

Memo

Date 10 February 2026

To: Peter Vari, Acting Manager Planning, Regional, North, West, and Islands, Planning and Resource Consents

From: Jessica Dingle, Senior Policy Planner in the Regional, North, West and Islands Team

Subject: **Plan Modification: Clause 20A error correction to Auckland Unitary Plan (Operative in Part 2016)** - Correction to the zoning of 3 Jordan Avenue, Onehunga (PT Lot 7 DP 48904)

I seek your approval to correct an error pursuant to clause 20A, schedule 1, Resource Management Act 1991:

A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.

You have delegated authority, as a tier four manager, to make a decision to correct an error under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

Corrections are required to Auckland Unitary Plan (operative in part) 2016 (AUP) to address a zoning error at 3 Jordan Avenue in Onehunga. The modification specifically relates to the area legally described as PT Lot 7 DP 48904. This part of the land is currently zoned Open Space – Informal Recreation, when it should be zoned Residential – Terrace Housing and Apartment Buildings Zone (“THAB”).

This zoning appears to be an error that was missed following Plan Change 4: Corrections to technical errors and anomalies in the Auckland Unitary Plan Operative in Part (“PC4”). It was under PC4, that both Lot 6 DP 48904 and PT Lot 7 DP 48904 were agreed to be rezoned from Open Space – Informal Recreation to THAB – see **Figure 1** below. These two lots are identified with a red border. Only Lot 6 DP 48904 was rezoned to THAB.

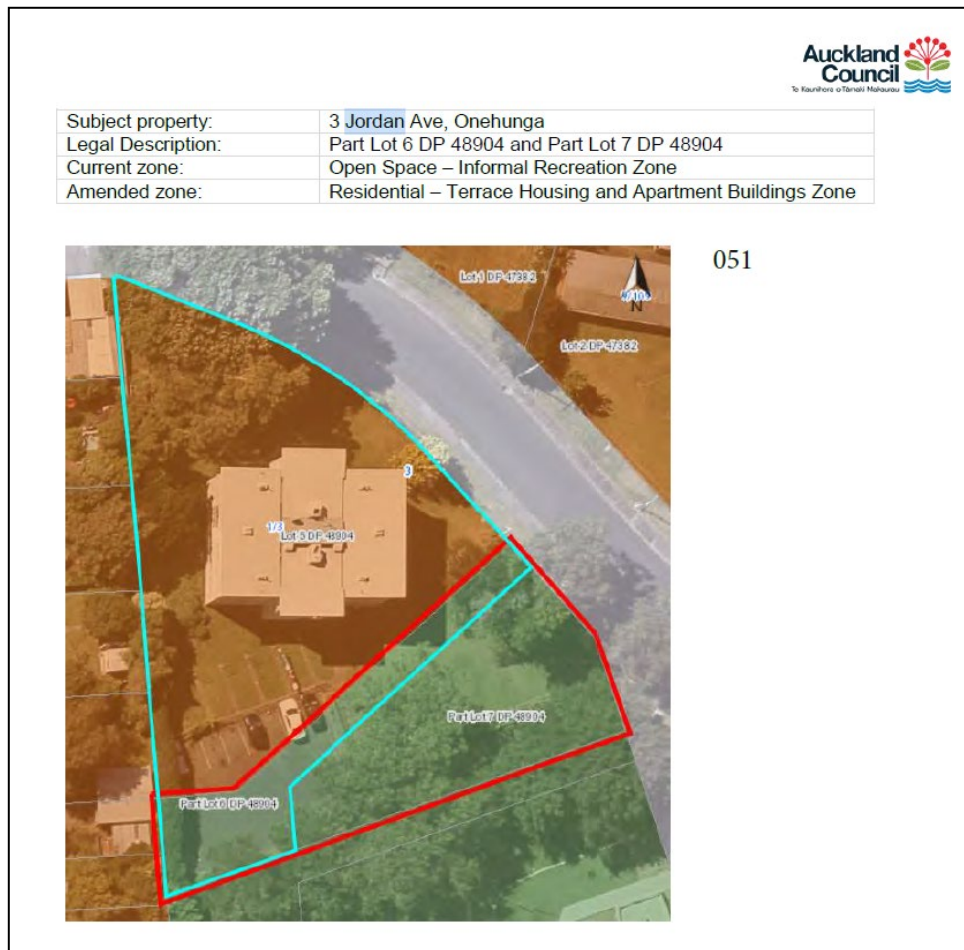


Figure 1: Extract from Attachment 2 of the PC4 Decision Report that identifies the extent of 3 Jordan Avenue to be rezoned from Open Space – Informal Recreation to THAB

On the Open Space zoning of 3 Jordan Avenue, the s42A Hearing Report stated:

42.8.4 Submission 200.34 correctly identifies that two parcels of land with Legal Descriptions Part Lot 6 DP 48904 and Part Lot 7 DP 48904 are shown in the AUP viewer as Open Space – Informal Recreation Zone. This is an error as the two parcels are owned by the Housing New Zealand Corporation and comprise the curtilage, including residents' parking, of their public housing at 3 Jordan Avenue, Onehunga.

...

42.8.6 I consider the errors to be within scope of PC4. They are corrections to zonings where the spatial application has clearly been applied to the wrong land and is a simple anomaly. The changes do not lead to substantive arguments / debates of the proposed change in any form. I consider the corrections should be made to the zoning of the identified land parcels in the AUP GIS Viewer.¹

In the decision report, the Panel did not provide any specific comment on the matter, but it appears that this conclusion reached by the Reporting Officer was agreed to - given the inclusion of the site on the list of sites to be rezoned through PC4.²




¹ Paragraphs 42.8.4 and 42.8.6, page 233 of the s42A Hearing Report, prepared by Gurv Singh from Auckland Council, dated 8 December 2017

² The list of sites to be rezoned was provided in Attachment 2 of the PC4 Decision Report.

A copy of the decision and Attachment 2: Amendments to the AUP(OP) maps following decisions on submissions to PC4 are included in **Attachment A** of this memorandum. Please note, it is on page 55 of Attachment 2 that 3 Jordan Avenue is identified.

A full description of the scope and rationale for the change is provided below in **Table 1**.

Table 1: Summary of the Clause 20A modification requested	
Provision in AUP or HGI District Plan	Auckland Unitary Plan GIS viewer
Subject site and legal description (if applicable)	Address: 3 Jordan Avenue, Onehunga, Auckland 1061 Legal description: Lot 5 DP 48904, Lot 6 DP 48904, PT LOT 7 DP 48904 – specifically it is PT LOT 7 DP 48904 that requires the zoning to be amended.
Nature of error	There is a discrepancy between the PC4 decision and approved mapping amendment concerning the zoning of 3 Jordan Avenue and the current AUP(OP) GIS viewer. It appears that the Open Space – Informal Recreation zone has not been removed and replaced with THAB on the part of the site legally described as PT LOT 7 DP 48904. It is unclear how this GIS error has arisen but does require amending to ensure a zoning outcome that aligns with what was sought and accepted through PC4.
Effect of change	This change is minor and technical in nature and will correct an error in the GIS mapping that was missed following the implementation of PC4. The correction will ensure the GIS mapping aligns with what was sought and agreed to through the decision on PC4. There is no effect upon either the environment or persons. The immediate adjoining property to the change is 5A Jordan Avenue (known as Jordan Park), zoned Open Space – Informal Recreation and owned by Auckland Council. The effects of the modification are neutral as they have been assessed and authorised through PC4. The landowner (i.e. Kāinga Ora) will be advised of the AUP modification once approved.
Changes required to be made (text and/or in-text diagrams)	This is a GIS mapping correction only. Please refer to Attachment B for an illustration of the change sought as part of this Clause 20A memorandum.
Changes required to be made (AUP or HGI maps)	Amend the AUP GIS viewer to remove the Open Space – Informal Recreation zone present on 3 Jordan Avenue (specifically the portion of the site legally described as; PT Lot 7 DP 48904) and apply the Residential – Terrace Housing and Apartment Buildings zone instead.
Attachments	Attachment A: PC4 Decision and Attachment 2 Attachment B: Corrected AUP GIS map

