

**Memorandum**

**To: Phill Reid, Manager, Auckland -wide Planning, Plans and Places Department**

**From: Tony Reidy, Principal Planner, Auckland – wide Planning, Plans and Places Department**

**Date: 27 August 2020**

**RE: Withdrawal of Part of Proposed Plan Change 36 – Open Space (2019)**

**Withdrawal of part of Proposed Plan Change 36 – Open Space (2019) (PPC36) to the Auckland Unitary Plan (Operative in part); Pursuant to Clause 8D of Schedule 1 of the Resource Management Act 1991.**

Clause 8D of Schedule 1 of the Resource Management Act 1991 enables the withdrawal of parts of a council initiated plan change.

Under delegated authority through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (updated August 2018), delegated managers are empowered to make decisions on specified Schedule 1 matters. These include withdrawing parts of a proposed plan change.

<p>Rule or Section of the Auckland Unitary Plan</p>	<p>The following maps in the GIS viewer:</p> <p>Map Numbers 67, 86 and 117: 2A Blue Gum Avenue, Silverdale (legal descriptions Allot 235, 256 and 345 PSH of Okura) Proposed change from Business – Mixed use zone to Open Space – Community zone</p> <p>Map Number 187: 42 Seaview Road, Piha (legal description Pt Lot 1 DP 25709, Pt Lot 247 DP 24231, Pt Lot 1 DP 25709) – Proposed change from Rural – Waitakere Ranges zone to Open Space – Conservation zone</p> <p>Map Number 192: 99 Te Henga Road, Waitakere (legal description Lot 1 DP 193044, Lot 1 DP 31841) – proposed change from Special Purpose – Quarry zone to Open Space – Conservation zone</p>
<p>Proposed amendments to be withdrawn from Plan Change 36</p>	<p>Proposed Plan Change 36 involves amending the zoning of land at 210 different locations. In some instances, these locations involve more than one land parcel.</p> <p>The changes in zoning relate to either the vesting or acquisition of new open spaces, the correction of zoning errors or</p>

	<p>anomalies or Panuku's rationalisation of the zoning of land prior to its disposal/sale.</p> <p>It is proposed to withdraw the following changes:</p> <p>Map Numbers 67, 86 and 117: 2A Blue Gum Avenue, Silverdale (legal descriptions Allot 235, 256 and 345 PSH of Okura)</p> <p>Map Number 187: 42 Seaview Road, Piha (legal description Pt Lot 1 DP 25709, Pt Lot 247 DP 24231, Pt Lot 1 DP 25709) and</p> <p>Map Number 192: 99 Te Henga Road, Waitakere (legal description Lot 1 DP 193044, Lot 1 DP 31841) from the plan change.</p>
<p>Reasons for the withdrawal</p>	<p>The reasons for the withdrawal are:</p> <p>2A Blue Gum Avenue, Silverdale</p> <ul style="list-style-type: none"> <li>• The sites are the location of Te Herenga Waka Marae. The marae is currently undertaking additions. These additions are better facilitated by the current – Business – Mixed Use zoning.</li> <li>• A change in zoning while the additions are undertaken will complicate the process for the marae;</li> <li>• Rezoning the three sites to Open Space – Community can be undertaken later once the additions are completed.</li> </ul> <p>42 Seaview Road, Piha</p> <ul style="list-style-type: none"> <li>• 42 Seaview Road contains a “school house” building that potentially will be leased for community activities. Walking/cycling trails and sculpture trails are also planned. An Open Space – Conservation zone around the school house may not reflect the environmental qualities and function of that part of the open space;</li> <li>• Parks, Sport and Recreation are still in the process of looking at future outcomes for this open space and there are options on the table that may be problematic potentially with the proposed Open Space - Conservation zone;</li> <li>• The Outcomes Plan for development of 42 Seaview will be finalised later in 2020.</li> </ul> <p>99 Te Henga Road, Waitakere</p> <ul style="list-style-type: none"> <li>• 99 Te Henga Road is a highly modified site (it is a former quarry) and there are many recreational uses to be considered and a feasibility study to be worked through. Potential recreational activities include rock climbing/biking/dog exercise areas, potentially with associated structures. There are also discussions underway around establishing a film hub. An Open</li> </ul>

