

Decision following the hearing of a Plan Modification to the Auckland Unitary Plan under the Resource Management Act 1991



Proposal

This plan change seeks to re-zone land recently vested or acquired for open space/recreation purposes to an open space zone; correct some open space zoning errors and anomalies; and re-zone 9 land parcels that are currently zoned as open space or shown as road in the Auckland Unitary Plan: Operative in Part (“**the Unitary Plan**”) to either a residential or business zone (as part of Panuku Auckland’s land disposal and rationalisation process).

This plan modification is **GRANTED**, with modifications. The reasons are set out below.

Plan modification number:	Plan Change 36 - Open Space
Site address:	Regionwide
Hearing commenced:	Wednesday 7 October 2020, 9.32am
Hearing panel:	Janine Bell (Chairperson) John Kirikiri Ian Munro
Appearances:	<p><u>For the Local Board:</u> Chris Mokoare, Maungakiekie-Tamaki Local Board Chair</p> <p><u>For the Submitters:</u> Panmure Community Action Group represented by:</p> <ul style="list-style-type: none"> - Keith Sharp - Allyson Wood - Jennifer Ward <p><u>For Council:</u> Tony Reidy, Reporting Officer Anna Papaconstantinou, Panuku Carl May, Panuku</p> <p>Julie McKee, Hearings Manager</p>
Hearing adjourned	Wednesday, 07 October 2020 11.40am
Commissioners’ site visit	07 October 2020
Hearing Closed:	23 October 2020

INTRODUCTION

1. This decision is made on behalf of the Auckland Council (“the Council”) by Independent Hearing Commissioners Janine Bell (Chair), John Kirikiri and Ian Munro appointed and acting under delegated authority under section 34 of the Resource Management Act 1991 (“the RMA”).
2. The Commissioners have been given delegated authority by the Council to make a decision on Plan Change 36 (“**PC 36**”) to the Auckland Council Unitary Plan Operative in Part (“the Unitary Plan”) after considering all the submissions, the section 32 evaluation, the reports prepared by the officers for the hearing and information presented during and after the hearing of submissions.
3. PC 36 is a Council-initiated plan change that has been prepared following the standard RMA Schedule 1 process.
4. The plan change was publicly notified on 28 November 2019 following a feedback process involving Iwi, as required by Clause 4A of Schedule 1. Notification involved a public notice as well as letters to directly affected landowners and occupiers alerting them to the plan change. The latter step was aimed at ensuring that landowners and occupiers of properties affected by potentially significant changes were made aware of the changes.
5. The submission period closed on 30 January 2020. A total of 22 submissions were received. A summary of submissions was notified for further submissions on 27 February 2020. One further submission from Heritage New Zealand Pouhere Taonga was received to the plan change.
6. On 11 September 2020 the Council withdrew the following parts of PC 36 pursuant to Schedule 1, Clause 8D of the RMA:
 - Map Numbers 67, 86 and 117: 2A Blue Gum Avenue, Silverdale (legal descriptions Allot 235, 256 and 345 PSH of Okura);
 - Map Number 187: 42 Seaview Road, Piha (legal description Pt Lot 1 DP 25709, Pt Lot 247 DP 24231, Pt Lot 1 DP 25709);
 - Map Number 192: 99 Te Henga Road, Waitakere (legal description Lot 1 DP 193044, Lot 1 DP 31841).
7. The reasons for the withdrawal of these sites are recorded in paragraph 75 of the Council’s s42A report. Maps 67, 86, 117, 187 & 192 therefore no longer form part of Plan Change 36.

SUMMARY OF PLAN CHANGE

8. The proposed plan change is described in detail in the Council’s section 42A hearing report. A summary of key components of the plan change is set out below.

9. PC 36 seeks to:
 - a) re-zone land recently vested or acquired for open space purposes so that the zoning of the land reflects its purpose and intended use;
 - b) correct some open space zoning errors (typically private land that has been incorrectly zoned as open space); and
 - c) re-zone 9 parcels of land that are deemed surplus to the Council's open space requirements. These sites are currently zoned open space or shown as road. These sites have been determined by the Council to be no longer required for open space purposes and the proposed plan change seeks to re-zone these parcels to the same zone as applies to the adjoining land.
10. No proposed text changes to the Unitary Plan arise from PC 36.
11. In many cases the existing open space zoned land to be re-zoned is also subject to the Reserves Act 1977. The Commissioners were advised that the Council is undertaking a separate process of uplifting reserve classifications under that Act. We have not considered that matter further, having satisfied ourselves that the merits of land re-zoning under the Unitary Plan is not dependent on that process being completed.

HEARING PROCESS

12. In accordance with section 41B(3) and (4) of the RMA, the Commissioners issued a Direction on 31 August 2020, setting the timetable for the pre-circulation of the Council's s42A report and any expert evidence to be given at the hearing on behalf of any submitter.
13. Following the presentation of evidence, the Commissioners visited the sites subject to submission at 28-30 Pilkington Road and 3 Kings Road, Panmure. The Commissioners were satisfied that the issues raised relative to the other land subject to PC 36 did not require a site visit to be undertaken.

RELEVANT STATUTORY PROVISIONS CONSIDERED

14. The RMA sets out the requirements for the formulation of plans and changes to them. Section 4 of the s42A report and the section 32 assessment, that formed part of the hearing report, sets out the statutory context for the consideration of the plan change. We adopt that analysis and do not repeat it again in detail, as the plan change is very much focused on detailed methods.
15. Clause 10 of Schedule 1 requires that this decision must include the reasons for accepting or rejecting submissions. The decision must include a further evaluation of any proposed changes to the plan change arising from submissions; with that evaluation to be undertaken in accordance with section 32AA. With regard to Section 32AA, we note that the submissions and evidence presented by the Council, as well as our evaluation set out in this decision, represents this assessment, and that that

material should be read in conjunction with this decision, where we have determined that a change to PC 36 should be made.

PLANNING CONTEXT

16. The Unitary Plan became operative in part on 15 November 2016. Each year, however, many parcels of land are vested or acquired by the Council for open space purposes either as a result of subdivision or purchase by the Council. This land typically does not have a zone that reflects its intended use and development as open space. In addition, the public and Council staff identify a number of errors or anomalies where privately owned land is zoned as open space, or where historically vested open space is no longer required for that purpose.
17. Periodically the Council, undertakes plan changes to address these zoning anomalies. PC 36 proposes to re-zone 184¹ sites recently vested or acquired land for open space purposes to reflect the land's open space qualities and intended use and development (for open space/recreation purposes). These parcels of land are set out in Attachment A.
18. PC 36 includes corrections to some open space zoning errors (a total of 15²) identified in the Unitary Plan. These include privately owned land that has been zoned open space in error. These parcels of land are set out in Attachment B.
19. PC 36 also proposes to re-zone 9 parcels of land that are currently zoned as open space or shown as road in the Unitary Plan to either a residential or business zone, depending on the zoning of adjacent land. Auckland Council has approved the sale of these land parcels which are surplus to its open space requirements. These parcels of land are set out in the table below. The Council's section 32 report outlines the process in identifying these 9 parcels for sale. The Council advised that one motivation for the re-zoning of these 9 parcels is to enable their urban re-development via its development arm Panuku Development Auckland. The interests of a landowner are always a relevant consideration when considering what land use outcomes should be enabled on land and in this case, we have treated Panuku as if it were any other developer with an interest in land.
20. We see very unambiguously that for land to be re-zoned from open space to an urban zone a two-step process must be followed. First, the land must be demonstrated as being no longer reasonably needed for the open space purpose that it is currently zoned for. We see potential redevelopment aspirations as having no valid part in this consideration.
21. The second step, assuming that the first step is 'cleared', is to then identify what of the various zone alternatives available would be the most appropriate for each area

¹ PC 36 as notified included three sites at 2A Blue Gum Avenue, Silverdale and the site at 42 Seaview Road Piha. These sites were withdrawn from the plan change on 11 September 2020.

² PC 36 as notified also included land at 99 Te Henga Road, Waitakere. This part of the plan change was withdrawn on 11 September 2020.

of land. The developer's preferences, whether that is Panuku or any other third-party, then do form one of many factors to be considered in this step.