<p>Maps prepared by: Danica Torres Senior Geospatial Specialist</p>	<p>Text Entered by: Planning Technician</p>
<p>Signature:</p> 	<p>Signature: N/A</p>
<p>Prepared by: Jess Dingle Senior Policy Planner</p>	<p>Reviewed by: Eryn Shields Team Leader</p>
<p>Signature:</p>  <p>10 March 2026</p>	<p>Signature:</p>  <p>09 March 2026</p>
<p>Decision: I agree to correct the error under clause 20A, schedule 1, RMA 1991 using my delegated authority.</p> <p><i>P Vari</i></p> <p>Peter Vari Acting Manager Planning, Regional, North, West, and Islands, Planning and Resource Consents</p> <p>Date: 10 March 2026</p>	

ATTACHMENT A: PC4 DECISION AND ATTACHMENT 2

Decision on Plan Change 4 to the Auckland Unitary Plan under the Resource Management Act 1991



SUMMARY OF THE DECISION

This decision is made pursuant to Clause 10 of Schedule 1 of the Resource Management Act. The decision of the Commissioners is that Plan Change 4 is APPROVED, subject to the modifications set out.

Number and Name of Plan Change	Plan Change 4 - Corrections to technical errors and anomalies in the Auckland Unitary Plan Operative in Part.
Type of Plan Change	Council-initiated
Date Notified	28 September 2017
Submissions	226 (including 15 late)
Hearing commenced:	30 January 2018, 9.30am
Hearing panel:	David Mead (Chairperson) Cherie Lane Basil Morrison
	<p><u>For the Submitters:</u> Howick Ratepayers and Residents Assn Inc Federated Farmers of New Zealand Vector Limited Diocesan School for Girls Roman Catholic Bishop of the Diocese of Auckland Te Arai North Limited Te Arai South Holdings Limited Department of Corrections Praveen Dasarathi Housing New Zealand Corporation Philip Lawrence and Sharon Lesley Hardie The Wheeler Family Ngāti Whātua Ōrākei Whai Rawa Ltd Scentre (New Zealand) Ltd Bunnings Limited The University of Auckland Northcote RD1 Holdings Limited and W Smale The National Trading Company of New Zealand Limited Kiwi Property Group Limited and Kiwi Property Viaduct Harbour Holdings Limited The Warehouse Limited TONEA Investments (NZ) Limited Pine Harbour Marina Limited Trevor Giles</p>

	<p>Dianne Elizabeth Giles Envoco Ltd Francis John Ramsey Manukau Quarries Limited Box Property Limited Clevedon Waterways Ltd Drury South Limited Northbridge Properties Limited Pararekau Holding Ltd Tūpuna Maunga o Tāmaki Makaurau Authority Janet Dickson</p> <p><u>For Council:</u> Juliana Cox, Principal Planner Gurv Singh, Principal Planner Jasmin Kaur, Planner Tara Hurley, Planner Sorcha Peren, Planner Todd Elder, Planner Kimberley Edmonds, Planner Ewen Patience, Principal Planner Roger Eccles, Planner Sisira Jayasinghe, Planner Ezra Barwell, Principal Policy Analyst Phil Reid, Manager Planning-Auckland wide Alastair Lovell, Statutory Policy Leader Christina Robertson, Strategic Land Use Policy Manager Kevin Wong-Tai, Transport Planning Expert Megan Patrick, Principal Advisor Special Projects Heritage Emma Rush, Senior Advisor Special Projects Heritage Katherine Dorofaeff, Principal Transport Planner Mike Wakefield, Senior Solicitor Tony Reidy, Team Leader Leerina Savage, Hearings Advisor</p>
Tabled Evidence	<p><u>For the Submitters:</u> HLC (2017) Limited Spark New Zealand Trading Limited Summerset Villages (Hobsonville) Limited Karaka North Village</p>
Hearing adjourned	Thursday, 1 February 2018
Hearing Closed:	4 April 2018

The following documents are appended to this Decision:

- Attachment 1: Amendments to AUP (OP) text and diagrams following decisions on submissions to PC 4
- Attachment 2: Amendments to AUP (OP) maps following decisions on submissions to PC 4
- Attachment 3: Vested land map changes North
- Attachment 4: Vested land map changes Central
- Attachment 5: Vested land map changes South
- Attachment 6: Vested land map changes West.

Introduction

1. This decision is made on behalf of the Auckland Council (“the Council”) by Independent Hearing Commissioners David Mead, Cherie Lane and Basil Morrison appointed and acting under delegated authority under sections 34 and 34A 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 4 (PC 4) to the Auckland Council Unitary Plan Operative in Part (AUP (OP), or ‘the Plan’) after considering all the submissions, the section 32 evaluation, the reports prepared by the officers for the hearing and evidence presented during and after the hearing.
3. PC 4 is a council-initiated plan change that has been prepared following the standard RMA Schedule 1 process (that is, the plan change is not the result of an alternative, 'streamlined' or 'collaborative' process as set out under the RMA).
4. The plan change was publicly notified on 28 September 2017 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 (as otherwise the rather innocuous title of the plan change as covering technical errors and omissions may not signal to owners and occupiers that substantive changes were proposed).
5. The submission period closed on 29 October 2017. A summary of submissions was notified for further submissions on 2 November 2017.
6. A total of 226 submissions (including 15 late submissions) and 16 further submissions were made on the plan change.
7. There were three proposed amendments in PC4 that were withdrawn from PC4 through clause 8D of Schedule 1 of the RMA. The proposed changes withdrawn by the Council were to Chapter E39.2(15) Objective; Table E39.4.2; and Table

E39.6.4.6.1. The reason for these withdrawals is that these provisions are subject to appeal before the Environment Court (ENV-2016-304-000111, which relates to the Chapter E39 Subdivision – Rural provisions), with the proposed changes being able to be addressed through that process. Accordingly, there was no need to proceed with the changes through PC 4.

