook for iOS](#)

Rochelle Killey

From: Amanda Shanahan <shanahanamanda00@gmail.com>
Sent: Friday, 3 November 2023 1:55 pm
To: Property Review
Subject: Objection -proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakūranga

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I'm emailing to "have my say" and object to the proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakūranga.

I believe this will negatively effect the businesses, the people who visit these businesses, and therefore the general community.

Thanks

03/11/2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Fiona Luo, Kyle Chen from Noodle Canteen Pakuranga, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- *The viability of my business will be at risk if the availability of carparking is compromised.*
- *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.*
- *There is no plan to alleviate the negative impacts this will create.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*
- *Removal the carpark will cause hugely damage to our business and put us at a risk situation. And we are trying to service our best to the communities in Pakuranga Height*

by providing convenience and easy way for locally, especially for the elderly who lives around and our regular customers who has been supporting us for the last 10 years.

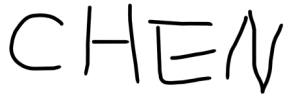
I wish to be heard at any Hearing proposed in respect to this matter.

Your sincere

Fiona Luo

A handwritten signature in black ink, appearing to be 'Fiona Luo', with a stylized, cursive-like script.

Kyle Chen

A handwritten signature in black ink, appearing to be 'CHEN', written in a bold, blocky, uppercase font.

Cell phone : 0212358906

Rochelle Killey

From: Fiona Luo <fiona.luo01@gmail.com>
Sent: Friday, 3 November 2023 4:22 pm
To: Property Review
Subject: Objection letter of removal of Carpark in Pakuranga mall
Attachments: Objection carpark removal from Pakuranga Plaza .docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Property review of Auckland council,

Please find enclosed objection letters for the removal of the car park in Pakuranga Plaza from me, thanks so much.

Kind regards,

Fiona

Rochelle Killey

From: k.phillips@edgewater.school.nz
Sent: Friday, 3 November 2023 5:12 pm
To: Property Review
Subject: I object to the proposed revocation...

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening,

I object to the

**Proposed revocation of reserve status over land at
2R Tī Rākau Drive, Pakūranga**

Katie Phillips

Sent from my iPhone

Rochelle Killey

From: Daniel Lockett <dan.lockett@icloud.com>
Sent: Friday, 3 November 2023 11:37 am
To: Property Review
Subject: Proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakūranga

Follow Up Flag: Follow up
Flag Status: Flagged

I object to the proposed revocation of land at 2R Tī Rākau Drive, Pakūranga.

Many Thanks
Dan Lockett
8 Dunn Place, Farm Cove, Auckland 2010

Rochelle Killey

From: Becca Cavin <becca.cavin@gmail.com>
Sent: Saturday, 4 November 2023 12:12 pm
To: Property Review
Subject: Objection to Proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakūranga

Follow Up Flag: Follow up
Flag Status: Flagged

Hi -

I object to this revocation of reserve status.

Rebecca

Sent from my iPhone

Sunday 5th November 2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

We, Sally Zhu and Mina Geris from Bargain Chemist Pakuranga, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on 18 October 2023.

Please see the reasons for our objection below:

- *As a healthcare provider offering health and medical services, we service a wide range of people including customers and patients who are ill and frail, have accessibility needs, are elderly, and are parents with babies and young children. The removal of car parking will disproportionately impact them and their access to our services. This may delay them from receiving their much needed medications or from seeking healthcare advice when required.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. Our pharmacy also services communities in Pakuranga Heights, towards Half Moon Bay, Howick, Mount Wellington, Glen Innes and further (e.g. Flat Bush, Papatoetoe, and even Mangere). There are no additional transport services being planned for them and so the removal of any car parking space would greatly affect their accessibility to our services.*
- *With construction already underway and more than half of the car parks currently removed, we already have customers and patients complaining about the lack of car parking space available to them. They are finding it difficult to reach our pharmacy especially on Saturdays when the night market is active. This is having a negative impact on our business, therefore the viability of our business will certainly be at risk if the availability of car parking is compromised.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons. There is no evidence of an alternative use or plan for the land that will benefit the public, and no plan to alleviate the negative impacts this will have on our businesses and community either.*
- *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover. Furthermore, we expect the Reeves Road flyover to reduce the local traffic passing through the Town Centre, so removing the car parking will even further decimate foot traffic.*

- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public. It is unjust to have all the car parking removed and then not replace it with any public parking.*

Thank you for taking your time to consider our reasons. We wish to be heard at any Hearing proposed in respect to this matter. Please feel free to contact us if needed on the details below.

Sally Zhu (Pharmacist Manager)
Phone - (09) 972 1158
Email - sally.zhu@bargainchemist.co.nz

Mina Geris (Auckland Regional Manager)
Phone - (021) 026 12862
Email - mina@bargainchemist.co.nz

Yours Sincerely

Sally & Mina

Sally Zhu & Mina Geris

Rochelle Killey

From: Sally Zhu <sally.zhu@bargainchemist.co.nz>
Sent: Monday, 6 November 2023 10:39 am
To: Property Review
Cc: Mina
Subject: Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga
Attachments: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

Please see attached our objection letter to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga. If you have any questions or queries, please don't hesitate to contact us.

Sally Zhu (Pharmacist Manager)
Phone - (09) 972 1158
Email - sally.zhu@bargainchemist.co.nz

Mina Geris (Auckland Regional Manager)
Phone - (021) 026 12862
Email - mina@bargainchemist.co.nz

Regards,

Sally Zhu
Pharmacist Manager
Bargain Chemist Pakuranga
Phone: (09) 972 1158

Rochelle Killey

From: Ricmar Van Blerck <ricmarltd@gmail.com>
Sent: Monday, 6 November 2023 9:59 pm
To: Property Review
Subject: Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

Follow Up Flag: Follow up
Flag Status: Flagged

I, Marilyn , **OBJECT** to the proposed revocation of reserve status over the land at [2R Ti Rakau Drive, Pakuranga](#); as publicly notified on the 18 October 2023.