	<p>Space - Conservation zoning may not reflect the environmental qualities and function of the open space;</p> <ul style="list-style-type: none"> <li>• A lot more will be known about 99 Te Henga Road later in 2020. Also, the governing body will be considering its future later this year.</li> </ul>
<p>Changes to be made pursuant to Clause 8D</p>	<p>Withdrawal of the following map changes from Proposed Plan Change 36 – Open Space (2019)</p> <ul style="list-style-type: none"> <li>• Map Numbers 67, 86 and 117: 2A Blue Gum Avenue, Silverdale (legal descriptions Allot 235, 256 and 345 PSH of Okura)</li> <li>• Map Number 187: 42 Seaview Road, Piha (legal description Pt Lot 1 DP 25709, Pt Lot 247 DP 24231, Pt Lot 1 DP 25709) –</li> <li>• Map Number 192: 99 Te Henga Road, Waitakere (legal description Lot 1 DP 193044, Lot 1 DP 31841)</li> </ul>

**Prepared by:**  
 Tony Reidy  
 Principal Planner

**Signature:**

*Tony Reidy*

**Approved by:**  
 Phill Reid  
 Manager, Plans and Places,  
 Auckland - wide

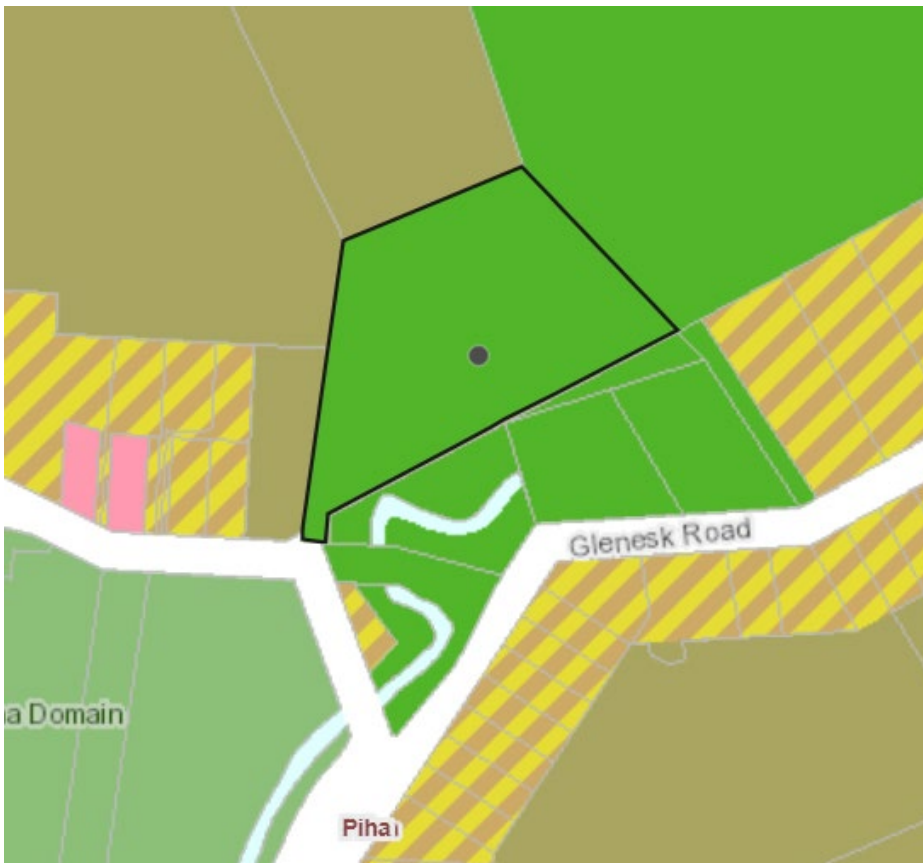
**Signature:**

*Phill Reid*

2A Blue Gum Avenue, Silverdale



2 Seaview Road, Piha



99 Te Henga Road, Waitakere