Summary of Plan Change

8. PC 4 aims to correct technical errors and anomalies, identified up to mid-2017, within the AUP (OP). PC 4 also rezones a number of land parcels that have recently been vested in the Council, as reserves. The plan change is effectively a 'slice in time', with other future plan changes likely to be notified to address similar matters (such as errors and ambiguities and rezoning of vested land) that have subsequently been identified after the mid 2017 cut off for PC 4.
9. The Council has described the nature of the technical errors and anomalies included in PC 4 as those where the degree of change is limited to a specific part (or provision) of the AUP (OP) that is creating ambiguity or uncertainty with the administration of those provisions. The technical errors and anomalies identified to date are impacting on the efficiency and effectiveness of the rules and methods of the AUP (OP). These errors and anomalies mean that the provisions do not appropriately give effect to the objectives of the AUP (OP), and require amendment to provide clarity.
10. PC 4 amends a wide range of provisions, including provisions relation to the Regional Policy Statement, and the regional and district-level provisions of the AUP (OP). The technical errors and anomalies occur in Chapters B, D, E, H, I, J and L and the GIS Viewer of the AUP (OP). Zoning changes are also made to address both zoning anomalies and land recently vested as open space with Council. PC4 has not sought to correct any errors appearing in any designation.
11. A number of provisions were given legal effect at the time of notification (as set out in Attachment 31 of the notified PC 4 documents).
12. Preparation of PC 4 involved Council compiling a list of technical errors and omissions once the AUP (OP) was made partially operative in 2016. These errors and omissions were identified by Council staff, as well as plan users and landowners. As set out in more detail in the section 42A report, Council staff followed a process of determining whether the issue identified could be addressed by way of a clause 20A change (being a change to an operative plan that can be made without the need to introduce a plan change) or alternatively raised issues that were best dealt with through separate processes (such as specific plan changes or were likely to be addressed by resolution of appeals). We understand from comments made during the hearing by Mr Singh, Council's lead reporting officer, that in a number of situations, Council staff informally advised potential submitters that the more complex issues they had identified were best addressed through subsequent plan changes.

Hearing Process

13. To expedite the hearing process the Commissioners issued a Direction requiring the pre circulation of expert evidence. Council prepared a section 42A report that discussed the background to the plan change and submissions received. A number of amendments to the plan change were identified. In response to expert evidence provided by submitters, Council was given the opportunity to identify further changes, which they did so by way of an Addendum to the section 42A report.
14. At the hearing, expert evidence of submitters was taken as read. In some cases short additional statements were provided by experts. Experts and submitters responded to the questions raised by the Commissioners. Council staff were invited to provide any comments as each submitter appeared.
15. After hearing from submitters, the Commissioners decided that there was no direct benefit to their deliberations from undertaking site visits. While a range of site specific issues were raised by submitters, the main issues in contention related to the scope of changes and the format and content of amended plan provisions, rather than site specific environmental conditions.
16. After hearing from submitters, the Commissioners requested further advice from Council staff on a number of matters, and for two of those matters, provided scope for comments from relevant submitters on the analysis provided. This further information was received on 16 February 2018. On 1 March 2018, the Commissioners requested further information from Council staff relating to a number of specific matters, while additional information was sought on changes to the Clevedon Waterways on 13 March 2018. The Commissioners reviewed this additional material by the end of March and being satisfied that they had sufficient information, closed the hearing on 4 April 2018.
17. Mr Singh assisted the Commissioners in their deliberations to the extent that he provided input into the wording of the changes that the Panel identified after hearing from the submitters and Council. The Commissioners hasten to add that Mr Singh's input was limited to assisting with technical issues.
18. The Commissioners wish to record that they were greatly assisted in their deliberations by the quality of the advice it received from Council staff, other experts and submitters.

Procedural matters

19. Prior to the hearing commencing, Commissioner Lane identified two potential conflicts of interest with regard to matters raised by submitters. These were in relation to the Wheelers and Housing New Zealand Corporation. Commissioner Lane knows the Wheelers in a personal capacity and considered (with the agreement of the Chair) that it was appropriate that she not take part in the hearing and deliberations on the Wheeler's submission. In accordance with this, Commissioner Lane declared the interest and departed from the hearing room

during the Wheeler's submission. This decision records that in relation to the submission points made by the Wheeler's, Commissioners Mead and Morrison deliberated on the matters raised.

20. The other potential conflict was in relation to the Housing New Zealand Corporation submission. Commissioner Lane stated that she had recently been called by the Corporation to provide expert evidence to an Environment Court hearing considering aspects of the Corporation's appeals to Council's decisions on the AUP (OP) relating to historic heritage and special character. Commissioners Mead and Morrison are of the opinion that this potential conflict was not relevant to the matters which the Commissioners need to address in this decision and as a result, Commissioner Lane did not need to recuse herself from this part of the hearing. The potential conflict was raised at the start of the hearing, and no submitter took issue with Commissioner Lane hearing the relevant submission.
21. A number of late submissions were received by the Council. Pursuant to section 37 of the Resource Management Act 1991, the time for receiving submissions was extended to accept late submissions from the following:
 - a. Spark New Zealand Trading Limited (Spark), PO Box 92028, Auckland Council
 - b. CE & SE Tickle Family Trust, 55 Lough Bourne Drive, Pukekohe
 - c. BT & JE Blackmore Family Trust, 49 Lough Bourne Drive, Pukekohe
 - d. Archibald Campbell McPherson & Susan Anne McPherson, 49 Lough Bourne Drive, Pukekohe
 - e. The G&C Wharfe Family Trust, 57 Lough Bourne Drive, Pukekohe
 - f. Scott Nicholas & Gillian Rachel Beatson, 51 Lough Bourne Drive, Pukekohe
 - g. Robin Louis Peach, 1 Four Trees, Cockle Bay
 - h. Howard Colin Tisdall, 54 Cheriton Road, Mellons Bay
 - i. Micheal James Felton, 41 Lough Bourne Drive, Pukekohe
 - j. Andries Popping, 6 Mellons Bay Road, Howick
 - k. Universal Homes Limited, PO Box 90842, Victoria Street West, Auckland Central
 - l. Vector Limited, Russell McVeagh, Vero Centre, 48 Shortland Street, PO Box 8, Auckland
 - m. Tūpuna Maunga O Tāmaki Makaurau Authority, PO Box 91689, Victoria Street West, Auckland
 - n. Housing New Zealand Corporation, Ellis Gould, PO Box 1509, Auckland

- o. Donald Alexander and Gail Elizabeth Holmes, 53 Lough Bourne Drive, Pukekohe
 - p. Bruce William Moana Wilson, 47 Lough Bourne Drive, Pukekohe
22. The time limit for the receipt of the above submissions is waived for the following reasons:
- a. Consideration of the submissions has not resulted in any unreasonable delay.
 - b. The submissions assist in the consideration of the robustness of the plan change.

Scope

23. An important issue raised during the hearing was the scope of the plan change and whether amendments identified by the plan change itself, as well as changes identified by submissions, were "on" the plan change. Specifically, the Council raised concerns in their section 42A report that a number of changes proposed by submitters were out of scope. Council staff also identified a number of changes that were proposed by the plan change as notified or as recommended by them to be amended as a result of considering submissions, which were (upon further reflection) out of scope and best dealt with through other means. Equally, some submitters claimed that some proposed changes in PC 4 as notified were out of scope, or alternatively, that their changes were in scope. In some cases, the Commissioners have determined that the relief sought by the submitter is too wide ranging and in the interests of fair process, should be the subject of a separate process.
24. We received advice on scope issues from Council's legal expert Mr Wakefield, as well as specific submissions from legal representatives for Housing New Zealand Corporation and Pine Harbour Marina Ltd. A number of planning experts also provided comment in relation to scope.
25. Generally, the advice was that there is a two step process to be followed. Firstly, submissions need to be 'on' the plan change; that is the submissions needed to be within the terms of the change proposed and there has to be a connection between the submission and the content of the change. For example, the submission cannot raise a new change wholly outside the content of the primary change, the effect of which would be to alter the intent of the plan change. In considering the scope of a plan change, legal advice was that it was relevant to look at the purpose of the plan change, the public notice, the section 32 report and the changes actually set out in the plan change. All these factors added together to form the scope of the change.
26. Secondly, if the submission is on the plan change, then the submission needs to propose amendments that do not significantly affect the interests of other parties not present to the proceedings. That is, there is a fairness test. Here the issue is whether a reasonable person, who had looked at the primary plan change, would

likely review submissions to see whether any material changes are proposed by those submissions. The further submission process provides opportunity for them to support or oppose primary submissions. The title of the plan change is important in this regard. The title refers to 'technical errors and omissions'. That title does not suggest significant changes from the status quo as being within scope, and as such the Commissioner's judgement is that few people would actively review submissions from the point of view of whether those submissions would propose significant amendments. The number of further submissions received tends to bear out this assumption.