The reasons for my objection are:

- ☐ *The viability of my business will be at risk if the availability of carparking is compromised.*
- ☐ *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- ☐ *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- ☐ *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.*
- ☐ *There is no plan to alleviate the negative impacts this will create.*
- ☐ *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- ☐ *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- ☐ *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- ☐ *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*

I wish to be heard at any Hearing proposed in respect to this matter.

Kind regards
Marilyn
095773072

Rochelle Killey

From: Tass Kourkoulis <Tass.Kourkoulis@specsavers.com>
Sent: Friday, 10 November 2023 3:04 pm
To: Eke Panuku Info
Cc: Property Review; Joe Butler; Scott McManus
Subject: Proposed revocation of reserve status over land at 2R Ti Rākau Drive, Pakūranga

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon / Kia Ora,

On behalf of Specsavers, I wish to enquire about the above matter, which was declared by way of public notice on 18 October 2023 (link [here](#)).

Specsavers has a store located within Pakuranga Plaza and relies on the affected car parking space for its customers to access its store. We are therefore interested in what the council intends to do with the affected car parking area if the proposed revocation is to proceed.

Would you please provide some more detail on Council's intentions after removing the reserve status? We presume that the land will then be made available for lease or sale, but trust in any event that it will remain a car parking space to service Pakuranga Plaza. Please do let us know if this is not Council's intention.

I look forward to hearing from you and am available to discuss via telephone if that is more convenient.

Kind regards,

Tass Kourkoulis
Legal Counsel - ANZ

M +61 404 104 085 E tass.kourkoulis@specsavers.com
Specsavers, The G – 520 Graham Street, Port Melbourne, VIC 3207, Australia

Rochelle Killey

From: Tass Kourkoulis <Tass.Kourkoulis@specsavers.com>
Sent: Friday, 10 November 2023 3:04 pm
To: Eke Panuku Info
Cc: Property Review; Joe Butler; Scott McManus
Subject: Proposed revocation of reserve status over land at 2R Ti Rākau Drive, Pakūranga

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon / Kia Ora,

On behalf of Specsavers, I wish to enquire about the above matter, which was declared by way of public notice on 18 October 2023 (link [here](#)).

Specsavers has a store located within Pakuranga Plaza and relies on the affected car parking space for its customers to access its store. We are therefore interested in what the council intends to do with the affected car parking area if the proposed revocation is to proceed.

Would you please provide some more detail on Council's intentions after removing the reserve status? We presume that the land will then be made available for lease or sale, but trust in any event that it will remain a car parking space to service Pakuranga Plaza. Please do let us know if this is not Council's intention.

I look forward to hearing from you and am available to discuss via telephone if that is more convenient.

Kind regards,

Tass Kourkoulis
Legal Counsel - ANZ

M +61 404 104 085 E tass.kourkoulis@specsavers.com
Specsavers, The G – 520 Graham Street, Port Melbourne, VIC 3207, Australia

13 November 2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Charles Ko, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- *The viability of my business will be at risk if the availability of carparking is compromised.*
- *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.*
- *There is no plan to alleviate the negative impacts this will create.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*
- *Our business also at risk and not able to move on due to unclear information.*

I wish to be heard at any Hearing proposed in respect to this matter. [you can withdraw your name from the Hearing at a later date, should you wish to]

Charles Ko

Ok Chicken Pakuranga

02108087973

Rochelle Killey

From: KBRAND LTD <kbrandnzltd@gmail.com>
Sent: Monday, 13 November 2023 5:12 pm
To: Property Review
Subject: Completed objection form
Attachments: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

Please find the attached completed objection form Ok chicken pakuranga.

Kind regards,

Charles Ko
Director OKC pakuranga ltd
02108087973



Specsavers New Zealand Ltd
520 Graham Street
Port Melbourne, Victoria, 3207
T: +61 3 8645 0700
W: www.specsavers.co.nz

16 November 2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Dear Sir/Madam,

RE: OBJECTION TO PROPOSED REVOCATION OF RESERVE STATUS OVER LAND AT 2R TI RAKAU DRIVE, PAKURANGA

On behalf of Specsavers New Zealand Limited ("**Specsavers**"), I object to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga, as publicly notified on 18 October 2023 ("**the Proposal**").

The reasons for Specsavers' objection are provided below:

1. Specsavers operates a store within Pakuranga Plaza ("**the Plaza**"). Most of our customers at this location rely on the car parking spaces surrounding the Plaza to access our store. We therefore depend on this land consistently offering a similar number of car parking spaces for the public and not making these spaces less accessible.
2. Specsavers is concerned that the Proposal may result in a decrease in the number and proximity of car parking spaces to our store. If this were to occur, it would very likely cause a significant downturn in our store's trading performance.
3. A large proportion of our customer base have accessibility needs, particularly due to being of an older demographic and including parents with young children. A reduction or relocation of car parking spaces would impact their ability to safely and effectively visit our store.
4. A reduction or relocation of car parking spaces is also likely to reduce general foot traffic in the Plaza, which again stifles trade and the prospects of our store identifying new customers.
5. Removing the connection between Reeves Road and Pakuranga Road via Pennell Place is likely to cause unnecessary congestion.
6. We have not been consulted in relation to the Proposal and are concerned it will detrimentally impact the utility currently provided by the car park to our customers and the broader public.

Regards,

DocuSigned by:

Joe Butler

5980CF04D27E43C...

Joe Butler

Head of Property – Business Development

joe.butler@specsavers.com

Rochelle Killey

From: Tass Kourkoulis <Tass.Kourkoulis@specsavers.com>
Sent: Thursday, 16 November 2023 12:26 pm
To: Property Review
Cc: Joe Butler; Scott McManus
Subject: Proposed revocation of reserve status over land at 2R Ti Rakau Drive, Pakuranga
Attachments: 2023 11 16 2R Ti Rakau Drive - Objection to Revocation of Reserve Status.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council,

Please see **attached** letter of today's date sent on behalf of Mr Joe Butler, Head of Property – Specsavers.

