

TO John Duguid
General Manager Planning and Resource Consents

FROM Eryn Shields
Team Leader, Regional, North, West, and Islands,
Planning and Resource Consents

DATE 09/09/25

SUBJECT **Decision to withdraw Variation 5 to
Proposed Plan Change 66
57 & 57A Schnapper Rock Road**

Approval to Withdraw	Variation 5 to Plan Change 66
Attachments	Attachment A – Withdrawal Memorandum Attachment B – Decision on Plan Change 66 Attachment C – Variation 5 to Plan Change 66

Prepared by: Eryn Shields Team Leader	Reviewed by: Peter Vari Team Leader
Signature:  9 September 2025	Signature:  9 September 2025
Authorised by: John Duguid General Manager Planning and Resource Consents	
Signature:  9 September 2025	

Memo

09 September 2025

Memorandum corrected 7 October 2025 in accordance with
section 46 of the Legislation Act 2019.

To: **John Duguid** – General Manager, Planning and Resource Consents

From: Eryn Shields Team Leader: Regional, North, West and Islands,
Planning and Resource Consents

Approval to withdraw Variation 5 to Proposed Plan Change 66 57 & 57A Schnapper Rock Road

Te take mō te pūrongo Purpose of the report

1. To seek approval to withdraw variation 5 to Private Plan Change 66 (57 & 57A Schnapper Rock Road) (**PC66**).

Whakarāpopototanga matua Executive summary

2. PC66 seeks to rezone 57 Schnapper Rock Road from Residential – Large Lot Zone to Residential – Single House Zone (2.11 hectares), Residential – Mixed Housing Suburban Zone (1.88 hectares), and to remove the Greenhithe Precinct from 57 and 57A Schnapper Rock Road. This rezoning is expected to enable the development of additional housing (approximately 90 – 110 new dwellings) on the 57 Schnapper Rock Road portion of the site.
3. PC66 was publicly notified on 26 August 2021. 21 submissions were received. A hearing was held on 10 February 2022 by a panel of independent hearing commissioners with delegated authority to make a decision. The panel's decision approved PC66 with modifications on 22 May 2022. The Environment Court appeal period closed on 11 July 2022, and no appeals were received.
4. Variation to PC 66 (**Variation 5**) was publicly notified on 18 August 2022. Variation 5 received seven submissions, but these were not heard by the independent hearings panel as part of the PC78 hearings.

Ngā tūtohunga Recommendation/s

5. That John Duguid, acting under delegated authority:
 - a) **approves** the withdrawal of Variation 5 to Private Plan Change 66: 57 and 57A Schnapper Rock Road to the Auckland Unitary Plan (Operative in Part) under clause 8D of Schedule 1 and in accordance with clause 34(6) of Schedule 12 of the Resource Management Act 1991, as set out in Attachment A to this report because withdrawal enables Proposed Plan Change 66 to be approved by the Council and made fully operative
 - b) **directs** staff to complete the necessary statutory processes to publicly notify the date on which Variation 5 to Private Plan Change 66: 57 and 57A Schnapper Rock Road is

withdrawn as soon as possible, in accordance with the requirements in clause 8D(2) of Schedule 1 of the Resource Management Act 1991.

Horopaki Context

6. PC66 is a private plan change that applies to approximately four hectares of land located at Schnapper Rock Road in Greenhithe. PC66 was publicly notified on 26 August 2021. 21 submissions were received.
7. A panel of independent hearing commissioners was delegated to hear submissions and decide on PC66. The commissioner's decision to approve PC66 was notified on 22 May 2022. The decision amends the Auckland Unitary Plan by:
 - (a) rezoning 57 Schnapper Rock Road from Residential – Large Lot Zone to Residential – Single House Zone (2.11 hectares) and Residential – Mixed Housing Suburban Zone (1.88 hectares)
 - (b) removing the Greenhithe Precinct from 57 and 57A Schnapper Rock Road.
8. The appeal period for the PC66 decision closed on 11 July 2022 and no appeals were received.
9. Variation 5 to PC 78 was publicly notified on 18 August 2022. Variation 5 received seven submissions, however these submissions were not heard by the PC78 Independent Hearings Panel.
10. If the Policy and Planning Committee resolves to withdraw PC78, Variation 5 is able to be withdrawn under delegated authority following that decision of the Committee.
11. Following the withdrawal of Variation 5, PC66 will then be able to be made operative and relevant parts of the Auckland Unitary Plan amended as set out in the decision (included in Attachment A). This will enable residential development to proceed.

Tātaritanga me ngā tohutohu Analysis and advice

12. Schedule 1 of the RMA sets out the statutory process for plan changes. Clause 8D(1) states that

Where a local authority has initiated the preparation of a policy statement or plan, the local authority may withdraw its proposal to prepare, change, or vary the policy statement or plan at any time
13. Following approval to withdraw Variation 5, Council will issue a public notice to that effect.

Tauākī whakaaweawe āhuarangi Climate impact statement

14. The council's climate goals are set out in Te Tāruke-ā-Tāwiri: Auckland's Climate Plan:
 - (a) to reduce greenhouse gas emissions to reach net zero emissions by 2050
 - (b) to prepare the region for the adverse effects of climate change.
15. The PC66 location is accessible to public transport, and employment opportunities in nearby industrial areas (Albany, Westgate and Hobsonville). This assists in reducing transport emissions.

16. The location of PC66 is not in a coastal area (and therefore is not at potential risk from sea-level rise) and does not pose any significant risks in terms of predicted increases in the severity and frequency of heavy rainfall events. Stormwater arising from the development is controlled by the Auckland Unitary Plan.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

17. As a procedural step, there are no council group impacts associated with the withdrawal of Variation 5. Therefore, no views from the council group were sought in relation to the decision whether to withdraw Variation 5.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe

Local impacts and local board views

18. As a procedural step, there are no local impacts associated with withdrawing Variation 5.
19. While this report is procedural only, it is noted that the Upper Harbour Local Board did not provide its views on PC66 during the statutory process.

Tauākī whakaaweawe Māori

Māori impact statement

20. The following iwi groups were contacted by the applicant in the preparation of PC66:
- Ngāi Tai ki Tāmaki
 - Nga Maunga Whakahii o Kaipara Development Trust
 - Ngāti Manuhiri Settlement Trust.
21. Ngāti Manuhiri Settlement Trust provided a Cultural Impact Assessment report and confirmed that Ngāti Manuhiri supports the PC66 in principle, if a number of recommendations are considered and implemented. Ngāti Manuhiri also expressed interest to be consulted at the resource consent design stage once PC66 is operative.
22. The applicant agreed to meet their recommendations and the design consultation request. Mana whenua did not make submissions on PC66, nor on Variation 5.

Ngā ritenga ā-pūtea

Financial implications

23. There are no financial implications arising from this procedural decision. Withdrawing plan changes is enabled by the RMA and is budgeted expenditure for the Planning and Resource Consents Department.

Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

24. The power to decide whether to withdraw a variation is not a decision for which there is an appeal right.

Ngā koringa ā-muri

Next steps

25. If withdrawal of Variation 5 is approved, the Council will publicly notify the withdrawal of Variation 5 and provide reasons.
26. Planning and Resource Consents Department will undertake the actions required under Schedule 1 of the Resource Management Act 1991 to withdraw Variation 5, including the public notice and notification of the PC66 applicant and submitters to both PC66 and Variation 5.

Ngā tāpirihanga

Attachments

Attachment A	Plan Change 66 Decision of Independent Commissioners
Attachment B	Variation 5 to Plan Change 66

Author: Eryn Shields Team Leader: Regional, North, West and Islands