22. The 9 land parcels affected, and the proposed new zones are outlined in the following table:

Address	Legal Description	Auckland Unitary Plan zone	Proposed Zone
Adjacent to 155 Bombay Road, Bombay	Part Allotment 13 Parish Mangatawhiri	Open Space – Informal Recreation	Residential – Rural and Coastal Settlement
22R Clyde Road, Ōtara	Lot 183 DP 50724	Open Space – Informal Recreation	Business – Neighbourhood Centre
Adjacent to 18 Edwin Freeman Place, Ranui	Lot 95 DP 104330	Open Space – Informal Recreation	Residential – Mixed Housing Suburban
30R Birmingham Road, Ōtara	Lot 31 DP 57902	Open Space – Informal Recreation	Business – Light Industry
28-30 Pilkington Road, Mount Wellington	Lot 31 DP 52157, Part Lot 30 DP 52157	Open Space – Informal Recreation	Business – Town Centre
Part 3 Kings Road, Panmure	Lot 1 DP 120243, Lot 2 DP 120243	Open Space – Informal Recreation	Residential – Terrace Housing & Apartment Buildings
Part 303 Te Irirangi Drive, Flat Bush	Section 6 SO 70224	Open Space – Informal Recreation	Residential – Terrace Housing & Apartment Buildings
131 Clark Road, Hobsonville	Lot 55 DP 495850	Open Space – Conservation	Residential – Mixed Housing Urban
5Z Butler Avenue, Papatoetoe	Lot 2 DP 108054	Road	Business – Town Centre

SUMMARY OF EVIDENCE

23. The hearing evidence in this case includes the notified plan change, the accompanying s32 report and supporting documentation, the Council officer's s42A report, the submissions received, and the presentations and evidence presented and tabled at the hearing by the Council's planner, submitters and the further information requested from the Council officers. This information is all part of the public record and is not repeated. This material and the pre-circulated submission from the Maungakiekie-Tāmaki Local Board were taken as read. Mr. Chris Mokoare the Board Chair attended by Skype and spoke to the proposed rezonings within Panmure. He was followed by the submitters (Panmure Community Action Group, represented by Mr. Keith Sharp, Ms. Allyson Wood and Ms. Jennifer Ward). The following is a summary of the evidence presented at the hearing.

Council Officers

24. Mr Tony Reidy, Team Leader, Auckland-wide Planning, spoke to a power point presentation that outlined the background to the plan change, the main sites in contention and corrected some error in his original report. He tabled a new map related to the rezoning of 84 and 100A Hobsonville Road.
25. Also present were Mr. Carl May, Property Manager at Panuku and Ms. Anna Papaconstantinou, Senior Planner at Panuku who were in attendance to respond to any matters arising from the rezoning of the nine land parcels approved by the Council for the sale which are surplus to open space requirements.
26. Panuku is a council-controlled organisation that resulted from the merging of Auckland Council Property Limited and Waterfront Auckland. One of the roles of Panuku is the sale of Council-owned land or properties that can be better utilised by others. Panuku in conjunction with Auckland Council's Stakeholder and Land Advisory team had identified the 9 council-owned parcels of land which have been cleared for sale by Auckland Council, and are surplus to the Council's open space requirements.
27. Commissioners were particularly concerned about the proposed re-zonings in Panmure with Commissioner Munro particularly interested in the proposal to re-zone the land Terraced Housing and Apartment Building zone ("**THAB**") when the adjoining land was zoned Mixed Housing Urban. Mr. Reidy advised that the THAB zone had been proposed at the time the Unitary Plan was notified but had been changed to Open Space by a Council lodged submission. He explained the THAB zone would provide a "stepped down" transition between the Town Centre zone and the adjoining residential areas to the east.
28. Commissioner Kirikiri sought advice from the Panuku officers on the likely impact of the loss of parking on Panmure. In response Mr. May and Ms. Papaconstantinou from Panuku advised that at this stage there had been no move to uplift the car parking designation from the site. That the Comprehensive Parking Management Plan undertaken in 2018 had shown that the carpark was only used at a moderate level during the week and was poorly used on the weekend.

Local Board Comments

29. **Mr. Chris Mokoare**, Chair of the Maungakiekie-Tāmaki Local Board outlined the Board's interest in PC 36 related to the proposed re-zoning of 28-30 Pilkington Road and part of 3 Kings Road in Panmure. He noted that the two land parcels were currently zoned open space – informal recreation but were not functionally operating as green space and that the proposed re-zoning of the land reflected the purpose, function and intended use. He outlined that the Local Board were seeking to strike a balance between the community's desire for more green space, the needs of the Panmure business community's need for parking and the need for the Council to make savings. He reiterated that the Local Board was committed to supporting the

Panmure community by looking to acquire other appropriate civic and open space areas.

Submitters

Keith Sharp – Panmure Community Action Group

30. Mr. Keith Sharp spoke to the Group's written submission that opposed the proposed rezoning of 3 Kings Road, Panmure from Open Space Informal Recreation to Residential Terrace Housing and Apartment Building zone. He outlined that the site has been a valuable public parking area for visitors to Panmure for many decades that would be essential for the future of the area. He contended that the site should retain its current zoning and continue to be used as a public carpark and disagreed with the Auckland Transport's view that the carpark was surplus requirements. He felt the completion of the AMETI Busway would result in increased traffic volumes and parking demands in Panmure due to the loss of general traffic lanes on Lagoon Drive and changes to the traffic circulation in the surrounding network.
31. Mr. Sharp advised that over the last two decades the economic viability of Panmure town centre had been detrimentally affected by the loss of public parking. That the Council's Panmure town centre upgrade had resulted in narrowing the carriageway, increased footpath widths and the loss of some 40 parking spaces this combined with the growth of Sylvia Park shopping mall with its vast areas of free car parking had resulted in the decline of the Panmure centre. In addition, he considered that the availability of the parking area had been a factor in the approval of a number of residential apartment complexes with parking shortfalls.
32. Mr. Sharp outlined that the net loss of town centre parking had impacted negatively on the viability of local businesses. He tabled two letters from local Panmure business – the Panmure Medical Centre located in Queens Road and Sawden Tax and Accounting located in Kings Road. Both letters outlining the importance of carparking in Kings Road to the continued viability to their businesses. He also advised the hearing that neither business was aware of the plan change or the Council intention to dispose of the carpark. He considered that the current plan change and disposal of land was yet another example of the serious failure by the Council to undertake genuine public consultation over an important issue for their community.

Allyson Wood

33. Ms. Wood, with the aid of a powerpoint presentation, spoke to her submissions opposing the rezoning of 28-30 Pilkington Road and 3 Kings Road. She highlighted the common thread of her earlier submission which dealt with open spaces, climate change impacts and the volcanic view shafts.
34. She drew Commissioners' attention to a number of the Council strategic documents to highlight her concern at the sale of land currently held as open space, land, which she considered, could in the future be adaptively reused and or contribute to the resilience of Panmure. She also questioned whether the parking areas to be re-zoned

were surplus in light of the reduction to the Council's parking requirements associated with new residential builds.

35. In relation to the Kings Road carpark, she was concerned both about the loss of parking and at the proposed rezoning of the site to THAB zone. Ms. Wood questioned what other zones had been considered, highlighting that the sites adjoining the carpark to the south were zoned Mixed Housing Urban. She also considered the loss of the parking area would have a detrimental impact on the surrounding businesses. Lastly, she outlined her concerns about the impact any redevelopment of the site would have on the surrounding heritage buildings in particular the Category A scheduled Stone Cottage at 1 Kings Road. She focussed particularly on the impact of the height changes which she considered were "at risk of devaluing a community's historic building placement."
36. In relation to the Pilkington Road carpark she also raised concerns about the impact the rezoning would have on the Panmure Town Centre both in terms of the removal of the 8m height restriction and businesses and services in the surrounding area which relied on parking including the library and Tamaki Medical Centre. With the aid of photographs of the site and surrounding area, she also discussed the importance of the volcanic viewshafts that impose limitations on the height of development to protect the views to Maungarei. With the rezoning to Business Town Centre, she was concerned that there may be pressure for the Council to grant approval to developments that infringed the viewshafts.
37. In conclusion, Ms. Wood felt there was clear evidence that the community uses and need for these open space/carpark areas. She felt that there were "clear issues with community engagement" that Panuku, the Local Community Board and the Council must address. She requested better communication and more transparency of the Unlock Panmure footprint and potential options.

Jennifer Ward

38. Ms. Ward has been a member of the volunteer, Community-led Design Group' since 2016 that has been advocating for the establishment of Ponsonby Park. She highlighted that there was an under provision of urban open space in the Ponsonby area, and that the projected growth in the local community (35% in the next 30 years) meant that this shortfall would only increase.
39. Ponsonby Park would be a new civic space developed to satisfy this ongoing community need. She was pleased that the Council's proposed re-zoning the site at 254 Ponsonby Road for open space purposes and urged Commissioners to accept the change. The rezoning would be a significant and important achievement towards the realisation of Ponsonby Park, "the much-desired community amenity."