Kind regards,

Tass Kourkoulis

Legal Counsel - ANZ

M +61 404 104 085 E tass.kourkoulis@specsavers.com

Specsavers, The G – 520 Graham Street, Port Melbourne, VIC 3207, Australia

Citizens Advice Bureau Pakuranga-Eastern Manukau OBJECT TO THE PROPOSED REVOCATION OF RESERVE STATUS OVER THE LAND AT 2R TI RAKAU DR, PAKURANGA as publicly notified on the 18th October 2023. The reasons for our objection are:

1 A review of your proposal shows that virtually all outdoor carparking will be unavailable following the revocation of the reserve status. By definition, this only leaves the underground carparking available to support all the customer / client activities which take place across all businesses and services at the Pakuranga Mall.

2 Whilst it is true that this underground area is not used to full capacity, this cannot be relied upon to support the removal of all other car parking as proposed. The reasons for this being that: - i) the underground car park will not support all the additional parking displaced by your proposal, ii) the underground car park is prone to flooding and therefore not suitable for use at certain times, iii) the underground carparking is dark and is already perceived as unsafe by many of our volunteers and clients, iv) the escalator remains unserviceable following the floods experienced in Feb 2022, leaving only a single lift or concrete stair as the means of pedestrian entry / exit.

3) It is unbelievable that we have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.

4) Until such time as any future plans for the mall are determined and approved, the mall remains a viable and important community resource to our community.

5) In many developments the council has used the argument that reducing carparking stimulates a change to public transport. However published evidence does not support this argument. For many reasons (including lack of / inadequate public transport from communities that use our services) many of our customers travel to us by private vehicles. As described in 2) these people already say that they feel unsafe in the underground park and will not use it.


6) Further to 5) our clients are now complaining of lack of outdoor (safe) parking due to the busway project already underway.

7) Due to the lack of consultation (see 3)) we have been given no reassurances by the council that their analysis has shown that parking will not be a problem. We feel that if the council had data to suggest parking would not be a problem, they would have pro-actively presented it in order to gain the support of the Mall's businesses and services. That they have not done this leaves a strong suspicion that either no such analysis has been carried out, or if it has, it has not supported the council's proposal. This is no way for a council to conduct its business and its change proposals.

8) Several other recent parking losses have been experienced due to the Eastern Busway project, alongside Countdown and the demolition of the White Horse Inn building at corner of Reeves and Ti Rakau. Also, the closure of Farmers and its external carpark close by and the rooftop park.

9) If the carpark surrounding Countdown is revoked then the Plaza shoppers will be seriously impacted as there will only be parking available in the Council underground park beneath the library and the Warehouse parking area. Thus, this will seriously impact on our local community and shopping precinct.

Signed and dated 16th November 2023 on behalf of Citizens Advice Bureau Pakuranga-Eastern Manukau

A handwritten signature in cursive script, appearing to read 'LBoswell'.

LOUISE BOSWELL

(Manager)

Rochelle Killey

From: CAB Pakuranga Manager <manager.pakuranga@cab.org.nz>
Sent: Thursday, 16 November 2023 2:47 pm
To: Property Review
Subject: Revocation of reserve status Ti 'Rakau Dr
Attachments: Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Proposed revocation of reserve status over land at 2R Ti Rakau Drive, Pakūranga

On behalf of Citizens Advice Bureau Pakuranga-Eastern Manukau, we submit the attached document for consideration. If you have any queries or require further information please contact the writer direct.

Hei konā mai (Goodbye for now)

Louise

Louise Boswell
Manager
E: manager.pakuranga@cab.org.nz
P: 09 576 9170
M: 021 203 4800



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Citizens Advice Bureau 
Te Pou Whakawhiorinaki o Aotearoa

Citizens Advice Bureau Pakuranga-Eastern Manukau
Library Bldg, Aylesbury St
Phone 09 576 8331
Website: www.cab.org.nz
WhatsApp 028 438 2188



*Disclaimer: If this email wasn't intended for you please do not use, disclose or copy this information.
If you received this email in error please notify the sender. Thank you.*

Rochelle Killey

From: Dave Scott <datom17@gmail.com>
Sent: Friday, 17 November 2023 11:59 am
To: Property Review
Subject: Objection to proposed revocation of reserve status 2R Ti Rakau Drive
Attachments: scan_1700175246.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Objection letter attached

16 Nov 2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, MAX'S BARBER SHOP, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- *The viability of my business will be at risk if the availability of carparking is compromised.*
- *Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- *There is no plan to alleviate the negative impacts this will create.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*
- *Most of My Customers are middle aged or Elderly and require Disabled Parking which is currently available close to my door.*

I wish to be heard at any Hearing proposed in respect to this matter.



DAVID SCOTT
PO BOX 251333 PAKURANGA POST
E_Mail: datom17@gmail.com
MOBILE: 0224 785288

Rochelle Killey

From: Life Pharmacy - Pakuranga <pakuranga@lifepharmacy.co.nz>
Sent: Friday, 17 November 2023 3:53 pm
To: Property Review
Cc: Life Pharmacy - Pakuranga
Subject: Objectio to Revocation Reserve Status
Attachments: CCE_000288.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached my objection to the proposed Revocation of Reserve Status over land 2R Ti Rakau Dr, Pakuranga

Peter Guthrie,
Owner / Director,
Life Pharmacy, Pakuranga
The Plaza, Pakuranga

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1/11/23

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Peter Guthrie of Life Pharmacy, Pakuranga, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

Council and planners have always stated that they wish the Plaza to be a Community hub and a TOWN CENTRE for the Pakuranga area- this proposal has the potential to destroy this vision.

The reasons for my objection are:

- *The Pharmacy is already suffering with the Eastern Busway works and transport proposals. The viability of my business will be at risk if the availability of carparking is compromised.*
- *It is very likely that this will cause closure of the Pharmacy and subsequent loss of jobs and provision of Healthcare services.*
- *The Reeves Road flyover will already reduce the local traffic passing through the Town Centre. Removing the carparking will even further decimate foot traffic.*
- *Removing the connection between Reeves Road and Pakuranga Road via Pennell Place will cause unnecessary congestion, especially after the changes made by the Reeves Road flyover.*
- *There is no plan to alleviate the negative impacts this will create.*
- *We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.*
- *There is no evidence of an alternative use or plan for the land that will benefit the public.*
- *There must be a requirement for the land to continuously have the same number of parking spaces available to the public.*
- *The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.*

- *The Pharmacy is an Integral part of Health Care provision in the Pakuranga Area, and it is vital that there is easy access, parking and visibility. Many of our patients are elderly, suffering illness or are infants and young children and removal of the carpark would have severe ongoing repercussions to timely and effective Healthcare for them.*

I wish to be heard at any Hearing proposed in respect to this matter, as I believe there has been no consideration of the impacts on the centre, business viability and our customers and patients.