27. Within this general framework, four issues arose:
 - a. The first related to the extent to which other errors and omissions not identified by the Council are 'on' the plan change. A number of submitters identified what they considered to be errors and omissions in the provisions applying to their land and sought that these be rectified. Some of these errors and omissions had only recently been found;
 - b. The second related to the extent to which some changes included by the Council in the plan change, were not 'on' the plan change, in that the changes went beyond a technical area and strayed into changing methods that potentially might affect outcomes;
 - c. The extent to which the further submission process allowed for interested parties to become involved in changes proposed by submitters; and
 - d. The extent to which changes agreed to between parties present at the hearing proposed solutions that potentially were different to that identified in submissions.
28. We have taken what could be termed a pragmatic approach to these issues. On the issue of scope, the plan change is wide ranging and covers many topics. We therefore agree that there are not many aspects of the plan that are potentially not 'on' the plan change and that furthermore, Council is not the only party that can identify an error. The submission process is also a legitimate means by which errors can be identified. Having said that, the nature of the changes proposed by the plan change are ones that often have their roots in the formulation of the plan; that is where there is some evidence in the proposed plan hearing and decision making process of a certain method proposed to be employed, but that method either missing from the final plan, or being altered (often inadvertently it appears) in its application in the finalised plan.
29. We agree that just because the Council has identified that the AUP (OP) is not exactly in alignment with its evidence presented to the Independent Hearings Panel that this does not automatically mean that there is an 'error' to be fixed. We are also not convinced that some amendments identified by some submitters post the Plan becoming partly operative fall into the scope of the plan change, given that their

evidence effectively stated that the 'errors' were not issues debated during the plan preparation process, nor is there ambiguity over interpretation of the provisions.

30. We also note that if 'in scope', there is still the need to assess the merits of the proposed change and whether the change assists with resource management outcomes. Just because a change is in scope does not mean that the change is appropriate.
31. Through the section 42A addendum, the Council identified a number of proposed changes that it considered did not fit within the bounds of the plan change, in that the change proposed extended beyond a technical fix to address an issue debated during the plan preparation process. We agree that it is appropriate for the Council to signal that these changes should not proceed.
32. We have placed some emphasis on the 'fairness' test. That is, changes proposed by submitters that may significantly affect other parties should be the subject of a specific plan change, potentially even for changes that squarely fit within the 'errors and omissions' ambit of the plan change. For submissions that seek rezoning of properties not included in the plan change as notified, we consider that wider interests could potentially be affected and it would generally be appropriate for such changes to be subject to separate processes.
33. In summary, we have looked at each situation of scope on a case-by-case basis, taking into account the two aspects of whether the submission is on the plan change and whether the change proposed raises any fairness issues in terms of other parties.

Relevant statutory provisions considered

34. The RMA sets out an extensive set of 'tests' for the formulation of plans and changes to them. These tests do not need to be repeated in detail, as the plan change is very much focused on detailed methods. There was no need for assessment of objectives and policies in relation to superior planning documents, for example. The section 42A report sets out the statutory context for the consideration of the plan change and no evidence disputed those matters set out.
35. 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 submission; with that evaluation to be undertaken in accordance with section 32AA. With regard to Section 32AA, we note that the evidence presented by submitters and Council effectively represents this assessment, and that that material should be read in conjunction with this decision, where we have determined that a change to PC 4 should be made.

Summary of evidence heard

36. The Council planning officer's report was circulated prior to the hearing and taken as read. The majority of expert evidence of the submitters was pre-circulated. The submitter's witnesses responded to the issues and concerns identified in the Council planning officer's recommendation reports, the plan change itself and the submissions made.
37. Tabled evidence was received from Spark NZ Limited, Summerset Villages (Hobsonville) Ltd, Karaka North Village, Beachlands Junction, Ascot Hospital and Clinics Ltd, Bledisloe Property Group and HLC (2017) Ltd. This evidence supported the plan change and/or the further amendments set out in the section 42A report.
38. In the following section we record a summary of the key points raised in the evidence of the submitters. In the interests of brevity, not all points covered in evidence and during the Hearing are noted.

Howick

39. Howick Ratepayers and Residents Association was represented by Gayleen Mackereth who read out a written statement. The Association is strongly in support of the plan change as it relates to the clarification of building height limits in and around the Howick town centre.
40. Ms Mackereth noted that the Proposed Auckland Unitary Plan (PAUP) as notified proposed specific building heights for the centre and surrounding business land. These heights were generally lower than the standard zone-based heights. She referred to the IHP decision report which stated that the panel recommended that the PAUP height controls be retained. The AUP (OP) has height controls for the town centre zoned area, but not the adjacent mixed use zone. She wondered if this omission was deliberate.
41. The Commissioners noted that there were some differences between the map included in the PAUP (as appended to Ms Mackereth's statement) and the height controls proposed to be inserted by PC 4. These differences relate to the heights specified, as well as the properties covered.
42. Ms Janet Dickson spoke to her submission. She concentrated her presentation on the zoning of land around Stockade Hill. Her submission requested that Single House zoning should be 'restored' around the perimeter of the reserve. She canvassed her understanding of the development of the PAUP, and how in her view, given Councillor decisions to withdraw some potential rezonings, it was a mistake for the IHP to impose Terrace Housing and Apartment zoning around the edge of Stockade Hill. She presented a scale model of the reserve and possible housing built to the maximum height provided for by the zoning. PC 4 made no amendments to the zoning around the Hill. In her view, this was an error.

Federated Farmers of NZ Incorporated ('FFNZI')

43. Mr Gardner presented a short submission. He noted that the FFNZI's submission was general in nature, requesting that a number of aspects of the AUP (OP) be checked. The submission contained two examples of the matters to be addressed, but the submission was not confined to the specific matters raised.
44. The submission supported changes made to provisions to correctly refer to the Coastal Marine Area rather than the Coastal Environment. Mr Gardner said that there may be other situations in the plan where similar wording changes need to be made.
45. He also referred to the need for the Council to review the AUP (OP) maps to correct the boundary of marine significant ecological areas so that the boundaries follow the coastline. The submission referred to one particular instance where the marine SEA extended inland. The Council agreed that in the specific instance, the map should be amended. Mr Gardner indicated that the submission sought a comprehensive review, not just the specific case set out, however he acknowledged that the extent of changes may take any consequential changes out of scope.

Vector Limited

46. Vector Ltd was represented by Mr Owen, legal counsel. He stated that Vector Ltd supported the changes set out in the plan change.