Tabled Evidence

40. We received two pieces of tabled evidence. A letter on behalf of Metlifecare NZ from Mr. John Duthie regarding the rezoning of 69 Taikura Avenue, Red Beach and a

Statement of Evidence from Mr. Aaron Grey in support of his submission related to the proposed rezoning of properties subject to the Flat Bush Sub-Precinct G.

41. Mr. Duthie advised that Metlifecare supported the officer's recommendation to rezone the site at 69 Taikura Avenue, Red Beach for Open Space.
42. Mr. Grey's statement deals with the proposed rezoning of land within the Flat Bush Sub-precinct G. He also requested that where the Council's Parks department has identified that land within Sub-precinct G is not required for the open space network the precinct provisions should be amended to include these areas in the adjacent Sub-precincts.

Council Response to Matters Raised in the Hearing

43. Prior to the closure of the hearing, Mr. Reidy provided a written response to the questions and requests for further information made by Commissioners during the hearing. This information was circulated to the parties to the hearing.

PRINCIPAL ISSUES IN CONTENTION

44. Having considered the submissions received, the hearing report, the evidence presented at the hearing and the Council officers' response to questions we are in general agreement with the recommendations in the officer's s42 report.
45. The principal issues in contention can be categorised as follows and are limited to the proposed rezoning of the following areas:
 - a) Land recently vested or acquired for open space purposes;
 - *38 Hollowout Street, Takanini (Map 32)*
 - *Properties in the Flat Bush Sub-precinct G (Maps 70, 78, 79, 85, 98, 143, & 125)*
 - *20 Lawson Creek Street, Massey (Map 148)*
 - *1531 Kahikatea Flat Road, Kaukapakapa (Map 172)*
 - *71 Greville Road, Albany (Map 175)*
 - *69 Taikura Ave, Red Beach (Map 189);*
 - b) Errors & Anomalies Land currently zoned as Open Space or shown as Road and approved by the Council for sale;
 - *24 Mercer Street, Drury (Map 191)*
 - *619 Oruarangi Road, Mangere (Map 200)*
 - *254 Ponsonby Road, Ponsonby (Map 205)*

- • 84 Hobsonville Road, Hobsonville (Map 206)
- c) Council owned land currently zoned as Open Space that have been cleared for disposal;
- 30R Birmingham Road, Otara (Map 210)
 - 28-30 Pilkington Road, Mt Wellington (Map 211)
 - 3 Kings Road, Panmure (Map 212)
 - 131 Clark Road, Hobsonville (Map 214)

FINDINGS ON THE PRINCIPAL ISSUES IN CONTENTION

Recently vested or acquired for open space purposes

38 Hollowout Street, Takanini (Map 32).

46. The site at 38 Hollowout Street, Takanini (Lot 1004 DP 490687) is owned by Auckland Council and currently functions as part of the open space network, providing a pedestrian/cycle linkage between Soaring Bird Drive and Taukari Roads. The site is currently zoned Mixed Housing Suburban zone and PC 36 proposesto re-zone the site to Open Space – Informal Recreation zone. One submission from The Wright Property Company was received. It requests the rezoning of the site be declined as it will cause additional traffic congestion in the area.
47. We agree with the Council officers that rezoning the land parcel to open space is unlikely to add any additional vehicular traffic to the area and better reflects the land’s function as public open space. The relief sought in The Wright Property Company submission is therefore rejected.

Properties in the Flat Bush Sub-Precinct G (Maps 70, 78, 79, 85, 98, 143, & 125)

48. The proposed rezoning of these properties all relates to open spaces associated with stream valleys. These properties have been vested as Local Purpose Reserves in Auckland Council and reflect the land’s function as public open space providing access to and along the respective stream valleys. One submission by Mr. Aaron Grey was received in support of the proposed re-zonings.
49. In his tabled statement of evidence, Mr. Grey advised that he had been involved in a number of resource consent applications for land within the Flat Bush Sub -precinct G (Open Space). That the sub-precinct was effectively a “transitional” sub-precinct that identifies the potential area of land required by the Council for open space and when a decision has been made not to acquire the land the provisions of the underlying zone will apply. In short Mr. Grey’s submission seeks to amend the Flat Bush Sub-Precinct G by removing all sites where the Council's Parks department has identified that the land is not required for the open space network. Ideally, he seeks that the adjacent sub-precincts should be applied to these areas.

50. In his written evidence, Mr. Grey acknowledges that the changes he is seeking may not be within the scope of PC 36. From our examination of the plan change and his submission we have concluded the additional changes sought are potentially beyond the scope of the current plan change. But in any event, we were not provided with any evidence demonstrating that any particular precinct applying to the land would be more appropriate than the zone framework proposed by the Council. As we understand the matter, any precinct would still require a non-open space zone to apply to the land and in that regard, we are ultimately left with the zone outcomes proposed by the Council. Mr. Grey's submission to support the rezoning of the seven parcels of land within the Flat Bush sub-precinct G to open space is accepted in part.

20 Lawson Creek Street, Massey (Map 148)

51. The site at 20 Lawson Creek Street (Lot 2 DP 504329) has been classified as scenic reserve under the Reserves Act 1977. It was vested with the Council as reserve in 2017. An Open Space – Conservation zone is the most appropriate Unitary Plan open space zone as it reflects the environmental values of the land. The proposed zoning is consistent with the zoning of the adjoining open space. There is also a Significant Ecological Area Overlay over much of the lot as well as the adjoining open space area.
52. As outlined in the s42A report, the Council Officers consider the submitters are under the mistaken assumption that some of their land is being re-zoned to open space. This is not the case. These submissions are therefore rejected.

1531 Kahikatea Flat Road, Kaukapakapa (Map 172)

53. The site at 1531 Kahikatea Flat Road, Kaukapakapa has been vested as recreation reserve under the Reserves Act 1977 in Auckland Council. We agree that an Open Space – Informal zone is the most appropriate Unitary Plan zoning as it reflects the intended use and development of the land and its environmental values (i.e. the absence of any regenerating native bush and/or overlays protecting natural and cultural resources). The proposed re-zoning is supported by the submitter (Karra Horsing Holding Ltd).

71 Greville Road, Albany (Map 175)

54. The site at 71 Greville Road, Albany has been vested as Local Purpose Reserve in Auckland Council's ownership under the Reserves Act 1977. While the site is not identified as a SEA, the site does contain regenerating native bush. One submission was received from CDL New Zealand Limited which supports the proposed rezoning to Open Space – Conservation. We agree that the Open Space – Conservation zone is the most appropriate Unitary Plan zone for the area as it reflects the intended use and development of the land and its environmental values. The submission by CDL New Zealand is accepted.

69 Taikura Ave, Red Beach (Map 189);

55. The site at 69 Taikura Avenue, Red Beach has been vested in Auckland Council as Local Purpose Reserve. One submission in support of the rezoning to Open Space

– Informal Recreation zone has been received from Metlifecare Limited. A letter from Mr. John Duthie, acting on behalf of Metlifecare, was tabled noting its support for the rezoning. We agree the Open Space – Informal Recreation zone is the most appropriate Unitary Plan zone for the site as it reflects the intended use and development of the land and its environmental values. The Metlifecare Limited submission is accepted.

Correction of Errors & Anomalies

24 Mercer Street, Drury (Map 191)

56. The site at 24 Mercer Road is zoned Open Space – Informal Recreation. The site was zoned as a reserve in the legacy Papakura District Plan and this zoning has been carried forward into the Unitary Plan as an Open Space – Informal Recreation. PC36 seeks to re-zone the site Future Urban zone. One submission by Mr. Barry Philips, BP Holdings (2005) Limited has been received which supports the change in zoning.
57. The site is privately owned and not suited for recreation purposes due to the site's location contiguous to State Highway 22. There are also significant areas of open spaced zoned land in the vicinity including the Drury Sports Complex, Karaka Reserve and Ngakaroa Reserve.
58. The zoning of the site as Open Space – Informal Recreation is an error. The proposed rezoning to Future Urban is consistent with the zoning of the adjacent land. The submission by Mr. Barry Philips, BP Holdings (2005) Limited is accepted.

619 Oruarangi Road, Mangere (Map 200)

59. The site at 619 Oruarangi Road, Mangere is within the Otuataua Stonefields. The extent of the Stonefields is currently being reviewed by Heritage New Zealand Pouhere Taonga. The review proposes to include the entire site at 619 Oruarangi Road within the extent of the Otuataua Stonefields and to elevate the listing of the Stonefields to a Category 1 Historic Place.
60. PC 36 proposes to re-zone the site at 619 Oruarangi Road, Mangere from Future Urban zone to Open Space – Conservation zone which accords with historic heritage and cultural values attributable to this site and the significant historic and cultural values of the wider Otuataua Stonefields landscape. The zoning is consistent with the zoning of the adjacent open space zoned land of the Otuataua Stonefields Reserve. Heritage New Zealand Pouhere Taonga have lodged a submission in support of the rezoning. The submission is accepted.