A handwritten signature in black ink, appearing to read 'Peter Guthrie', with a long horizontal stroke extending to the right.

PPeter Guthrie,

Owner / Director,
Life Pharmacy, Pakuranga
Pakuranga Plaza, Pakuranga
Ph 021 913 195

18th November 2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga

I, Trapti Tulsian, **OBJECT** to the proposed revocation of reserve status over the land at 2R Ti Rakau Drive, Pakuranga; as publicly notified on the 18 October 2023.

The reasons for my objection are:

- We run an education business from Aylesbury Street with many children visiting the premises on a regular basis. Many of our customers have accessibility needs, including the elderly and/or parents with young children. The removal of car parking will disproportionately impact them and their access to our services.
- The viability of my business will be at risk if the availability of carparking is compromised.
- We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public and yet is being taken away for no given reasons.
- There is no evidence of an alternative use or plan for the land that will benefit the public.
- There must be a requirement for the land to continuously have the same number of parking spaces available to the public.
- The Eastern Busway only improves transport to Burswood/Botany and to the city centre. My business also services communities in Pakuranga Heights, towards Half Moon Bay, and even Mount Wellington. There are no additional transport services being planned for them.

I wish to be heard at any Hearing proposed in respect to this matter.

Trapti Tulsian
Kumon Pakuranga Education Centre
10 Aylesbury Street,
Pakuranga 2012
Email: Kumon.Pakuranga@gmail.com

Rochelle Killey

From: Kumon Pakuranga <kumon.pakuranga@gmail.com>
Sent: Saturday, 18 November 2023 4:15 pm
To: Property Review
Subject: Objection to the Proposed Revocation of Reserve Status over land at 2R Ti Rakau Drive, Pakuranga
Attachments: 2R Ti Rakau Drive - Objection to Revocation of Reserve Status_KPEC.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

Please find attached an objection letter as per above subject.

--

Kumon Pakuranga Education Centre

Suite 5, 10 Aylesbury Street, Pakuranga Plaza

Phone: 09 535 7315 | Mobile: 02108119965

<https://www.facebook.com/Kumon.Pakuranga>



Rochelle Killey

From: Andrew Pether <apether@xtra.co.nz>
Sent: Monday, 20 November 2023 8:36 pm
To: Property Review
Subject: 2R Ti Rakau Drive, Pakuranga

I checked the plans on Eke Panuku website, the plans look amazing, I support Thanks Andrew Sent from my iPad

Rochelle Killey

From: Julia Fraser <julia.fraser@russellmcveagh.com>
Sent: Tuesday, 21 November 2023 4:12 pm
To: Property Review
Cc: Allison Arthur-Young
Subject: Submission - Notice of revocation (2R Tī Rākau Drive)
Attachments: Submission - Notice of Revocation (General Distributors Limited).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon

On behalf of General Distributors Limited, please see **attached** for filing a submission in opposition to the proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakūranga.

We would appreciate if you could please confirm receipt by way of return email.

Kind regards
Julia

Julia Fraser
Solicitor

Russell McVeagh, Vero Centre, 48 Shortland Street, PO Box 8, Auckland 1140, New Zealand
D +64 9 367 8428 F +64 9 367 872

julia.fraser@russellmcveagh.com

www.russellmcveagh.com

Russell McVeagh



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**SUBMISSION ON NOTICE OF INTENTION TO REVOKE RESERVE STATUS
PURSUANT TO SECTION 24 OF THE RESERVES ACT 1977**

To: Auckland Council ("**Council**")

Name: General Distributors Limited ("**GDL**")

Submission on: Notice of intention by Auckland Council to revoke the reserve status over local purpose (utility) reserves at 2R Tī Rākau Drive, Pakūranga pursuant to section 24 of the Reserves Act 1977 ("**Notice**")

Summary

1. GDL is a wholly owned subsidiary of Woolworths New Zealand Limited and is responsible for operating Countdown stores nationwide.
2. GDL operates Countdown Pakūranga in the Pakūranga Plaza, at 10 Aylesbury Street, Pakūranga. The Notice seeks to revoke the reserve status over local purpose (utility) reserves at 2R Tī Rākau Drive ("**Lots**"), which will result in significant and adverse changes to available public carparking at Pakūranga Plaza, and cut across the purpose of the vesting of the reserves.
3. This public carpark currently serves a wide range of the Pakuranga community including by providing important carparking for Pakūranga Plaza tenants such as Countdown Pakūranga, Citizens Advice Bureau, Howick Local Board, and Pakuranga Library. Pakūranga Plaza and the carpark (including parking in the utility reserve) is a critical part of the community.

Scope of submission

4. This submission relates to the Notice in its entirety.
5. GDL opposes the Notice. The Lots remain suitable for their current classification and clearly continue to provide utility, and to benefit the broader community.

Reasons for submission

6. There is a lack of clarity in the Council's proposal. GDL understands that revoking of the reserve status over the Lots will enable future development of the land as part of urban regeneration. However, the purpose of a local purpose (utility) reserves is to provide and retain areas for utility. While the Council may revoke the reserve status from land, this can only be done where Council considers the reserve is no longer suitable for the purposes of its classification.
7. It is unclear the basis on which the Council considers the utility reserves are no longer suitable for the purposes of their classification. The utility reserves are an important public utility and are well utilised by the Pakūranga and wider community.