Diocesan School for Girls and Roman Catholic Bishop of Auckland

47. Mr McManus had provided written evidence. He stated that he supported the relevant changes made by way of PC 4.

Te Arai North and South

48. Mr Hall appeared for the submitters, stating that he supported the changes to the assessment matter, as set out in his pre circulated evidence and as further discussed in the updated section 42A report.

Department of Corrections

49. Mr Hall spoke to his pre-circulated evidence. The Department's submission requested that community correction facilities be added to the activities listed under community facilities in the definitions section of the AUP (OP). He noted that community correction facilities were defined in the AUP (OP) but did not appear as an activity in any of the relevant activity tables in the plan. This left their status uncertain. Mr Hall explained that the Department operates a number of community-based facilities across the region, and the Department may need to build new facilities, and upgrade and modify existing facilities.

50. Mr Hall considered the absence of community correction facilities from the definition of community facilities to be an error. Mr Hall noted that during the PAUP process, Council sought that community correction facilities be included in the definition of community facilities, as set out in Council's evidence to the IHP. However the IHP created a new category of activities called "correctional facilities". This category covered justice facilities and community correction facilities. Despite this, the term "correctional facilities" is not used in the plan, nor does it appear in any activity table. Mr Hall further noted that justice facilities are included in the community facilities definition but not community corrections facilities. No rationale is set out in the various IHP reports as to why the new term of 'correctional facilities' was created, but the term is not utilised in any of the relevant activity tables.
51. Mr Hall was of the opinion that the adverse effects of community correction facilities were similar to other types of community facilities and their inclusion in the definition of community facilities would not raise any significant RMA issues. In residential zones, community facilities require resource consent to establish and therefore are subject to assessment of effects. In the three residential zones of Mixed Housing Suburban, Mixed Housing Urban and Terrace Houses and Apartment Buildings, community facilities are a restricted discretionary activity.
52. Mr Hall did not consider that including community correction facilities was out of scope, given that this appears to have been Council's intention during the IHP process.
53. The Commissioner's requested that Mr Hall review relevant RDA criteria for community facilities and provide his opinion as to whether these criteria would adequately cover the potential adverse effects of community correction facilities if located in residential zones. This material was provided post the hearing. Mr Hall considered that the RDA criteria were sufficient to address likely effects. Council officers provided further analysis. In their view, the addition of community correction facilities is an out of scope change that would benefit from further investigation. They were also concerned that the matters for discretion were narrowly focused on built form outcomes and may not fully address issues arising from community correction facilities.

P Dasarathi

54. Mr Dasarathi's brother attended the hearing to present his brother's submission. This submission opposed the proposed rezoning of a number of properties in Manurewa. Council staff stated that the proposed rezoning was an example of where, upon reflection, they considered PC 4 had proposed changes that stepped outside the 'errors and omissions' scope of the change. They were now recommending that Mr Dasarathi's submission be accepted, and the proposed rezoning not proceed. They indicated that the Council will consider the zoning of the land in a future plan change.

Housing New Zealand Corporation

55. Housing New Zealand Corporation (the 'Corporation') was represented by legal counsel Dr Kirman and Ms Devine. Mr Lindenberg and Ms Westoby provided planning evidence and spoke to that evidence.
56. The Corporation lodged an extensive submission, supporting many aspects of the plan change, but also raising questions over a number of changes. In particular the submission raised concerns about some changes going beyond a 'technical fix'.
57. In response to the 42A addendum prepared by the Council, Dr Kirman noted that a number of the Corporation's submission points had been further accepted. There remained three main issues. In addition to these issues (addressed below), Dr Kirman noted that she was unsure as to the justification for changes to the title of Chapter B4. Plan Change 4 proposed that this title be amended to Built Heritage and Special Character. In general the Corporation's planning evidence supported the change. The question raised was as to whether the change was best left to the resolution of wider ranging legal challenges to the provenance of the heritage provisions of the AUP (OP); a matter currently before the Courts.
58. The first substantive outstanding matter was covered by submission 200.12 - development standard for vehicle access width and crossings. The issue identified by the submission relates to the triggers for the determination of widths of accessways and crossings points. As currently set out in the AUP (OP), the relevant rules use a mix of the number of car parks and the number of dwellings served to determine widths. PC 4 initially sought a consistent use of both car park spaces and dwellings. The Corporation submitted that a single trigger should be used, and that trigger should be based on the number of formed car parks provided. The Corporation's point being that in some circumstances, the AUP (OP) no longer requires on-site car parking and therefore there may be some housing developments that have no on-site car parking and therefore no need for vehicle accessways.
59. Through the section 42A report, the Council responded by saying that they agreed that a single trigger be used, with that trigger being the number of dwellings. The Corporation questioned whether the shift to a single, dwelling based trigger was in scope, given that it alters the rule in a way that may not have been readily anticipated by people reading the plan change.
60. In response to questions, Council staff clarified that parking spaces is not a defined term, but E27.6.2.3 provides 'standards' which can be used to determine what is a formed parking space. They also clarified that as notified, the intention of PC 4 was to add a dwelling trigger to Activity T151 (Table E27.6.4.3.2). In the AUP (OP), T151 refers solely to car parks. Activity T150 refers to both car parking numbers and dwellings. Council's evidence to the IHP was that both car parks and dwelling numbers should be used in Activity T151 (consistent with T150). It was in response

to submissions that Council staff were now recommending a single, dwelling-based trigger.

61. The second area of disagreement related to Submission 200.13. This submission questioned the additional assessment matters applying to rules in Chapter E27 dealing with the design of parking, loading and access. PC 4 adds reference to a range of matters when considering resource consents to depart from the standards for parking, loading and access. The Corporation's view was that the changes in the plan change go beyond a technical fix; that they are more substantive in nature. They are therefore outside the scope of PC 4 and raise issues of fairness. Council staff explained how they considered the change addresses an error in the plan, in that the AUP (OP) only refers to a narrow set of issues when considering developments that do not comply with parking, loading and access standards.
62. The third area in contention was Submission 200.11. PC 4 introduces new rules for land disturbance in the Isthmus C Special Character Area. The proposed rule would see more than 5m² of earthworks as a discretionary activity in this Special Character overlay. The Corporation was concerned that the change was introducing additional 'heritage' related matters into the AUP (OP), rather than fixing a technical error.
63. Council staff clarified that the Isthmus C Special Character Area covered sections on the slopes of four maunga. They circulated some additional material that set out the background to the proposed change and the history of the provision through the PAUP plan formulation and hearing process.

Philip and Sharon Hardie - Runciman Precinct

64. Mr Hardie was very concerned about two indicative walkways that appear on the precinct plan for Runciman, one of which crosses part of his property. It was his understanding that these walkways had been removed from the precinct plan as a result of an Environment Court decision. He was surprised to see the walkways still on the relevant AUP (OP) map.
65. Council staff advised that their recommendation was for the two walkways to be removed. It was noted that the Hardie's submission (number 162) was not listed in the section 42A report and that this may have led to some confusion on the part of Mr Hardie as to staff recommendations on the plan change.

Wheeler Family –Wainamu Precinct

66. The Wheelers were represented by Mr Allan and Mr Brown. Mr Brown provided a statement of evidence.
67. Mr Allan noted that of the eight points raised in the Wheeler's submission and Mr Brown's evidence, seven had been agreed with the Council. The one matter outstanding related to the assessment criteria that would apply to a minor household unit. This household unit could be placed in an area identified as an outstanding

natural landscape, provided it was in a location identified by the precinct plan and was the subject of specific landscape assessment.