254 Ponsonby Road, Ponsonby (Map 205)

61. In 2006 Auckland Council purchased the site at 254 Ponsonby Road to provide an urban square in the Ponsonby business area for community gatherings and events. PC36 proposes to re-zone the site from Residential – Single House zone to Open Space – Community zone. The site is a proposed “community/civic space”.

62. One submission was received, from Ms. Ward, which supports the rezoning. Ms Ward spoke to her submission advising the hearing she is a volunteer of the 'Community-led Design Group' which has been advocating for the establishment of "Ponsonby Park" since March 2016. She requested we support the rezoning as it will be a "significant and important achievement towards the realisation of Ponsonby Park, the new civic space at 254 Ponsonby Road.
63. We find the proposed rezoning Open Space – Community zone of this site reflects its intended use and development. The submission by Ms. Ward is accepted.

84 Hobsonville Road, Hobsonville (Map 206)

64. PC 36 proposes to re-zone two sections of esplanade reserve adjacent to Hobsonville Road at 100A Hobsonville Road (Map 8) and 84 Hobsonville Road, Hobsonville (Map 206). The former proposes to re-zone the land from Future Urban zone and Open Space Conservation zone to Open Space Informal Recreation zone and the later to re-zone the land from Open Space - Informal Recreation zone to Open Space – Conservation zone.
65. One submission has been received to the rezoning of 84 Hobsonville Road from Mr. Alan Chung. Mr. Chung opposes the rezoning, highlighting that the land is vested with the Council and zoned open space and that the proposed rezoning is out of scope of the current plan change which would require an investigation and rationale for the application of a different open space zone.
66. As noted in the Council officer's report, esplanade reserves around the region have a mix of Open Space – Conservation and Open Space – Informal Recreation zones. The Open Space – Conservation zone has typically been applied to esplanade reserves that have high environment values such as regenerating native bush and/or the presence of environmental or heritage overlays. It is not uncommon for different sections of an esplanade reserve to have different open space zones applied, reflecting the different values.
67. A post submission site inspection by the Council's officer has identified that while trees are present on the site adjacent to 84 Hobsonville Road, these are exotic. There are also no environmental or heritage overlays applying to the site (i.e. no natural resource (SEA) or natural heritage overlays). Therefore, the Council officers are now recommending that the site retains its Open Space – Informal Recreation zone. We agree with this recommendation. The submission is therefore accepted.

Land currently zoned as Open Space proposed to be re-zoned for urban purposes.

30R Birmingham Road, Otara (Map 210)

68. PC 36 seeks to re-zone 30R Birmingham Road, Otara from Open Space – Informal Recreation to Business – Light Industry zoning. The site is a vacant flat site and has not been developed for open space purposes. The surrounding sites are zoned Business Light Industry. The Council's s42A report notes that there are significant areas of Council open space in the general vicinity and a scarcity of Business zoned

land. One submission was received to the rezoning from the Greater East Tamaki Business Association (GETBA). This submission supports the proposed rezoning to Business – Light Industry. The submission is accepted.

28-30 Pilkington Road, Mt Wellington (Map 211)

69. The site at 28-30 Pilkington Road, Mt Wellington is a Council at grade carpark located in the Panmure Town Centre. The site has a split zoning of Business Town Centre and Open Space Informal Recreation zone in the Auckland Unitary Plan with the full site designated Council carpark (Designation – 1660). In addition, the site is subject to a series of regionally significant viewshafts and height sensitive areas that protect views to Mt Wellington. The Business zoned portion of the site is also subject to a building frontage control and a 27m Height Variation control.
70. This site is part of Panuku’s regeneration project, “Unlock Panmure”. PC 36 proposes to re-zone the Open Space – Informal Recreation zone portion of the site to Business -Town Centre. The submission by Mr. Glen McCabe supports the rezoning of the site to enable higher density commercial and residential development within walking distance of town centres and transport modes. He considered the rezoning to be consistent with goals of greater environmental and economic sustainability and building stronger communities through walkability.
71. The submissions by Ms. Allyson Wood and the Panmure Business Association (Chris Sutton) oppose the rezoning. Ms. Wood raises concerns about the implications the more permissive height limits proposed through the rezoning and the implications on the regionally significant view shafts to Maungarei (Mt Wellington) and the community identity of Panmure. She also raised concerns about the removal of further reserve land in Panmure, highlighting that the Tamaki Open Space Network Plan had identified a gap in the provision of open space and civic space in Panmure. Ms. Wood also considered that the current carpark use was making a positive contribution to the Panmure Town Centre.
72. The Panmure Business Association’s submission opposed the rezoning of car parking sites at 28-30 Pilkington Road, Mt Wellington as well as 3 Kings Road, Panmure (dealt with later in this decision). The Association considers the existing public carpark to be a well-used and valuable asset for businesses in the Panmure Town Centre. The submission also highlights the progressive reduction in available parking in the surrounding area arising from the town centre upgrades undertaken in the 1990’s and between 2004 – 09; and the impact of the Sylvia Park shopping mall with its abundance of free parking on the Panmure Town Centre. The submission also asserts that demand for carparking in the town centre will continue as a result of the increase in the number of new houses and accompanying increase in population.
73. Those opposed to rezoning the Open Space Informal Recreation zoned portion of the site to Business Town Centre raise concerns about the removal of carparking, the loss of open space within Panmure and the impacts of the more intensive development permitted by the Business zone standards in comparison with the existing Open Space provisions, in particular height and the impact on the views to Maungarei (Mt Wellington).

74. While we appreciate the concerns raised by the submitters, we are cognisant of the advice in the Council officer's s42A report that the Council has identified Panmure as a "development area" with a commitment to repurposing and intensify centres and business areas. We note the site is developed and used for public parking rather than informal recreation purposes. The proposed re-zoning accords with the Panmure Town Centre Plan approved by the Council in March 2018. While the Plan identifies that there is a shortage of "civic spaces" in Panmure, the current car park does not reflect this use.
75. In relation to the concerns raised in the submission about the likelihood of increased demand for car parking arising from the development of the AMETI busway and growth in the Panmure Town Centre, we received no expert traffic evidence to support these assertions. To the contrary the Council's s42A report highlighted the Comprehensive Parking Management Plan commissioned by Auckland Transport which had been finalised in 2018 and updated in 2020. The Plan concluded that there was generally an oversupply of carparking in Panmure, and that the occupancy of 28-30 Pilkington Road, as well as 3 Kings Road was sub-optimal.
76. In terms of the other concerns raised in relation to the increase in the permitted height standard applying to the site and the implications for views to Manugarei (Mt Wellington) we reiterate the point made in the officer's report that PC 36 does not alter the volcanic viewshafts applying to the site which protects the views to Maungarei (Mt Wellington). We acknowledge that the proposed rezoning to Business Town Centre will assist in the achievement of the Unitary Plan's objectives and policies relating to a creating a quality compact urban form and quality-built environment enabling the surface car parking area to be redeveloped with a residential/mixed use development.
77. We are satisfied that the land is not needed for open space purposes and that the open space zone is not appropriate for the land. We are also satisfied, having visited this site and its surrounds, that the Business: Town Centre zone is the most appropriate zone in the first instance.
78. Based on the evidence before us, we accept that the site should be re-zoned Business Town Centre. We note, however, that while the s32 report indicates the intention to rezone "the eastern portion of the site as Town Centre with the same height variation and building frontage controls as the remainder of the site"³ the plan change has failed to include the 27m height variation and the building frontage controls for the site.
79. For zones other than the Business: Town Centre zone, the zone provisions contain a maximum building height limit expressed as a numeric limit. This can then be varied, upwards or downwards, by a superseding Height Variation Control that is applied through the planning maps. Business: Town Centre zone standard H10.6.1(1) states: "*Buildings must not exceed the height in metres as shown in Table H10.6.1.1 below for sites subject to the Height Variation Control on the planning maps.*"
80. The Commissioners find that the Height Variation Control is a zone development standard and although spatially identified through the planning maps, it sits within and is subject to the zone provisions. It does not form part of a Precinct or Overlay control

³ Council agenda, page 144

and is not subject to separate objectives or policies other than those within the relevant zone.