8. There is also a lack of clarity and cohesion about the Notice in the context of Auckland Transport's Notice of Requirement for the Eastern Busway (Stage 2). The area surrounding the Pakūranga Plaza is an important element of Auckland Transport's transport proposal, and it is entirely unclear the way in which this Notice intersects with or affects that other Council workstream.
9. The Lots will be a key part of the Eastern Busway process and mitigation for the anticipated loss of carparking as a result of that project, and needs to be retained as public carparking.
10. Removal of the public carparking would significantly decrease the utility of the overall area and compromise (and potentially extinguish) the ability to offer the services currently provided to the public.

Relief sought

11. GDL seeks Council recommend the Lots are suitable for the purpose of their current classification, and does not revoke the status of the reserve at 2R Tī Rākau Drive, Pakūranga.
12. GDL wishes to be heard in support of this submission.

GENERAL DISTRIBUTORS LIMITED by its solicitors and authorised agents
Russell McVeagh:



Signature: Allison Arthur-Young / Julia Fraser

Date: 21 November 2023

Address for Service: C/- Julia Fraser
Russell McVeagh
Barristers and Solicitors
Level 30
Vero Centre
48 Shortland Street
PO Box 8/DX CX10085
AUCKLAND 1140

Telephone: +64 9 367 8000

Email: julia.fraser@russellmcveagh.com

21 November 2023

Auckland Council
Private Bag 92300
Auckland 1142

Email to: propertyreview@aucklandcouncil.govt.nz

Attention: Property Review Team

Objection to the proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakuranga

The Royal New Zealand Plunket Trust **OBJECTS** to the proposed revocation of reserve status over the land at 2R Tī Rākau Drive, Pakuranga as publicly notified on the 18 October 2023.

The reasons for our objection are:

- The viability of our service will be affected if the availability of carparking is compromised.
- Many of our customers have accessibility needs, mostly affecting parents with young children. The removal of carparking will disproportionately impact them and their access to our services.
- There is no plan to alleviate the negative impacts this will create.
- We have not been consulted at all on this and do not believe there is any vision or forward planning for the land. The carpark is highly utilised by the public.
- There is no evidence of an alternative use or plan for the land that will benefit the public.
- There must be a requirement for the land to continuously have the same number of parking spaces available to the public.

Please advise when any Hearing will be held in respect to this matter. Thank you.

Yours sincerely



Sam Ferreira
Regional Operations Manager

Rochelle Killey

From: Gary Jackson
Sent: Thursday, 8 August 2024 8:38 am
To: Ben Parsons; Gulina Monroe
Subject: FW: 2R Tī Rākau Drive, Pakūranga - update on proposed reserve revocation

Follow Up Flag: Follow up
Flag Status: Flagged

fyi

From: Chris Gower <Chris.Gower@plunket.org.nz>
Sent: Wednesday, August 7, 2024 4:49 PM
To: Gary Jackson <Gary.Jackson@ekepanuku.co.nz>
Cc: Olivia Booth <Olivia.Booth@plunket.org.nz>
Subject: RE: 2R Tī Rākau Drive, Pakūranga - update on proposed reserve revocation

Thanks Gary, appreciate the heads up

Kind Regards
Chris

From: Gary Jackson <Gary.Jackson@ekepanuku.co.nz>
Sent: Wednesday, August 7, 2024 4:22 PM
To: Chris Gower <Chris.Gower@plunket.org.nz>
Cc: Olivia Booth <Olivia.Booth@plunket.org.nz>
Subject: RE: 2R Tī Rākau Drive, Pakūranga - update on proposed reserve revocation

Kia ora Chris,

Thank you for your response.

With regard to the reserve revocation, based on an assumption that it is able to be progressed, it is anticipated to take approximately 12-15 months.

With regard to subsequent development, again assuming the successful revocation of the reserve status, at the earliest it would not commence before completion of the Eastern Busway, which is currently scheduled for late 2027. This is because areas of the reserve land taken or utilised for construction of the Busway would not be confirmed or released until construction activities are complete. In reality, the length of time that development investigations, design and consenting would take to complete means development would not occur for a number of years beyond this.

Please follow the link below for the Pakuranga Town Centre Master Plan 2015:
<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans/area-plans/Pages/pakuranga-town-centre-masterplan.aspx>

I hope this is helpful but please get back to me should you require any further clarification.

Ngā mihi | Kind regards

Gary Jackson
Principal Property Advisor

gary.jackson@ekepanuku.co.nz

P + 64 9 336 8820

Level 22, 135 Albert Street, Auckland 1010

PO Box 90343, Victoria Street West, Auckland 1142, New Zealand

www.ekepanuku.co.nz | [Twitter](#) | [Facebook](#)



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From: Chris Gower <Chris.Gower@plunket.org.nz>

Sent: Tuesday, August 6, 2024 10:02 AM

To: Gary Jackson <Gary.Jackson@ekepanuku.co.nz>

Cc: Olivia Booth <Olivia.Booth@plunket.org.nz>

Subject: FW: 2R Tī Rākau Drive, Pakūranga - update on proposed reserve revocation

Kia Ora Gary, thanks for sending the information on the land use change at Pakuranga Plaza. Plunket serve the wider Eastern Community from here so there is a need for us to understand the impacts the development will have, are you able to give an indicative timeline to this process and also send the information on the 'Pakuranga Town Centre Master Plan 2015' or an updated info on the development of the general area.

Many thanks

Chris Gower | Property Advisor – Northern Region

Counties Manukau | Tāmaki Makaurau | Te Tai Tokerau

M: 027 225 7600



Awhitia te taonga o te aroha o te manaaki,
i te hononga o ō tāua ringa i roto i te
kotahitanga.

Haere tahi tāua i te hōpara o te hau, i a tāua
e whai nei i tō tāua huarahi i te ao nei.