68. Mr Brown provided a summary of his planning evidence. In his opinion it was appropriate for the relevant assessment criteria to refer to the avoidance of more than minor landscape effects (rather than any landscape effect as was proposed by PC 4) when considering the final design and placement of the minor household unit. He noted that reference to avoiding more than minor adverse effects was consistent with other assessment criteria that apply to buildings in outstanding natural landscapes. It also reflected the parent policy that referred to avoiding inappropriate development on outstanding natural landscapes.

Ngati Whatua Orakei Whai Rawa Ltd

69. Ms Reaburn had prepared a short statement of evidence. She appeared for the Iwi authority which supported rezoning of an area of land to Marae Special purpose zone.

Scentre, Bunnings, National Trading Company, Kiwi Property, Viaduct Harbour Holdings, The Warehouse, Northcote RD1 Holdings and W Smale

70. These submitters were represented by Ms Alison Arthur Young and Mr Allan. Planning evidence had been provided by Mr Smith. The submitters agreed to changes to the definitions of 'gross floor area' and 'floor area ratio' as set out in the section 42A report. It was noted that there was a need to remove an "and" in 7th bullet point of the relevant rule.

University of Auckland

71. Ms Wong had provided a statement of evidence. She supported proposed changes to add 'student accommodation' to the bonus floor area provisions in the central area section of the AUP (OP), as per the section 42A report.

TONEA Investments Ltd

72. TONEA's submission concerned building height limits over part of the Takanini town centre. Mr Smith had provided planning evidence and provided a short statement at the hearing. Mr Wallace (owner's representative) was in attendance and spoke briefly. The submission sought a 27m height limit. PC 4 proposed an 18m height limit.
73. The AUP (OP) does not specify a building height limit for the area of the town centre west of the rail line, controlled by TONEA Limited. In effect this means that any height is possible. The site was initially identified as a mixed use zone in the PAUP, with a 16.5m height limit applying. Council and the then landowner's evidence to the IHP was that an 18m height limit was appropriate. The evidence from the landowner noted that the land had an interface with residential development where two storeys

was possible. The IHP rezoned the land from mixed use to town centre zone, in accordance with TONEA's submission, but did not specify a building height.

74. Planning evidence from Mr Smith was that a 27m height limit was appropriate for the land. He noted that regional policies supported intensive use of land, while residential amenity would be protected. Mr Smith noted that many town centres have 27m height limits. Council staff remained of the opinion that 18m was appropriate given the height of the town centre land to the west and the residential interface to the east and south.
75. Subsequent to the above evidence, Mr Smith advised that TONEA agreed with the 18m height limit proposed by PC 4 and did not wish to pursue its submission further.

Pine Harbour Marina Ltd

76. Pine Harbour's submission covered a range of issues that were not directly identified in PC4 as notified. In the submitter's opinion, the matters identified were 'errors' with the Pine Harbour Precinct provisions and therefore were within scope of PC 4. Pine Harbour was represented by Mr Boersen (owner's representative), Mr Littlejohn (counsel) and Mr Shearer (planning). Mr Littlejohn provided legal submissions. Mr Boersen provided a statement setting out the background to the modifications that they sought to the relevant precinct provisions. Mr Shearer had pre-circulated planning evidence and presented a summary of this at the hearing.
77. PC 4 identified three 'minor' errors with the Pine Harbour Precinct provisions. These errors were found by comparing the legacy plan provisions with the AUP (OP) provisions. The legacy precinct provisions had effectively been rolled over into the PAUP, and as these provisions had been agreed to by the then owners, they did not submit on them during the IHP process. Subsequently a new landowner had purchased the site and reviewed the plan provisions.
78. The changes proposed by the submission cover a range of matters including zoning, building heights, indicative walkways and an area identified as future declamation. In summary these involve:
 - Reducing the extent of Sub precinct Area A, an area identified for open space to reflect the position of recent and consented buildings
 - Increasing building heights in selected areas to match maximum floor levels
 - Amending the alignment of an indicative walkway
 - Removing a building line
 - Realigning an indicative road
 - Removing a notation that refers to possible future declamation.

79. Council staff responded verbally saying that they considered that the changes were outside the scope of the plan change. Rather than technical errors, the changes amounted to substantive adjustments. Such changes should be the subject of a separate, more visible process.

Mr Ramsey / Mr and Mrs Giles

80. Mr Ramsey and Mr and Mrs Giles own land bordering the Wairoa River. PC 4 intends to rezone an existing esplanade reserve that lies between their land and the river, from Coastal Mooring zone to Open Space: Conservation. Mr Ramsey and the Giles are very concerned that the rezoning will not facilitate remedial works required on a stop bank that follows the Wairoa River, protecting their land from coastal inundation. Part of the stop bank is within the esplanade reserve that is to be rezoned. The stop bank has been breached in the recent past and the resulting intrusion of sea water has destroyed large areas of pasture. Mr Ramsey is working with the Council to try to remediate the stop bank.
81. The submitters were represented by Mr Fuller (legal counsel), Mr Williamson (planning) and Mr Lowery (ecologist). Mr and Mrs Giles spoke to their submission outlining the problems caused by the constant intrusion of sea water.
82. PC 4 proposed the rezoning of the esplanade reserve as the zoning in the AUP (OP) is clearly incorrect. The Coastal Mooring zone applies to coastal waters, not land. An open space conservation zone was selected by PC 4 as the most appropriate zone for the esplanade reserve because esplanade reserves elsewhere in the area have that zoning, while part of the esplanade reserve is within a Significant Ecological Area.
83. Mr Ramsey's legal and planning evidence agreed that the coastal mooring zoning was incorrect for the majority of the esplanade reserve, as most of the land in the esplanade reserve is above Mean High Water Springs. There did appear to be one section where erosion has resulted in part of the esplanade reserve being below mean high water springs. This section could be retained as coastal mooring zone as it was an area where boats were moored.
84. Mr Williamson provided detailed and helpful planning evidence supported by ecological evidence which identified that the land in the esplanade reserve had no ecological values.
85. Rather than zone the land Open Space: Conservation, Mr Williamson's view was that a more appropriate zoning would be Coastal Transition zone. The Coastal Transition zone applies to land where it is not certain as to the boundary between the sea and the land. The zoning acts as a holding zone until surveys (such as occasioned by subdivision) can accurately determine the landward and seaward boundary, and at that point appropriate zonings could be applied to the land component. In the interim, the landward component of the Coastal Transition zone is managed by way of the Open Space: Informal Recreation zone, unless part of the

area borders Open Space: Conservation zoned land, in which case that zoning takes precedence.

86. At the hearing, Council staff verbally confirmed that the Coastal Transition zone was a 'better' zone than the Open Space: Conservation zone for the land in question. However they noted that their interpretation of the Coastal Transition zone was that for the esplanade reserve in question, the rules would default to Open Space: Conservation, unless that part of the esplanade reserve that adjoins an existing Open Space: Conservation zone was retained in the Coastal Mooring zone or given an alternative zoning. They also noted that remedial works on the stop bank may be permitted by way of the natural hazard rules. However more extensive works, such as to increase the height of the stop bank, would likely trigger consents.
87. The Giles provided further comments post the hearing in response to additional information provided by Council officers. In that material, the Giles suggested that the esplanade reserve that bordered their land be given an Open Space: Informal Recreation zoning. This zoning recognised that there were no significant ecological resources present and would facilitate remedial works.
88. In summary, the submitters requested that the western part of the esplanade reserve be zoned Open Space Informal Recreation, part Mooring zone and the majority Coastal Transition zone.
89. At the conclusion of hearing from the submitters, the Commissioners requested further information from Council staff on zoning options. Staff responded, after discussion with the submitters, with an alternative zoning option that involved an Informal Recreation Open Space zone for the landward component of the esplanade reserve. The seaward component of the esplanade reserve would be best identified as "water" in the AUP (OP).

