

APPENDIX A

Specific site information

22R Clyde Road, Ōtara



*Subject area is outlined in blue above

Legal description	Lot 183 DP 50724
Legal status	Reserve status uplifted
Land area	328 m ²
Auckland Unitary Plan zone	Open Space - Informal Recreation
Designations	1102 – airspace restriction
Proposed Zoning	Business – Neighbourhood Centre

Further Information

This property was one of several lots acquired by the Crown for state housing purposes in 1962. In 1969 it was vested in the former Manukau City Council (MCC) as recreation reserve, in trust, subject to Reserves and Domains Act 1953. Council confirmed that the property is not required for open space purposes. Disposal was approved in April 2018 (Resolution number FIN/2018/60).

The site is a triangular piece of land near the intersection of Clyde Road and Alexander Crescent. The immediately adjoining site to the east is the Clyde Road Superette, zoned Neighbourhood centre. Other surrounding sites are zoned Mixed Housing Urban.

Adj. 155 Bombay Road, Bombay



*Subject area is outlined in blue above

Legal description	Part Allotment 13 Parish Mangatawhiri District
Legal status	Reserve status uplifted
Land area	465 m ²
Auckland Unitary Plan zone	Open Space - Informal Recreation
Overlays	Natural Resources: High-Use Stream Management Areas Overlay Natural Resources: High-Use Aquifer Management Areas Overlay - Bombay Volcanic Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay - Franklin Volcanic Aquifer
Proposed Zoning	Residential – Rural and Coastal Settlement

Further Information

This site was held in fee simple by the Auckland Council as an unclassified local purpose reserve for community purposes, subject to the Reserves Act 1977. It was acquired from a private landowner and vested in the former Franklin County Council in 1983. Disposal was approved in October 2017 (Resolution number FIN/2017/1).

The site is a rectangular site fronting Bombay Road, just south of the intersection of Paparata Road and Bombay Road. There is a concrete block bus shelter type structure located at the southern boundary of the site. The site immediately to the north is a designated Spark telecommunications site with a cell tower located at its southern boundary. Other surrounding sites are zoned Residential – Rural and Coastal Settlement and used for residential purposes. To the west is Rural Production zoned land. Immediately opposite the subject site is the Historic Heritage Overlay Extent of Place for Church of Saint Peter in the Forest and Graveyard.

Adj 18 Edwin Freeman Place, Ranui



*Subject area is outlined in blue above

Legal description	Lot 95 DP 104330
Legal status	Reserve status uplifted
Land area	583 m ²
Auckland Unitary Plan zone	Open Space - Informal Recreation
Proposed Zoning	Residential – Mixed Housing Suburban