PlunketLine 0800 933 922

plunket.org.nz

[facebook/PlunketNZ](https://facebook.com/PlunketNZ)

From: Plunket Leases <PlunketLeases@plunket.org.nz>

Sent: Tuesday, August 6, 2024 9:42 AM

To: Sam Ferreira <Sam.Ferreira@plunket.org.nz>

Subject: FW: 2R Tī Rākau Drive, Pakūranga - update on proposed reserve revocation

Hi Sam,

FYI regarding your objection to the changes at Pakuranga

Thank you,
Olivia

Olivia Booth | Commercial Advisor

M: 027 232 4440

Lvl 3 Siml House | 40 Mercer St | Wellington 6011

Plunket | PO Box 5474 | Wellington 6140



PlunketLine 0800 933 922
plunket.org.nz
facebook/PlunketNZ



From: Gary Jackson <Gary.Jackson@ekepanuku.co.nz> **On Behalf Of** Property Review

Sent: Thursday, August 1, 2024 5:30 PM

To: Plunket Leases <PlunketLeases@plunket.org.nz>

Subject: 2R Tī Rākau Drive, Pakūranga - update on proposed reserve revocation

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Kia ora Sam,

Further to previous correspondence, please see attached update on the proposed revocation of the reserve status of the Council-owned land at 2R Tī Rākau Drive, Pakūranga.

Ngā mihi | Kind regards

Gary Jackson

Principal Property Advisor

gary.jackson@ekepanuku.co.nz

P + 64 9 336 8820

Level 22, 135 Albert Street, Auckland 1010

PO Box 90343, Victoria Street West, Auckland 1142, New Zealand

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Rochelle Killey

From: Plunket Leases <PlunketLeases@plunket.org.nz>
Sent: Tuesday, 21 November 2023 4:28 pm
To: Property Review
Subject: Objection to the proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakuranga
Attachments: 2R Tī Rakau Drive - Objection to Revocation of Reserve Status.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Kia ora

Please find attached a letter of objection to the proposed revocation of reserve status over land at 2R Tī Rākau Drive, Pakuranga.

We would like to be advised please regarding any in person hearing being scheduled and ultimately what the result is so we can make plans for our whānau clients.
Thank you.

Ngā mihi, nā

Diane Young NZLS LED | Contracts and Property Advisor
Ph: 027 2565 792
Lvl 3 Simpl House | 40 Mercer St | Wellington 6011
Plunket | PO Box 5474 | Wellington 6140



PlunketLine 0800 933 922
plunket.org.nz
facebook/PlunketNZ



Rochelle Killey

From: Gary Jackson on behalf of Property Review
Sent: Monday, 2 September 2024 9:52 am
To: Elliot Maassen
Cc: Mike Doesburg; Nicky Hall; Chris Ryan; Michael Wood; Gulina Monroe
Subject: RE: Proposed revocation of the reserve status of land at 2R Ti Rakau Drive, Pakuranga [WW-ACTIVE.FID603265]
Attachments: Pakuranga Plaza Limited_ Supplementary objection to the proposed revocation at 2R Ti Rakau Drive.pdf

Kia ora Elliot,

Thank you for your response. This will be forwarded alongside your previous feedback to the independent commissioner that is appointed.

Ngā mihi | Kind regards

Gary Jackson

Principal Property Advisor

gary.jackson@ekepanuku.co.nz

P + 64 9 336 8820

Level 22, 135 Albert Street, Auckland 1010

PO Box 90343, Victoria Street West, Auckland 1142, New Zealand

www.ekepanuku.co.nz | [Twitter](#) | [Facebook](#)



From: Elliot Maassen <elliot.maassen@wynnwilliams.co.nz>
Sent: Friday, August 30, 2024 2:18 PM
To: Property Review <PropertyReview@aucklandcouncil.govt.nz>
Cc: Mike Doesburg <Mike.Doesburg@wynnwilliams.co.nz>
Subject: Proposed revocation of the reserve status of land at 2R Ti Rakau Drive, Pakuranga [WW-ACTIVE.FID603265]

To whom it may concern,


We act for Pakuranga Plaza Limited. Please find **attached** Pakuranga Plaza Limited's supplementary objection in relation to the above matter.

Kind regards,
Elliot



Elliot Maassen

Associate
Wynn Williams

 P +64 9 300 2600

 www.wynnwilliams.co.nz

 M +64 20 40992182

 Connect with us on LinkedIn

Rochelle Killey

From: Mike Doesburg <Mike.Doesburg@wynnwilliams.co.nz>
Sent: Tuesday, 21 November 2023 4:34 pm
To: Property Review
Subject: Objection to reserve status revocation - 2R Ti Rākau Drive, Pakūranga [WW-ACTIVE.FID603265]
Attachments: Pakuranga Plaza Limited - Objection to Revocation of Reserve Status - 21 November 2023.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Please find **attached** an objection on behalf of Pakuranga Plaza Limited in relation to the above proposed revocation of reserve status.


I would be grateful if you could please confirm receipt.

Kind regards,
Mike




Mike Doesburg

Partner
Wynn Williams

 **P** +64 9 300 5755

 www.wynnwilliams.co.nz

 **M** +64 21 030 0307

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**OBJECTION TO REVOCATION OF RESERVE STATUS OVER LAND AT 2R TI RAKAU
DRIVE, PAKURANGA**

Section 24 of the Reserves Act 1977

To Auckland Council
Private Bag 92300
Auckland 1142

Attn: Property Review Team

Objector Pakuranga Plaza Limited

1. Pakuranga Plaza Limited (**PPL**) objects to the proposal to revoke the reserve status of local purpose (utility) reserves and a recreation reserve (together, **Reserves**) a 2R TI Rākau Drive, Pakūranga. The Reserves surround Pakūranga Plaza and are used for public car parking and a road.

About PPL and its interest in the Reserves

2. PPL owns and (through related companies) operates the Pakūranga Plaza, which is a part of the Pakuranga Town Centre that the Reserves surround. PPL is owned by Sedar Properties, a real estate investment company with property holdings throughout New Zealand and Singapore.
3. Sedar acquired the Pakūranga Plaza in 2015. Its intention was (and still is) to redevelop the site to recognise its potential as a successful mixed-use Town Centre in east Auckland.
4. As expanded on further below, when the Pakūranga Plaza was originally developed in the 1960s, the developer vested the surrounding land in a predecessor to Auckland Council. The developer and the Council's predecessor jointly funded the establishment of the car park on the Reserves for users of the Pakūranga Plaza and surrounding amenities.
5. The car parking on the Reserves has always and continues to support the Pakūranga Plaza. PPL, its tenants, and the public patrons of the Pakūranga Plaza would be significantly adversely impacted by the loss of that community facility.