81. The decision to not include a Height Variation Control would ordinarily mean that the general zone height standard would apply. But the Business: Town Centre zone is anomalous in this respect inasmuch as its zone provisions do not contain any general maximum height standard; with the Height Variation Control used exclusively for that purpose. The Height Variation Control is described within the zone height standard and we are satisfied that it fundamentally falls to be part of the bundle of objectives, policies and methods available to us when considering the Business: Town Centre zone.
82. The Council officer's s42A report considers that there is no scope to add such a control to the eastern portion of the site and this would need to be the subject of a subsequent plan change. In response to the Council officer's advice, we sought independent legal advice on whether there was scope for us to apply the 27m HVC control to the site. We have been advised that, on balance, there is scope to apply the 27m Height Variation Control to the site. The scope for this change comes from the plan change as notified. While the plan change does not refer to a height limit or Height Variation Control, the s32 evaluation report does address the application of the Height Variation Control of 27m along with application of the Building Frontage control that would apply on rezoning to Business Town Centre. This being the case, we have been advised that the Panel has jurisdiction in rezoning the site to apply the 27m Height Variation Control. Applying the same logic, we have also applied the Building Frontage control to the site.
83. Overall zoning the land to Business: Town Centre along with the application of the 27m Height Variation and Building Frontage Controls is the most appropriate outcome for the Site. The submission of G McCabe is accepted and the submissions by A Wood and the Panmure Business Association are rejected.

3 Kings Road, Panmure (Map 212)

84. 3 Kings Road is also a Council at grade carpark located at the eastern end of the Panmure Town Centre. The site is zoned Open Space Informal Recreation zone in the Auckland Unitary Plan and designated as a Council carpark (Designation – 1662). In addition, the front portion of the site is subject to the Regionally Significant Viewshafts and Height Sensitive Areas Overlay that protect views to Mt Wellington (W26). The site adjoins 1 Kings Road which is also zoned Open Space Informal Recreation and occupied by a Stone Cottage which is a scheduled historic heritage place. The adjoining sites to the east are zoned Residential Mixed Housing Urban. PC 36 proposes to re-zone the site Residential Terrace and Apartment Building zone.
85. Two submissions (H. Burnard and G. McCabe) support the rezoning, while four submissions (A. Wood, Panmure Community Action Group, J. Fernandez and the Panmure Business Association) oppose the rezoning. Heritage New Zealand Pouhere Taonga lodged a further submission which opposed H. Burnard's submission; opposed in part G. McCabe's submission and supported the A. Wood submission.

86. The issues raised in relation to the rezoning of 3 Kings Road are similar to 28-30 Pilkington Road, including the need to retain public car parking to support local businesses and the future growth in the Panmure Town Centre arising from the AMETI project. The submissions also highlight that recent residential developments in this location have been approved by the Council with parking shortfalls because of the availability of parking in the Kings Road carpark.
87. The s42A report advises that this site, like 28-30 Pilkington Road, is part of the “Unlock Panmure” area. The site was zoned site Residential Terrace and Apartment Building in the Proposed Auckland Unitary Plan but was changed through a decision on a Council submission to Open Space Informal Recreation. The Council’s submission was triggered by an inconsistency between the zone and cadastral boundary. PC 36 seeks to re-zone the southern portion of the site to Residential Terrace and Apartment Building.
88. Commissioner Munro queried with the Council officers the selection of the Residential Terrace and Apartment Building zone for the site given the large swathe of Residential Mixed Housing Urban zoned land adjoining the site to the east. In response Council officers advised that the zone was considered suitable for this site as it mirrors the ‘step down’ from the Town Centre zone (i.e. reduction in allowable building heights) corner pattern of zoning evident at the intersection of Allenby and Queens Road further to the south.
89. Having visited the site and the surrounding area we find that due to the location of the historic Stone Cottage at 1 Kings Road, which is zoned Open Space Informal zone (and its historic heritage values), that the stepdown in intensity justification between the Business Town Centre zone and the Residential Mixed Housing Urban to the east is somewhat flawed. The rezoning of the site to Residential Terrace and Apartment Building zone in effect introduces a “spot zone” between the Stone Cottage site at the corner of the King Road and the adjoining the Residential Mixed Housing Urban to the east. We find that the site should be re-zoned to Residential Mixed Housing Urban which will provide a better interface between the Stone Cottage at 1 Kings Road zoned Open Space Informal and the adjoining Residential Mixed Housing Urban.
90. The submissions of H. Burnard and G. McCabe, A. Wood, Panmure Community Action Group, J. Fernandez and the Panmure Business Association are accepted in part. Accordingly, the further submission by Heritage New Zealand Pouhere Taonga is accepted in part.

131 Clark Road, Hobsonville (Map 214)

91. PC 36 proposes to re-zone a portion of 131 Clark Road., Hobsonville from Open Space – Conservation zone to Residential Mixed Housing Urban zone. One submission was received from Dr. Khan who questioned the reason for the change and seeks the change be declined.
92. The bulk of 131 Clark Road is to be used for open space and roading purposes. The portion of the site to be re-zoned has been approved for disposal by the Council. The delineation of the zones in the Unitary Plan planning maps do not currently align with the already developed portion of the site at 131 Clark Road. The proposed rezoning

means the zoning of the land will align with the existing development. We find the proposed rezoning to Residential Mixed Housing Urban reflects the use and development of the site. The submission is rejected.

STATUTORY PROVISIONS

93. The RMA sets out a range of matters that must be addressed when considering a plan change, as identified in the section 32 report accompanying the notified plan change. We note that the plan change is focused on rezoning land that has either been recently vested or acquired for recreation and open space purpose, correcting open space zoning errors, or land that was formerly vested as recreation or road reserve and which Council has resolved to dispose of.
94. We also note that section 32 clarifies that analysis of efficiency and effectiveness is to be at a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.
95. Having considered the evidence and relevant background documents, we are satisfied, overall, that PC 36 has been developed in accordance with the relevant statutory and policy matters. The plan change will clearly assist the Council in its effective administration of the Unitary Plan.
96. We find that:
 - a) the zoning proposed of the various sites that have recently been vested or acquired by the Council for open space purposes and the correction of open space zoning errors is consistent with the intended use and development of these areas and/or their environmental values. and that the various parcels of land should be re-zoned in accordance with PC 36.
 - b) the current zoning of the various sites as Open Space or identification as road are no longer relevant and that the various parcels of land should be re-zoned in accordance with PC 36.
 - c) We are satisfied that PC 36 will assist the Council in achieving the purpose of the Act; is consistent with the Auckland Regional Policy Statement, and the Auckland Plan.

DECISION

97. That pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, that Proposed Plan Change 36 to the Auckland Unitary Plan (Operative in Part) be approved, subject to the modifications as set out in this decision.
98. Submissions on the plan change are accepted and rejected in accordance with this decision. In general, these decisions follow the recommendations set out in the Councils section 42A report, except as identified in this report.

99. The reasons for the decision are that Plan Change 36:
- a. will assist the Council in achieving the purpose of the RMA;
 - b. is consistent with the Auckland Regional Policy Statement;
 - c. is consistent with the provisions of Part 2 of the RMA;
 - d. is supported by necessary evaluation in accordance with section 32; and
 - e. will help with the effective implementation of the plan.
100. That the Auckland Unitary Plan (Operative in Part) be amended in accordance with Attachment C, Plan Change 36 – Open Space.

A handwritten signature in blue ink, appearing to read 'J Bell', with a horizontal line underneath the name.

Janine A. Bell (Chair)