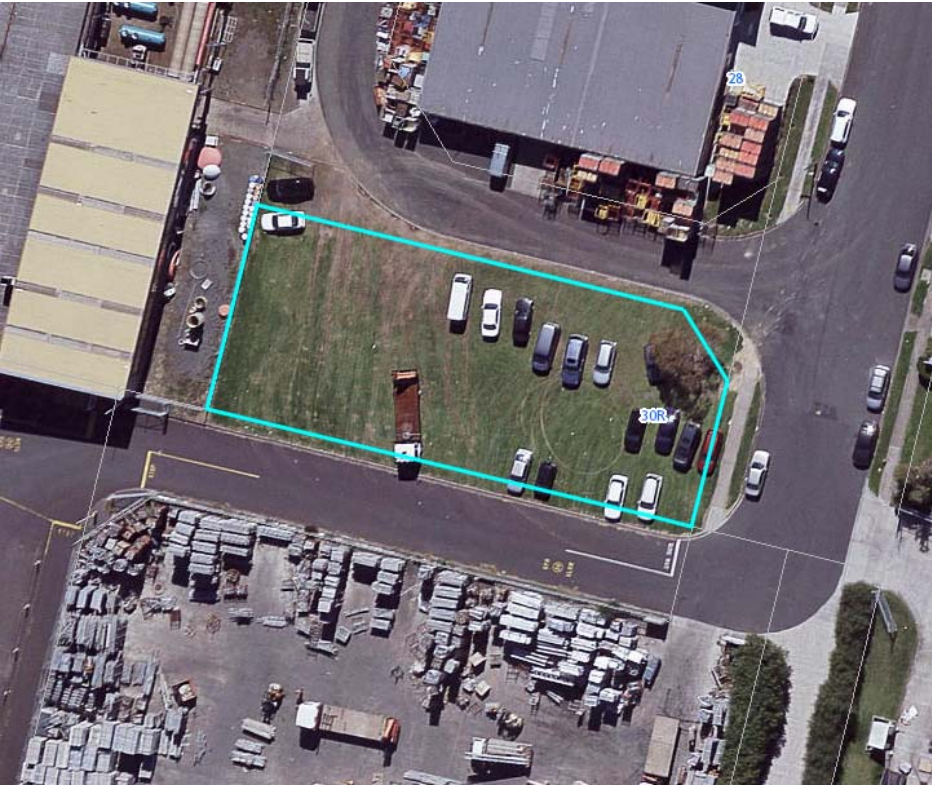
Further Information

This property was vested in the former Waitemata City Council in 1985 as road reserve, subject to the Reserves Act 1977, as part of the subdivision of the wider area. Road reserves were generally created on subdivision to provide access to another area of land where development was contemplated in the future, creating the opportunity to provide road connections and

avoiding the need to buy that land for road later. The land adjoining the property has since been developed and is occupied.

Auckland Transport confirmed that it has no strategic transport purpose for the site. Auckland Council also confirmed that there is no requirement for the property for reserve purposes when assessed against council’s open space acquisition and provision policy. The land is currently vacant. It was approved for disposal in July 2018 (Resolution number FIN/2018/113).

30R Birmingham Road, Ōtara



*Subject area is outlined in blue above

Legal description	Lot 31 DP 57902
Land area	1,072 m ²
Auckland Unitary Plan zone	Open Space - Informal Recreation
Designations	1102 – airspace restriction
Proposed Zoning	Business – Light Industry

Further Information

This property was vested in the former Manukau City Council (MCC) in 1967 as a recreation reserve subject to the Reserves and Domains Act 1953. It was vested on subdivision by the former owner. It is currently used as an informal carpark. As part of the rationalisation process Council Parks advised they support the property’s disposal. The site was approved for

disposal in September 2018 (Resolution number FIN/2018/134) and the reserve status has been revoked. The site is located within a larger Business Light Industry area.

28-30 Pilkington Road, Mount Wellington



*Subject area is outlined in blue above, area for rezoning hatched in red

Legal description	Lot 31 DP 52157, Part Lot 30 DP 52157
Land area	(Area for rezoning) 1200 m ²
Legal status	Reserve status uplift in process
Auckland Unitary Plan zone	Open Space - Informal Recreation
Overlays	<p>Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay - W24, Mount Wellington, Viewshafts</p> <p>Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay - W26, Mount Wellington, Viewshafts</p> <p>Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay - W9, Mount Wellington, Viewshafts</p>
Designations	1660 – Council carpark
Proposed Zoning	Business – Town Centre
Proposed Controls	Height Variation Control of 27m

	Building Frontage Control - General Commercial Frontage
--	---

Further information

The wider 28-30 Pilkington Road site has a split zone of Open Space Informal recreation and Town Centre. It is one of the council properties identified in the Unlock Panmure High Level Project Plan area for disposal and future development as part of the Panuku objectives of urban regeneration, urban renewal and housing within the Panmure area. The purpose of disposals in the Unlock area is to contribute strategically and financially to the Unlock Panmure outcomes. Auckland Transport currently manage the whole site, which continues to operate as a car park.