History to the Reserves

6. The Pakuranga Plaza was developed in the 1960s as an open air mall. The Reserves were deliberately vested for use as car parking by the original developer (the Fletcher Trust and Investment Company), in consultation with the predecessor to the Council (Manukau County Council).
7. Council files provide evidence that the original developer formulated its development plans for the site, including the car park reserve, in close conjunction with the Council. There was a shared intention between the parties that the Reserves would be used by the Town Centre for car parking and the Reserves were designed, formed and vested in the Council for that purpose.
8. Since the 1960s most of the Reserves have remained as a local purpose (utility) reserve, with a small area having been reclassified as recreation reserve.



9. As well as the current proposal, some of the Reserves area is proposed to be acquired by Auckland Transport for the Eastern Busway Project. The combined loss of land from the Eastern Busway Project and this proposal adversely impacts the public. In its recommendations on the notice of requirement for the EB2 stage of the Eastern Busway Project, independent hearings commissioners found that the loss of car parking would adversely affect PPL, its tenants and the community.¹ The complete loss of the car parking function will have a significant impact and is contrary to the original purpose of the vesting.

Grounds for objection

10. PPL objects to the proposed revocation of reserve status on grounds that the proposed revocation:
 - (a) is contrary to the purpose of the original vesting (and that purpose remains operative);
 - (b) will adversely affect PPL, its tenants and the community as a whole that enjoys the Reserves;
 - (c) has not been adequately consulted on;
 - (d) would cut across PPL's rights and interest in the Reserves; and
 - (e) is otherwise inconsistent with the general purpose of the Act.

Contrary to original vesting

11. As noted above, the Reserves were vested for the purpose of providing car parking to the Pakuranga Town Centre and surrounding amenities for the benefit of the Town Centre, its users and the wider community.
12. The Reserves still serve that function. The Reserves provide the majority of available car parking for the Pakuranga Plaza, the Pakuranga Library and surrounding amenities such as the Pakuranga Community Centre.
13. Revoking the reserve status to enable disposal of the land runs contrary to the purpose of the original vesting, particularly where the original need for the Reserves remains.

Adverse effects

14. Revoking the reserve status will prevent free public access to the Reserves and the intended disposal will mean the Reserve land no longer provides its car parking function.
15. The loss of car parking will adversely affect PPL, its tenants and the wider community, as there will be insufficient car parking capacity for visitors to the Pakuranga Plaza. As well as adversely affecting the viability of the Plaza and its ability to perform its Town Centre function, this will have wider impacts on surrounding amenities as well as impacts on the surrounding transport network (when visitors to the Plaza circulate the road network hunting for parking).

¹ Eastern Busway – EB2 and EB3R Recommendation and Decisions of the Hearing Panel dated 11 September 2023 at paragraphs 230 to 235.

Inadequate consultation

16. PPL was advised of the proposed revocation process by way of a telephone call on 12 October 2023 – less than one week before the Council’s Public Notice was issued. PPL’s views were not sought prior to the Council making the decision to commence the revocation process, notwithstanding the clear impact on a use of the site which has been in place for nearly 60 years. PPL is not aware of the Council having consulted with other affected people, including its tenants or other users of the Reserves.
17. Further, councils are required to act fairly and transparently with their residents and communities. The Public Notice provides little to no explanation for the proposed revocation, other than the statement “Council intends to revoke the reserve status to enable future divestment and development of the land as part of urban regeneration proposed for Pakūranga”. While Eke Panuku Development Auckland has published documents with a high-level indication of the form of urban regeneration, no information has been provided demonstrating the impact of the proposed regeneration on PPL, its tenants or the community.
18. PPL requested information from Auckland Council and Eke Panuku Development Auckland relating to the decision to notify the proposed revocation on 17 October 2023 (under the Local Government Official Information and Meetings Act 1987). At the date of this objection, a decision on that request has not been received.
19. In light of the inadequacy of consultation and lack of information to understand the proposal, the revocation process should not be permitted to proceed at this time.

PPL’s rights and interests

20. PPL considers that it has an interest in the Reserves that was created by the nature of their vesting. The 1961 Agreement was clearly entered into for the benefit of the successors in title to the original developer. This has been evidenced by historic treatment of the Reserves, with the Council and its predecessors recognising the obligation to provide car parking for the Pakūranga Town Centre.
21. The Council’s actions undermine those rights and will leave PPL with no choice but to take further legal action.

Inconsistent with the general purpose of the Act

22. Decisions under the Act must be made in a manner that promotes its purpose. Among other things, the purpose of the Act includes providing for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing community value, or other special features or value.
23. The proposed revocation would deprive the community of the value of the Reserves and the special feature it provides in supporting a viable town centre at Pakūranga.

Decision sought

24. PPL seeks that:
 - (a) the proposal to revoke the reserve status of the Reserves is postponed indefinitely until the Council carries out proper consultation with affected persons and discloses all relevant information about the intended use for Reserves Land, and the extent of PPL’s rights and interests in the Reserves are confirmed; or

- (b) the proposal to revoke the reserve status of the Reserves is rejected outright.
25. If the proposal is not postponed, PPL seeks that a hearing is held on objections.

Signed for and on behalf of Pakuranga Plaza Limited by:



M J Doesburg

Solicitor for **Pakuranga Plaza Limited**

Date: 21 November 2023

Address for service: Wynn Williams
Level 25, Vero Centre, 48 Shortland Street
P O Box 2401
AUCKLAND 1140

Contact person: Mike Doesburg
Email: mike.doesburg@wynnwilliams.co.nz
Telephone: 09 300 5755

**SUPPLEMENTARY OBJECTION TO REVOCATION OF RESERVE STATUS OVER LAND
AT 2R TI RAKAU DRIVE, PAKŪRANGA**

Section 24 of the Reserves Act 1977

To Property Review Team
Auckland Council

By email propertyreview@ AucklandCouncil.govt.nz

Objector Pakuranga Plaza Limited

Proposed revocation of the reserve status over land at 2R Ti Rakau Drive, Pakūranga

1. Pakuranga Plaza Limited (**PPL**) maintains its objection to the proposed revocation of the reserve status of land at 2R Ti Rakau Drive, Pakūranga. This supplementary objection responds to the further reasons provided on 1 August 2024.