**On behalf of the Independent Hearing Panel
Date: 02 December 2020**

Attachment A

Land Recently Vested or Acquired for Open Space Purposes

Map	Address	Legal	Current Zone	Proposed New Zone
1	COLONIAL DRIVE SILVERDALE 0992	Lot 807 DP 505106	Residential - Single House Zone	Open Space - Informal Recreation
2	COLONIAL DRIVE SILVERDALE 0992	Lot 808 DP 505106	Residential - Single House Zone	Open Space - Informal Recreation
3	WAI SHING PLACE PUKEKOHE AUCKLAND 2120	Lot 201 DP 500855	Residential - Single House Zone	Open Space - Informal Recreation
4	ROWLES ROAD PUKEKOHE AUCKLAND 2120	Lot 202 DP 500855	Residential - Single House Zone	Open Space - Informal Recreation
5	37 RIRORIRO ROAD HOBSONVILLE 0616	Lot 318 DP 509502	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
6	35A CRAIGS WAY HOBSONVILLE 0618	Lot 410 DP 509502	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
7	2 CHARLES HENRY WAY	Lot 700 DP	Residential - Single	Open Space - Informal
8	100A HOBSONVILLE ROAD HOBSONVILLE 0618	Section 2 SO 511858	Future Urban Zone	Open Space - Informal Recreation
9	JOSEPH MCDONALD DRIVE WHENUAPAI 0618	Lot 812 DP 508816	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
10	WHAKATUPU ROAD FLAT BUSH 2016	Lot 200 DP 494054	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
11	11 MCQUOIDS ROAD FLAT BUSH 2016	Lot 400 DP 494054	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
12	30 GEORGE TOWN DRIVE	Lot 518 DP	Residential - Single	Open Space - Informal
13	1 STREAMVIEW WAY LONG BAY 0630	Lot 4009 DP 516772	Residential - Terrace	Open Space - Informal Recreation
14	5 STREAMVIEW WAY LONG BAY 0630	Lot 4012 DP 516772	Residential - Terrace	Open Space - Informal Recreation
15	6 STREAMVIEW WAY LONG BAY 0630	Lot 4013 DP 516772	Residential - Terrace	Open Space - Informal Recreation
16	96 TE ONEROA WAY LONG BAY 0630	Lot 4011 DP 516772	Residential - Terrace	Open Space - Informal Recreation
17	1 TIKATI RISE LONG BAY 0630	Lot 4007 DP 516772	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
18	84C BOYD ROAD PUKEKOHE	Lot 103 DP	Rural - Rural Coastal	Open Space - Conservation
19	84B BOYD ROAD PUKEKOHE	Lot 102 DP	Rural - Rural Coastal	Open Space - Conservation
20	MILLWATER PARKWAY	Lot 815 DP	Residential - Single	Open Space - Informal
21	BONAIR CRESCENT	Lot 800 DP	Residential - Single	Open Space - Informal
22	BONAIR CRESCENT	Lot 813 DP	Residential - Single	Open Space - Informal
23	BONAIR CRESCENT	Lot 814 DP	Residential - Single	Open Space - Informal
24	BONAIR CRESCENT	Lot 816 DP	Residential - Single	Open Space - Informal
25	BONAIR CRESCENT	Lot 817 DP	Residential - Single	Open Space - Informal

26	90B GROVE ROAD PAKURANGA 2110	Lot 803 DP 508981	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
27	36 JANE MAREE ROAD HUAPAI 0891	Lot 1111 DP 513781	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
28	34 JANE MAREE ROAD HUAPAI 0891	Lot 1000 DP 513781	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
29	10 LUMBARDA DRIVE HUAPAI 0891	Lot 500 DP 514952	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
30	R4 Penguin Drive, Murrays Bay	Lot 95 DP 168769	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
31	24 RANCHOD TERRACE PUKEKOHE AUCKLAND	Lot 300 DP 371016	Residential - Single House Zone	Open Space - Informal Recreation
32	HOLLOWOUT STREET TAKANINI AUCKLAND 2105	Lot 1004 DP 490687	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
33	COLONIAL DRIVE SILVERDALE 0992	Lot 811 DP 501233	Residential - Single House Zone	Open Space - Informal Recreation
34	COLONIAL DRIVE SILVERDALE 0992	Lot 812 DP 501233	Residential - Single House Zone	Open Space - Informal Recreation
35	17 Akarana Ave, Three Kings	Lot 3 DP 60022	Residential - Mixed Housing Urban	Open Space - Sport & Active Recreation
36	174B FAVONA ROAD FAVONA 2024	Lot 3 DP 507315	Residential - Single House Zone	Open Space - Informal Recreation
37	303 ORMISTON ROAD FLAT BUSH 2016	Lot 201 DP 490184	Residential - Terrace Housing	Open Space - Informal Recreation
38	41A LEMON TREE LANE FLAT BUSH 2016	Lot 502 DP 490184	Residential - Terrace Housing	Open Space - Informal Recreation
39	COBHAM CRESCENT KELSTON 0602	Lot 3 DP 509041	Residential - Single House Zone	Open Space - Conservation
40	69D MILLEN AVENUE PAKURANGA 2010	Lot 4 DP 524833	Residential - Mixed Housing Suburban	Open Space - Conservation
41	LOT 105 DP 345844 JOE F STANLEY PLACE OTAHUHU	Lot 105 DP 345844	Residential - Mixed Housing Suburban	Open Space - Informal recreation
42	1 JACK SEABROOK ROAD HOBSONVILLE 0618	Lot 104 DP 523353	Residential - Mixed Housing Urban	Open Space - Conservation
43	5 JACK SEABROOK ROAD HOBSONVILLE 0618	Lot 106 DP 523353	Residential - Mixed Housing Urban	Open Space - Conservation
44	11D SPENCER TERRACE HAURAKI 0622	Lot 3 DP 518402	Residential - Single House Zone	Open Space - Informal Recreation
45	11 JACK SEABROOK ROAD HOBSONVILLE 0618	Lot 105 DP 523353	Residential - Mixed Housing Urban	Open Space - Conservation
46	9C CROSS STREET DRURY 2113	Lot 5 DP 517828	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
47	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Lot 6 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
48	DINNING ROAD, RIVERHEAD	Lot 400 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation
49	24 MELGRAN AVENUE ARDMORE 2582	Lot 710 DP 521996	Residential - Single House Zone	Open Space - Informal Recreation

50	60 JEROBOAM LOOP HUAPAI 0892	Lot 601 DP 522461	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
51	21A NOLA DAWN AVENUE ARDMORE 2582	Lot 701 DP 513239	Residential - Single House Zone	Open Space - Informal Recreation
52	RIVERHEAD POINT DRIVE RIVERHEAD 0892	Lot 203 DP 515385	Residential - Single House Zone	Open Space - Informal Recreation
53	153 RAUTAWHIRI ROAD HELENSVILLE 0875	Lot 904 DP 522793	Residential - Single House Zone	Open Space - Informal Recreation
54	19 SOARING BIRD DRIVE TAKANINI 2105	Lot 1010 DP 503599	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
55	MATAKOHE ROAD WESTGATE 0814	Lot 505 DP 523160	Residential - Mixed Housing Urban	Open Space - Informal Recreation
56	74 HAYFIELD WAY HINGAIA 2580	Lot 501 DP 519131	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
57	49A HOLMES ROAD MANUREWA 2102	Lot 604 DP 482065	Business - Light Industry Zone	Open Space - Informal Recreation
58	49B HOLMES ROAD MANUREWA 2102	Lot 702 DP 482065	Business - Light Industry Zone	Open Space - Informal Recreation
59	131A GROVE ROAD PAKAPURA 9999	ection 1 SO 522462	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
60	122E MATIPO ROAD TE ATATU PENINSULA 0610	Lot 7 DP 516011	Residential - Single House Zone	Open Space - Informal Recreation
61	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Lot 5 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
62	AWATIRO DRIVE KAUKAPAKAPA 0871	Lot 42 DP 523159	Residential - Rural and Coastal	Open Space - Conservation
63	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Lot 4 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
64	47A POWELL STREET AVONDALE 1026	Lot 3 DP 514208	Residential - Mixed Housing Suburban	Open Space - Conservation
65	111C COLWILL ROAD MASSEY 0614	Lot 4 DP 505843	Residential - Single House Zone	Open Space - Conservation
66	28 CASTLEPOINT AVENUE TAKANINI 2112	Lot 503 DP 515143	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
67	2A BLUE GUM AVENUE SILVERDALE 0932	WITHDRAWN		
68	AWATIRO DRIVE KAUKAPAKAPA 0871	Lot 43 DP 523159	Residential - Rural and Coastal	Open Space - Conservation
69	DINNING ROAD RIVERHEAD 0820	Lot 401 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation
70	34 TIR CONAILL AVENUE FLAT BUSH 2016	Lot 401 DP 526958	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
71	72 METTAM DRIVE SWANSON 0614	Lot 404 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
72	68 LISLE FARM DRIVE PUKEKOHE 2120	Lot 401 DP 528658	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
73	7A COBBLERS LANE RIVERHEAD 0820	Lot 3 DP 514383	Residential - Single House Zone	Open Space - Conservation