Manukau Quarries Ltd

90. Manukau Quarries Ltd owns a quarry in the Whitford area. The quarry is zoned for quarry purposes under the AUP (OP), but is overlaid by the Whitford Precinct (sub precinct B). This Precinct adds additional landscape-based controls on subdivision and buildings and as a result, the precinct provisions have triggered more complex consent processes for necessary buildings in the quarry area (such as, by way of example given by the submitter, a new administration office). The submission sought the removal of the quarry site from the Whitford Precinct.
91. Mr Putt provided planning evidence for the submitter. He noted that the current owner of the property had not taken part in the PAUP hearing process. The issue identified has arisen since the AUP (OP) was made partly operative. Council staff noted that the PAUP and IHP processes both had the quarry within the Whitford Precinct, while PC 4 proposed no amendments to the Special Purpose Quarry zone or the Whitford Precinct.

Box Properties Ltd

92. Box Properties Ltd owns a number of properties in the Howick area, on Sandspit Road. One of these properties is a former service station site. The submission seeks a change in zoning from Single House Zone to Mixed Housing Urban Zone. PC 4 did not propose any changes to the zoning of the properties.
93. Mr Putt provided planning evidence. His opinion was that the zoning was incorrect and that a Mixed Housing Urban zoning would better reflect the zoning principles expressed by the AUP (OP). The site was on a busy main road and near a number of community facilities, for example.

Clevedon Waterways Ltd

94. Clevedon Waterways Limited submission sought a number of changes to the Clevedon Waterways Precinct, as it was to be amended by PC 4. These changes clarify that attached dwellings are permitted in the precinct. The changes proposed by the submitter had been accepted by the Council, except for one standard relating to subdivision. This standard requires land use consent to be obtained first for attached housing types before the individual lots can be created for each unit. This standard mirrors a standard in the Auckland wide subdivision section of the AUP (OP). Ms Rosser, planning consultant for Clevedon Waterways, provided a written statement and pointed out that under the precinct provisions a consent was not always needed to build a duplex type unit. The subdivision standard therefore created confusion.
95. She agreed that adding the words "except where the dwellings have been constructed" to the standard to make it clear that land use consent is not always required for subdivision consent to be issued, may help. Alternatively, the standard could be deleted.
96. Post the hearing, the Panel asked Council staff and the submitter to further comment on the possible changes, and in particular if the changes sought to the Precinct should refer to both stand alone and attached dwellings. Further correspondence was received on this matter, with both Council staff and Ms Rosser stating that the plan change should make it clear that both stand alone dwellings and attached dwellings, subject to relevant standards, are permitted in the precinct.

Drury South Ltd

97. Ms Robilliard and Mr Osborne appeared for Drury South Ltd. Drury South supported the changes set out in the plan change. They noted that the guidelines proposed to be included in the AUP (OP) need to be reformatted to refer to Auckland Council, rather than legacy councils.

Paraekau Holdings Ltd

98. Mr Shaw provided a short planning statement. The submitter supported amending the height limit from 12.5m to 13m as it related to its properties, 71-75 Hingaia Road, Karaka.

Tupunga Maunga o Tamaki Makaurau Authority

99. The Authority put forward an amended 'height' rule as agreed between the Authority, Council and Housing NZ. This height rule clarifies the building height rules applying to properties that border maunga. PC 4 proposed an amended height rule to help address an error in the rule of the AUP (OP). The height rule as further amended by the Authority is an evolution of the rule as set out in PC 4, and all three parties were of the view that the proposed further amendments would greatly assist with administration of the plan.

Principal issues to be resolved

100. After analysis of the plan change and evidence the principal issues that remain in contention are:
- Howick town centre
 - Community correction facilities
 - Pine Harbour marina
 - Vehicle access widths
 - Earthworks - Isthmus C Special Character Area
 - Wainamu Precinct assessment matters
 - Box Properties zoning
 - Manukau Quarry precinct provisions
 - Esplanade reserve zoning - Wairoa River
 - Clevedon Waterways.
101. Before addressing these matters, we outline first changes that we have made as a result of submissions, but where no specific evidence was presented.
102. We have reviewed the recommendations contained in Council's section 42A report (including the Addendum report) on the submissions where submitters decided not to attend the Hearing. We are in agreement with the Council's recommendations on these submissions, except for a few minor edits, as discussed below. This includes some amendments to E15. We also agree with the rezonings that arise from the vesting of reserve land with Council. None of these rezonings were contested.
103. A number of changes introduced by PC4 have been rejected based on advice from Council staff that some amendments should not be accepted, based on subsequent analysis of the plan change by the Council, following submissions. These rejections are recorded below.

Minor Changes

104. There are a number of minor changes that we have made to the proposed provisions to ensure that the provisions accord with good practice. These changes covered:

- a) Some activity numbers have been amended to refer to the correct number in the AUP (OP).
- b) Where a new activity is inserted, Council's practice is to number that activity with the next number after the last numbered activity in that chapter. Some new activity numbers have been amended to correctly accord with this approach.
- c) Where an activity is deleted, then the activity number is now retained, with the words 'deleted' placed in the column that lists the activity. This will help with future interpretation of the plan and associated resource consents granted for activities that may otherwise have been renumbered due to deletions.
- d) The last sentence of the recommended amendments to D14.6.3(a) (ii) – building heights on sites that have a contiguous boundary with a site with a volcanic feature mapped as an outstanding natural feature – has been rearranged to improve interpretation. The sentence now reads: "Average height will be calculated using the average of measurements of height above sea level (RL), taken along the contiguous boundary at 1m intervals". We are confident that this change does not amend the rule in anyway.
- e) Not inserting the words 'latest edition' and not removing the date '2011' in E26.2.5.1(b). This provision relates to a guideline. It is necessary to date documents that sit outside the plan, but which are referred to in rules.
- f) Inserting the words 'or equal to' into the amendments made to Tables H10.6.1.1 and H13.6.1.2. This means that the new provisions read 'Less than or equal to 11m'. These tables relate to building heights for sites covered by Height Variation Controls. Our amendment clarifies the situation regarding buildings where the Height Variation Control is 11m.
- g) Removing the words 'for which the correct activity status should be NC. This is to be amended through a plan change' from activity A4 in Table I403.4.1. This text was clearly placed in the table in error.
- h) Amending I431.6.8 (4) so it reads "For sub precinct C the maximum building coverage is 40 per cent of the site area for sites *greater* than 300m²". As it stands in the AUP (OP), I431.6(4) refers to sites *less* than 300m². Coverage for sites in sub precinct C that are less than 300m² are addressed by the preceding clause, I431.6.8 (3). Rule I431.6 (4) is clearly wrong.