Objection to the further reasons for the proposed revocation

2. The letter accompanying the further reasons says its purpose was to give further information to explain the reasons for the proposed revocation. In fact, no reasons were provided with the notice of revocation other than the bare statement that the “Council intends to enable future divestment and development of the land as part of urban regeneration proposed for Pakuranga”. That reason is not expanded on in the 1 August reasons, other than a further assertion that the land will be used “as part of the urban regeneration proposed for Pakuranga”. No details as to what the divestment or urban regeneration might constitute are provided.
3. The main additional reasons provided are that:
 - (a) In the Council’s opinion, the land does not have sufficient “reserve value” in terms of the Reserves Act 1977 (**Act**) and that the protections under section 3 of the Act are not warranted.
 - (b) If providing car parking was appropriate in the 1960s, it is not now.
 - (c) There have been changes in circumstances, including that east Aucklanders have more transport options today. Emphasis is placed on the Eastern Busway and that retaining reserve land for car parking is inappropriate.
 - (d) The Council considers that the community benefit is better served by using the land as part of urban regeneration.
4. PPL maintains its objection and says:
 - (a) The reserve land continues to have the same reserve value as when it was vested in the Council’s predecessor in the 1960s. The reserve serves an important function of providing car parking to the east Auckland community at the Pakuranga Town Centre. The Centre remains a focal point for the community, as demonstrated in the 2015 masterplan, Auckland Unitary Plan and the approach taken through the Eastern Busway project. PPL considers that the land continues to have important community value that warrants protection under section 3(1)(c) of the Act.

- (b) It remains as appropriate to provide car parking for the Pakuranga Town Centre now as it did in the 1960s. People still predominantly travel to and from the Centre by car and the Centre continues to perform an important community function, through commercial operations. No explanation has been provided for why it is no longer in the public interest to provide car parking.
- (c) The alleged changes in circumstances are not relevant to the reserve revocation. Increasing options for public transport does not mean that the car park reserve no longer serves the function that it was vested in the Council to achieve. Nor does the Eastern Busway project obviate the need for car parking at the Centre. In fact, the conditions of the Eastern Busway project emphasise the importance of retaining car parking, with Auckland Transport required to ensure that sufficient car parking is maintained. The argument about the expense of retaining the reserve is not persuasive – there is a cost associated with the maintenance of any reserve.
- (d) In the absence of a clear proposal for how the reserve will be developed and by who, the community will not benefit from the Council holding the land “free of” the Act’s restrictions. Little comfort is provided by the suggestion that revoking the reserve status does not prevent the land being used for car parking, or the suggestion that car parking will be provided by a future landowner or developer. Instead, the community will face uncertainty that the Council can sell or otherwise deal with the land as it sees fit.

A hearing must be held in accordance with the Council’s resolution

- 5. The letter implies the Commissioner may not hold a hearing. This is contrary to the resolution by the Regulatory Committee appointing the Commissioner to consider submissions made under section 24 of the Act:¹
 - b) **ono / request that the commissioner consider the submissions received, **hear those submitters who have expressed a wish to be heard on their submissions**, and make a recommendation in accordance with the Reserves Act 1977, for consideration by the Planning, Environment & Parks Committee.**
- 6. PPL expressed its wish to be heard in its original objection, as did other objectors. PPL requests that a hearing is held on the objections to the proposed revocation.

Conclusion

- 7. PPL reiterates the reasons given in its original objection. The proposed revocation frustrates the original intention of the land’s vesting in the Council as utility reserve for parking, which continues to this day.
- 8. The proposed revocation should be refused.

¹ Minutes of a meeting of the Regulatory and Community Safety Committee on 9 April 2024, item 14.

Rochelle Killey

From: Eunice Lee <eunice@sedarproperties.com>
Sent: Wednesday, 29 November 2023 3:11 pm
To: Property Review
Cc: gwh@chemistnz.co.nz
Subject: Objection to Revocation - 2R Ti Rakau Drive

Follow Up Flag: Follow up
Flag Status: Flagged

Hi there,

Our neighbour, Grahame Hamblin, is the owner of several properties that sit adjacent to the Reserve titles at 2R Ti Rakau Drive.

As below, his objection is late due to his wife's sudden admission to hospital.

He has had some trouble with emailing, so he has asked me to forward you his objection, in case his attempt wasn't delivered.

He is cc'd in, and his contact details are also included in his letter below should you wish to contact him.

Kind regards,

Eunice Lee

P. +64 (0)204 1400 100
E. eunice@sedarproperties.com

From: Grahame <chemistnz@chemistnz.co.nz>
Sent: Wednesday, November 29, 2023 2:44 PM
To: Eunice Lee <eunice@sedarproperties.com>
Subject: RE: Objection to Revocation - Template letter

External email: Proceed with caution

To start my apologies for the lateness of this submission .When I went to start just before deadline my wife was rushed to Hospital

I opened my Pharmacy at Pakuranga November 1961 next to Loyd Elsmore Grocery shop where parking was allocated

4 years later the Plaza opened. A large part of the property owned by Fletchers allocated as parking was sold to the Council For \$1

With the land been transferred to Parks and reserves so to be retained as a public asset and not used for commercial use eg Buildings.

It was contested at one point but did not go ahead.

Over the years the car park was fully used by all becoming the main shopping center in the area
Redevelopment was proposed. But has been hindered by Auckland Transport noy knowing how soon Busway would go ahead.

I feel the land sale does not take into account the different age of citizens. Developement seems to be aimed at the 18 to 40 year olds

Which is sad many citizens have difficulty with mobility Buses and trains just do not work for them difficulty boarding and time taken to get to their destination anything up to 2 to 3 hours one way

I realize you have a vision for the future reality is probably 30 years away seemingly today does not matter for the majority of your council members

Many who have not lived visited or traveled to Pakuranga.

My plea leave it as a car Park but charge a fee to park.

Grahame Hamblin

gwh@chemistnz.co.nz Phone 5343917 0275343917

Thank you for reading this Grahame