Disposal of this site was approved as part of the Unlock Panmure High Level Project Plan by resolution in April 2018 (FIN/2018/2) subject to Auckland Transport and local board agreement. The wider site is classified under the Reserves Act as Local Purpose (Parking) Reserve and this status is in the process of revocation.

The Town centre zone (which is the western portion of the same car park) has a Height Variation Control of 27m and a Building Frontage Control - General Commercial Frontage.

Part 3 Kings Road, Panmure



* Subject area is outlined in blue above, area for rezoning hatched in red

Legal description	Lot 2 DP 120243, Part Lot 1 DP 120243
Land area	(Area for rezoning) 2455 m ²

Auckland Unitary Plan zone	Open Space - Informal Recreation
Overlays	Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay - W26, Mount Wellington, Viewshafts
Designations	1662 – Council carpark
Proposed Zoning	Residential – Terrace Housing and Apartment

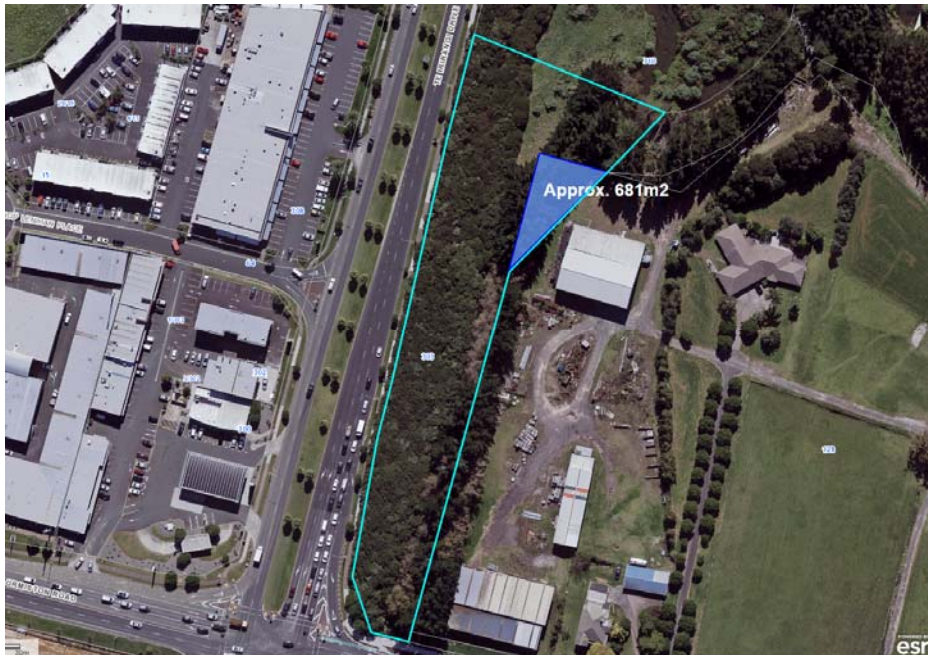
Further information

This site is one of the Council properties identified in the Unlock Panmure High Level Project Plan area for disposal and future development as part of the Panuku objectives of urban regeneration, urban renewal and housing within the Panmure area. The purpose of these disposals is to contribute strategically and financially to the Unlock Panmure outcomes. Disposal was approved by resolution in April 2018 (FIN/2018/3) subject to Auckland Transport and local board agreement.

The site is located at the eastern edge of the Panmure Township, to the east of the roundabout at Queens Road. At 1 Kings Road is the scheduled historic heritage Stone Cottage site. Other uses to the north and east are generally residential in nature although a Law office and Early Learning centre are located opposite the site on Kings Road. On the opposite site of Queens Road is St Patricks School.

The current property boundary between 1 and 3 Kings Road does not align with the physical car park on the site. The Auckland Transport car park designation on the site also does not align with the complete formed car parks. No changes are proposed to the designation extent and the site will continue to operate as a car park. Only the portion of the site at 3 Kings Road that forms the physical car park is subject to this plan change. As part of the work at this site there will be a boundary realignment at the site that will result in an increase in the reserve area at 1 Kings Road.