74	1A OWEN CHAPMAN DRIVE RED BEACH 0932	Lot 502 DP 526436	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
75	69 MATAKOHE ROAD WESTGATE 0814	Lot 304 DP 523160	Residential - Mixed Housing Urban	Open Space - Informal Recreation
76	3A TE NAPI DRIVE CONIFER GROVE 2112	Lot 601 DP 526920	Residential - Mixed Housing Urban	Open Space - Informal Recreation
77	69A Ashley Avenue, Long Bay	Section 8 SO 518274	Residential - Single House Zone	Open Space - Informal Recreation
78	8 DUNAFF PLACE FLAT BUSH 2016	Lot 201 DP 514249	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
79	47 DRUMCONNELL DRIVE FLAT BUSH 2016	Lot 202 DP 514249	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
80	12 DIVERSEY LANE MANUKAU CENTRAL 2025	Section 3 SO 353173	Business - Light Industry Zone	Open Space - Informal Recreation
81	5 DAME NGANEKO DRIVE GLENBROOK 2681	Lot 3000 DP 513833	Residential - Single House Zone	Open Space - Informal Recreation
82	SOPHIA ROAD MARTINS BAY 0982	Lot 40 DP 528746	Residential - Large Lot Zone	Open Space - Conservation
83	159R Aviemore Drive, Highland Park	Lot 42 DP 144355	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
84	333 GREAT SOUTH ROAD CONIFER GROVE 2112	Lot 609 DP 510615	Residential - Mixed Housing Urban	Open Space - Informal Recreation
85	39 TIR CONAILL AVENUE FLAT BUSH 2016	Lot 403 DP 526958	Residential - Mixed Housing Urban	Open Space - Informal Recreation
86	2A BLUE GUM AVENUE SILVERDALE 0932	WITHDRAWN		
87	DINNING ROAD RIVERHEAD 0820	Lot 500 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation
88	27 PUKEMARINO ROAD WAIMAUKU 0812	Lot 100 DP 531410	Residential - Single House Zone	Open Space - Informal Recreation
89	103E BIG BAY ROAD WAIUKU 2684	Lot 3 DP 513078	Rural - Rural Coastal Zone	Open Space - Informal Recreation
90	SOPHIA ROAD MARTINS BAY 0982	Lot 35 DP 528746	Residential - Large Lot Zone	Open Space - Conservation
91	69A ASHLEY AVENUE LONG BAY 0630	Section 6 SO 518274	Residential - Single House Zone	Open Space - Informal Recreation
92	72 HAYFIELD WAY HINGAIA 2580	Lot 500 DP 519131	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
93	7 Springhill Lane, Sunnyvale	Lot 20 DP 484183	Residential - Single House Zone	Open Space - Informal Recreation
94	23 TE NOHOTU ROAD GLEN INNES 1072	Lot 300 DP 522170	Residential - Mixed Housing Urban	Open Space - Informal Recreation
95	6D TRELOAR CRESCENT HOBSONVILLE 0632	Lot 102 DP 520050	Residential - Single House Zone	Open Space - Informal Recreation
96	90B GROVE ROAD PAPA KURA 2110	Lot 803 DP 508981	Residential - Mixed Housing Urban	Open Space - Informal Recreation
97	3B TE NAPI DRIVE CONIFER GROVE 2112	Lot 602 DP 526920	Residential - Mixed Housing Urban	Open Space - Informal Recreation

98	94 THOMAS ROAD FLAT BUSH 2016	Lot 404 DP 526958	Residential - Mixed Housing Urban	Open Space - Informal Recreation
99	3C TE NAPI DRIVE CONIFER GROVE 2112	Lot 603 DP 526920	Residential - Mixed Housing Urban	Open Space - Informal Recreation
100	11 CASSIE CLOSE FLAT BUSH 2016	Lot 150 DP 520498	Rural - Countryside Living Zone	Open Space - Informal Recreation
101	7 SPRINGHILL LANE SUNNYVALE	Lot 19 DP 484183	Residential - Single House Zone	Open Space - Informal Recreation
102	830 WHITFORD-MARAETAI ROAD WHITFORD 2571	Lot 103 DP 512422	Residential - Single House Zone	Open Space - Informal Recreation
103	9 AIRFIELD ROAD TAKANINI 2105	Lot 1031 DP 516537	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
104	14 OROWARU AVENUE MASSEY 0614	Lot 304 DP 529451	Residential - Mixed Housing Suburban	Open Space - Sport & Active Recreation
105	9 KAIMAI AVENUE MASSEY 0614	Lot 150 DP 530588	Residential - Mixed Housing Urban	Open Space - Informal Recreation
106	FOUNDRY ROAD SILVERDALE 0932	Lot 3 DP 506560	Business - Light Industry Zone	Open Space - Conservation
107	287 WEST HOE HEIGHTS OREWA 0931	Lot 702 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation
108	3 PUKEMARINO ROAD WAIMAUKU 0812	Lot 102 DP 531410	Residential - Single House Zone	Open Space - Informal Recreation
109	12 SOFTWOOD AVENUE ARDMORE 2582	Lot 501 DP 527120	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
110	No Map			
111	161 BLACKBRIDGE ROAD DAIRY FLAT 0794	Lot 4 DP 527678	Rural - Countryside Living Zone	Open Space - Conservation
112	1 CRAIGS WAY HOBSONVILLE 0618	Lot 103 DP 520050	Residential - Single House Zone	Open Space - Informal Recreation
113	38 JUTLAND ROAD PUKEKOHE 2120	Lot 302 DP 519328	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
114	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Lot 3 DP 134388	Rural - Mixed Rural Zone	Open Space - Conservation
115	6 HADDINGTON DRIVE FLAT BUSH 2016	Lot 70 DP 518124	Business - Town Centre Zone	Open Space - Informal Recreation
116	11 CROZIER PLACE OREWA 0931	Lot 706 DP 523423	Residential - Single House Zone	Open Space - Informal Recreation
117	2A BLUE GUM AVENUE SILVERDALE 0932	WITHDRAWN Business -		
118	1 ARCHIBALD DRIVE PINE VALLEY 0992	Lot 6002 DP 521442	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
119	765 PAERATA ROAD PUKEKOHE 2120	Lot 602 DP 526514	Residential - Mixed Housing Urban	Open Space - Informal Recreation
120	935 PAPAURA-CLEVEDON ROAD ARDMORE 2582	Lot 900 DP 521332	Residential - Single House Zone	Open Space - Conservation
121	21 MARAEARIKI AVENUE OREWA 0931	Lot 701 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation

122	39 PIRIPONO CRESCENT PUKEKOHE 2120	Lot 300 DP 518161	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
123	1 WAIMOANA CLOSE MASSEY 0614	Lot 302 DP 529451	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
124	68 ARABELLA LANE SNELLS BEACH 0982	Lot 4 DP 516706	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
125	79 THOMAS ROAD FLAT BUSH 2016	Lot 200 DP 521794	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
126	Coatesville-Riverhead Highway	Lot 6 DP 520250	Rural - Countryside Living Zone	Open Space - Conservation
127	11 MANUTEWHAU ROAD MASSEY 0614	Lot 301 DP 514158	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
128	27 TE NAPI DRIVE CONIFER GROVE 2112	Lot 606 DP 510615	Residential - Mixed Housing Urban	Open Space - Informal Recreation
129	2 MURIELS VIEW LANE	Lot 303 DP	Residential - Mixed Housing Suburban	Open Space - Informal
130	100 RIVERHEAD POINT DRIVE	Lot 201 DP	Residential - Single	Open Space - Informal
131	AWATIRO DRIVE KAUKAPAKAPA 0871	Lot 39 DP 523159	Rural - Rural Production Zone	Open Space - Informal Recreation
132	43 ACCOLAGE BOULEVARD	Lot 600 DP	Residential - Mixed Housing Suburban	Open Space - Informal
133	14 GUMFIELD DRIVE WARKWORTH 0910	Lot 12 DP 521399	Business - Light Industry Zone	Open Space - Informal Recreation
134	51 LISLE FARM DRIVE	Lot 400 DP	Residential - Mixed Housing Suburban	Open Space - Informal
135	5 MELGRAN AVENUE ARDMORE 2582	Lot 702 DP 513239	Residential - Single House Zone	Open Space - Informal Recreation
136	21 AIRFIELD ROAD TAKANINI	Lot 1029 DP	Residential - Mixed Housing Suburban	Open Space - Informal
37	Vivian Bay, Kawau Island	Lot 47 DP 4961	Residential - Rural and Coastal Settlement	Open Space - Conservation
138	19 ENDURANCE RISE OREWA 0931	Lot 705 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation
139	30 JUTLAND ROAD PUKEKOHE 2120	Lot 301 DP 519328	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
140	3 GODFREY DRIVE SILVERDALE 0931	Lot 500 DP 522519	Residential - Single House Zone	Open Space - Informal Recreation
141	HAIGH ACCESS ROAD REDDALE 0794	Lot 3 DP 512217	Rural - Countryside Living Zone	Open Space - Conservation
142	2 NGANUI AVENUE CONIFER GROVE 2112	Lot 500 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
143	21 DRUMCONNELL DRIVE	Lot 200 DP	Residential - Mixed Housing Suburban	Open Space - Informal
144	761 PAERATA ROAD	Lot 601 DP	Residential - Mixed	Open Space - Informal
145	113 ARRAN POINT PARADE SILVERDALE 0931	Lot 806 DP 526814	Residential - Single House Zone	Open Space - Conservation

146	155 RAUTAWHIRI ROAD HELENSVILLE 0875	Lot 903 DP 522793	Residential - Single House Zone	Open Space - Informal Recreation
147	72 TWIN PARKS RISE ARDMORE 2582	Lot 701 DP 521332	Residential - Single House Zone	Open Space - Informal Recreation
148	20 LAWSON CREEK STREET	Lot 900 DP	Residential - Mixed	Open Space - Informal
149	46 METTAM DRIVE SWANSON 0614	Lot 403 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
150	1 GODFREY DRIVE SILVERDALE 0931	Lot 804 DP 522519	Residential - Single House Zone	Open Space - Informal Recreation
151	19 AIRFIELD ROAD TAKANINI	Lot 1030 DP	Residential - Mixed Housing Suburban	Open Space - Informal
152	111 ARRAN POINT PARADE SILVERDALE 0931	Lot 806 DP 509751	Residential - Single House Zone	Open Space - Informal Recreation
153	32 KONOBA AVENUE HUAPAI	Lot 2002 DP	Residential - Mixed Housing Suburban	Open Space - Informal
154	20 KAROKARO ROAD	Lot 1005 DP	Residential - Mixed Housing Suburban	Open Space - Informal
155	2 COOPERAGE AVENUE	Lot 602 DP	Residential - Mixed Housing Suburban	Open Space - Informal
156	115 ARRAN POINT PARADE SILVERDALE 0931	Lot 807 DP 530396	Residential - Single House Zone	Open Space - Conservation
157	PITOITOI DRIVE RIVERHEAD 0820	Lot 300 DP 502769	Residential - Single House Zone	Open Space - Informal Recreation
158	TAUPAKI ROAD TAUPAKI 0782	Lot 3 DP 521739	Rural - Countryside Living Zone	Open Space - Informal Recreation
159	4 KAROKARO ROAD TAKANINI	Lot 103 DP	Residential - Mixed Housing Suburban	Open Space - Informal
160	3E TE NAPI DRIVE CONIFER	Lot 605 DP	Residential - Mixed	Open Space - Informal
161	39 BLACK BEECH CRESCENT	Lot 500 DP	Residential - Mixed Housing Suburban	Open Space - Informal
162	81 HAYFIELD WAY HINGAIA	Lot 200 DP	Residential - Mixed Housing Suburban	Open Space - Informal
163	155F NIXON ROAD TAUPAKI 0782	Lot 5 DP 529742	Rural - Countryside Living Zone	Open Space - Informal Recreation
164	NOLA ROAD ORATIA 0604	Lot 12 DP 527248	Rural - Waitakere Foothills Zone	Open Space - Conservation
165	329 GREAT SOUTH ROAD	Lot 700 DP	Residential - Mixed	Open Space - Informal
166	70 METTAM DRIVE SWANSON 0614	Lot 601 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
167	3D TE NAPI DRIVE CONIFER	Lot 701 DP	Residential - Mixed	Open Space - Informal
168	10 LONGMORE LANE SILVERDALE 0932	Lot 4006 DP 519167	Residential - Single House Zone	Open Space - Informal Recreation
169	24 AHUTOETOE ROAD PINE	Lot 6001 DP	Residential - Mixed Housing Suburban	Open Space - Informal

170	100 BELMONT ROAD	Lot 300 DP	Residential - Mixed Housing Suburban	Open Space - Informal
171	NOLA ROAD ORATIA 0604	Lot 13 DP 527248	Rural - Waitakere Foothills Zone	Open Space - Conservation
172	1531 KAHIKATEA FLAT ROAD	Lot 3 DP	Rural - Rural	Open Space - Informal
173	7 SATCHELL PLACE	Lot 31 DP	Residential - Mixed Housing Suburban	Open Space - Conservation
174	1A SQUADRON DRIVE	Lot 4 DP	Residential - Mixed	Open Space - Conservation
175	71 GREVILLE ROAD PINEHILL	Lot 202 DP	Residential - Mixed Housing Suburban	Open Space - Conservation
176	26 ANGIANGI CRESCENT BEACHLANDS 2571	Lot 614 DP 517012	Residential - Single House Zone	Open Space - Informal Recreation
177	14 PATRICK RICE DRIVE	Lot 300 DP	Residential - Mixed Housing Suburban	Open Space - Informal
178	1 TE NAPI DRIVE CONIFER	Lot 600 DP	Residential - Mixed	Open Space - Informal
179	8 RASHNI ROAD FLAT BUSH	Lot 200 DP	Residential - Mixed Housing Suburban	Open Space - Informal
180	69 RIVERHEAD POINT DRIVE RIVERHEAD 0892	Lot 200 DP 509356	Residential - Single House Zone	Open Space - Informal Recreation
181	4 & 6 ANGIANGI CRESCENT	Lot 101 DP 516824, Lot	Residential - Single	Open Space - Informal
182	1B OWEN CHAPMAN DRIVE	Lot 501 DP	Residential - Mixed Housing Suburban	Open Space - Informal
183	1 OBSERVATION GREEN,	Lot 300 DP	Residential - Mixed Housing Suburban	Open Space - Informal
184	158A PARK ESTATE, HINGAIA	Sect 2 SO	Residential - Mixed Housing Suburban	Open Space - Informal
185	16A DERBYSHIRE LANE,	Sect 2 SO	Residential - Mixed Housing Suburban	Open Space - Informal
186	30 KAHAWAIRAHI DRIVE, BEACHLANDS	Lot 502 DP 497740	Residential - Single House Zone	Open Space - Informal Recreation
187	42 SEAVIEW ROAD, PIHA	WITHDRAWN		
188	43 CASSIDY DRIVE, SILVERDALE	Lot 97 DP 526814, Lot 98	Residential - Single	Open Space - Informal
189	69 TAIKURA AVENUE, RED BEACH	Lot 500 DP 514754	Residential - Mixed Housing Suburban	Open Space - Informal
190	71 TWIN PARKS RISE, ARDMORE	Lot 800 DP 521332	Residential - Single House Zone	Open Space - Informal Recreation

Attachment B - Open Space Zoning Errors and Anomalies

Map No.	Address	Legal Description	Current Zone	Proposed Zone
191	24 Mercer Street, Drury	Sect 1 SO 510641	Open Space – Informal Recreation	Future urban
192	99 Te Henga Road, Te Henga	WITHDRAWN		
193	North of 135 Churchill Road, Rothesay Bay	Road	Residential – Single House	Open Space - Conservation
194	160R Murphys Road, Flatbush	Pt Lot 1 DP 69592	Residential – Mixed Housing Suburban	Open Space – Informal Recreation (for that portion currently zoned Residential – Mixed Housing Suburban)
195	18 Lapilli Lane, Stonefields	1/9 SH Lot 301 DP 492947, Lot 39 DP 492947	Open Space – Informal Recreation	Residential – Terrace Housing and Apartment Building
196	34E Portage Road, New Lynn	Crown SO 22631, Lot 10 DP 327545	Business – Light Industry	Open Space - Conservation
197	159 Murphys Road, Flatbush	Sect 1 SO 521347, Sect 2 SO 521347	Residential – Mixed Housing Suburban	Open Space – Sport & Active Recreation
198	1W Puriri Road, Beachlands	Lot 183 DP 19523	Shown as “road”	Open Space – Informal Recreation
199	17W Hawke Crescent, Beachlands	Lot 11 DP 19523	Shown as “road”	Open Space – Informal Recreation
200	619 Oruarangi Road, Mangere	Allot 177 Parish of Manurewa	Future Urban	Open Space - Conservation
201	67 Caribbean Drive, Unsworth Heights	Sec 1 SO 66536	Residential - Mixed Housing Suburban	Open Space – Sport & Active Recreation
202	214 Buckley Ave, Hobsonville	Sect 1 SO 490900	Residential – Mixed Housing Urban	Open Space – Community
203	27 Hudson Bay Road, Hobsonville	Sect 3 SO 490900	Residential – Mixed Housing Urban	Open Space – Community
204	2A North Piha Road, Piha	Lot 2 DP 173989, Lot 1 DP 51205, Pt Lot 1 DP 32999	Open Space - Conservation	Open Space – Informal Recreation
205	254 Ponsonby Road, Ponsonby	Lot 2 DP 397156	Residential - Single House	Open Space - Community

206	84 Hobsonville Road Hobsonville	Sect 2 SO 509537, Sect 4 SO 511858, Sect 5 SO 511858	Open Space - Informal Recreation	Open Space - Conservation
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Attachment C – Decision Version Plan Change 36 - Open Space

Refer to the Decision version of the GIS viewer for Plan Change 36:

<https://aucklandcouncil.maps.arcgis.com/apps/webappviewer/index.html?id=7e901eef34714e0da199863213bae6b7>