Part 303 Te Irirangi Drive, Flat Bush



*Subject area is outlined in blue above, area for rezoning shaded

Legal description	Part Section 6 SO 70224
Land area	(Area for rezoning) 681 m ²
Auckland Unitary Plan zone	Open Space - Informal Recreation
Precinct	Flat Bush, Precinct
Designations	Airspace Restriction Designations - ID 1102,
Proposed Zoning	Residential – Terrace Housing & Apartment Buildings
Proposed Precinct	Flat Bush sub precinct F

Further information

The subject area is a triangular portion of the wider site. The majority of 303 Te Irirangi Drive is required for transport infrastructure purposes (the Airport to Botany Rapid [A2B] Transport project). The remainder of the site is recommended for disposal to the adjoining land owner to enable their property boundary to be realigned following council previously taking land from their property for roading purposes under the Public Works Act 1981. Disposal was approved June 2019 (Resolution number FIN/2019/63)

The adjoining site at 128 Ormiston Road is zoned Terrace Housing and Apartment Building and is subject to the Flat Bush sub precinct F provisions. It is currently undeveloped.

131 Clark Road, Hobsonville



*Subject area is outlined in blue above, area for rezoning hatched in red

Legal description	Part LOT 55 DP 495850
Legal status	Fee simple
Land area	(Area for rezoning) 970 m ²
Current use	Leased
Auckland Unitary Plan zone	Open Space – Conservation
Designations	4311 – airspace restriction
Proposed Zoning	Residential – Mixed Housing Urban

Further Information

131 Clark Road, Hobsonville was originally acquired by council for strategic open space and future planning purposes. The majority of the site is required for road and open space purposes as part of the wider development of the area. The portion of the site that has been approved for disposal comprises two parcels totalling approximately 5,500m². Disposal is intended to enable development of a neighbourhood centre and housing and urban renewal in accordance with the Scott Point Precinct Plan 3. Disposal of the sites was approved June 2019 (Resolution number FIN/2019/63)

Only a small portion of the disposal site is included in this plan change, being a section of the already developed property that is currently zoned for future Open Space conservation purposes. The plan change will align the boundary of the site with the existing boundary of

development. The adjoining landowner has expressed an interest in incorporating the site into the wider development of the area. Significant development on the sites to the north is already underway.

5Z Butler Avenue, Papatoetoe



Legal description	Lot 2 DP 108054, service lane reserve vested on subdivision of DP 108054
Area	246m ²
Legal Status	Local Purpose Reserve (Service Lane) uplift in process
Current use	Service lane
Auckland Unitary Plan zoning	Road
Proposed Zoning	Business Town Centre
Proposed Control	Height Variation Control - Hunters Corner, 18m

Further Information

The property at 5Z Butler Avenue was transferred to Papatoetoe City Council for service purposes as Local Purpose (Service lane) Reserve, subject to the Reserves Act 1977, in the late 1970s. The reserve serves no purpose as a service lane as it does not provide access to any other title. Council Parks policy have determined that the site is not a priority for open space acquisition. Auckland Transport have also confirmed that it is not legal road and should not be zoned as such. The owners at 286 Great South Road have previously expressed an interest in acquiring the property. Disposal of the site was approved December 2018 (Resolution number FIN/2018/178). Revocation of the reserve status is in progress.

APPENDIX B

National Policy Statement on Urban Development Capacity - Policies PA1 – PA4

Policies

Outcomes for planning decisions

Policies PA1 to PA4 apply to any urban environment that is expected to experience growth.

PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:

Short term	Development capacity must be feasible, zoned and serviced with development infrastructure.
Medium term	Development capacity must be feasible, zoned and either: <ul style="list-style-type: none">• serviced with development infrastructure, or• the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.
Long-term	Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

- a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;
- b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and
- c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.

PA4: When considering the effects of urban development, decision-makers shall take into account:

- a) The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and
- b) The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.