Vegetation Management

105. We have amended the wording of part of E15 - vegetation management and biodiversity. No submitters provided evidence on this topic at the hearing, although a number of submissions were made seeking clarification of the rules in E15. PC 4 proposed changes to Table E15.4.1 to clarify in what circumstances vegetation alteration and removal was controlled by the Plan. PC 4 did this by introducing a new permitted activity for vegetation alteration and removal not otherwise provided for in the table. This makes it clear that the plan does not control vegetation alternation and removal in areas that are not in areas covered by the table, being riparian or coastal areas, or in zones outside the Rural Urban Boundary. To then identify the standards applying to the permitted activity introduced, PC 4 added the words “*and not subject to any standard listed in E15.6*” to the new activity. In full, the new permitted activity was to read: “*vegetation alteration or removal not otherwise provided for and not subject to any standards listed in E15.6*”.
106. However, in turn, E15.6 says that all permitted activities are subject to the standards in E15.6. Furthermore, from reading E15.6, it is clear, as written, that a number of standards would apply to all forms of vegetation alteration and removal, such as standard E15.6.4. This creates confusion as to how to interpret the new activity and its applicability where vegetation alternation and removal covered by activity A44 is subject to the standards. This issue has been resolved by removing the words “and not subject to the any standard listed in E15.6” in new activity A44. E15.6.4 is amended to make it clear that this standard only applies to riparian and coastal areas, zones outside the RUB and the overlays set out in Table E15.4.2.
107. We consider that the above change is within scope of submissions. Specifically submission 186 (Civil Plan Consultants) raises the above interpretation issues as to whether standards E15.6 should apply to vegetation removal outside the areas listed in Table E15.4.1. The submission suggests that Table E15.4.1 be amended to make it clear that the standards in E15.6 do not apply to the new permitted activity A44.

Changes rejected

108. We also note that through the Addendum report, Council officers recommended that we accept a number of submissions that requested that specific aspects of PC 4 not be progressed. That is, that some changes to the AUP (OP) introduced by PC 4 be rejected. The effect of this is that the relevant parts of AUP (OP) remain unchanged. Thus there are a number of proposed amendments set out in the notified version of PC 4 that are not in the decisions version of the plan change and this may cause some confusion if the two sets of changes are compared. We have accepted the advice of Council staff to not proceed with these changes, and as they accord with submissions, we have not analysed the removal of the identified text in any detail. For the sake of completeness these changes are identified in the following table.

Section	PC 4 notified version versus decision version
Table D18.4.1 Activity table – Special Character Areas Overlay – Residential	Changes to table rejected
D18.8.2.2 Special Character Areas Overlay - Business	Insertion of words “and alterations” rejected
Trees in open space E16.4 Activity table	Insertion of words “is the Auckland Council Parks Department” rejected
E26.4.5.1 (1) (b) Trees in roads and open space zones – tree trimming or alteration	Insertion of following words rejected: “in accordance with best arboricultural practice” and “and if there is an agreed tree management plan in place for trimming between 20 and 30 per cent”
E27.6.4.4.1 Gradient of vehicle access (T164)	Insertion of the words “rear residential” rejected
Transport E27.8.1 Matters of discretion (9)	Insertion of the words “or the standards for design, number and location of vehicle crossings and access under Standards” rejected
Transport E27.8.2 Assessment criteria (8)	Insertion of the words “the standards of design, number and location of vehicle crossings and access under” rejected
Subdivision – Rural E39.2 Objectives E39.4.2 Subdivision in rural zones (excluding Rural – Waitakere Foothills Zone and Rural – Waitakere Ranges Zone)	Amendments to numbering rejected
E39.4 Table 39.4.2 Subdivision in rural zones (excluding Rural- Waitakere Foothills Zone and Rural – Waitakere Ranges Zone)	Strikeout of activity A27 and A 38 not accepted.
H14.6 Standards in Business Zones	Insertion of rule H14.6.2.(3) and Figure H14.6.2.3 Recession plane indicator for sites adjacent to an open space zone is rejected
I404 Beachlands Precinct 2 Table I404.4.1 Activity table (A10)	Insertion of ‘NC’ notation is rejected
I545 Waiwere Precinct I545.8.1 (5) Matters of discretion I545.8.2 (5) Assessment criteria	Insertion of the word “facilities” is rejected
I615 Westgate Precinct I615.4.3 Development – Sub precinct G	Insertion of activities (A18) and (A19) rejected
J1.4 Definitions Gross floor area (2)	Insertion of “GFA” rejected

Section	PC 4 notified version versus decision version
J1.4 Definitions Vegetation alteration or removal	Insertion of definition of 'Vegetation Alteration or Removal' rejected

Main findings on the principal issues in contention

Howick Centre and Surrounds – Building Heights

109. We have identified building heights as being a matter in contention, not because of any great difference between the Council and submitters, but rather because of some ambiguity between the heights proposed by the IHP and the heights now proposed by PC 4. The Housing NZ submission opposed the heights proposed, but the Corporation clarified during hearing that they did not oppose the PC 4 changes, provided they were in line with IHP recommendations.
110. The Council referred to a map that the IHP incorporated in its recommendations. This map was based on the PAUP. During the hearing, a number of differences between building heights and properties covered in the PAUP map and PC 4 were identified. Council staff explained that these differences arose because of the way the AUP (OP) specified building heights, as well as zoning changes that occurred as a result of the IHP's recommendations (which expanded the area of Mixed Use zoning) around the centre. The Council further clarified that all of the property owners who were affected by the changes, were notified of PC 4. On that basis, we are satisfied that the changes in PC 4 are within scope and are appropriate. We accept the submissions of the Howick Ratepayers and Residents Association and reject the submission of Housing NZ.
111. As to the zoning of the land around Stockade Hill, and whether this should be Single House zone or similar, we do not consider the zoning in the AUP (OP) to be the result of a technical error or omission. The requested rezoning raises substantive issues. We therefore reject the submission by Ms Dickson seeking rezoning of land around Stockade Hill.

Community Correction Facilities

112. Having reviewed the evidence, we agree with the Department of Corrections that community correction facilities should be added to the list of activities within the definition of community facilities. We do not consider that there are any 'scope' issues with this amendment, given the history provided of the development of the AUP (OP).
113. We consider that there is an error with the AUP (OP), in that it does not reference community correctional facilities as an activity in relevant activity tables, despite this activity being a defined term. The fact that the IHP made a deliberate decision to create a new activity category called 'correctional facilities', rather than keep community correctional facilities within the definition of community facilities does not

mean that they also found that activities within that new category are incompatible with a residential setting.

114. We also note that the current definition of community facilities includes justice facilities but not community correctional facilities. This means that one type of correctional facility is appropriate as a type of community facility, but there is no clear reason as to why the other form of correctional facility should not be similarly treated. We are also satisfied that the plan contains sufficient guidance to manage the potential adverse effects of such activities on residential amenity.
115. Our decision to accept the Department's submission is also reinforced by reference in the evidence of Council to the IHP where the Council accepted that community correctional facilities should be included in the umbrella definition of community facilities. In terms of scope, this is clearly an issue that was debated during the PAUP hearing process, but was not fully resolved when the IHP made their recommendation.

Pine Harbour Marina

116. The first issue to be addressed is whether the changes proposed by the submitter are within scope. PC 4 proposed three, relatively minor changes to the Pine Harbour Precinct, based on differences between the legacy plan provisions and the plan provisions as recommended by the IHP (and as accepted by the Council).
117. We received conflicting legal advice on this matter: Council were of the firm opinion that the amendments proposed by Pine Harbour are out of scope. The applicant's position was that their proposed amendments were within the bounds of the plan change.
118. As noted in the introductory comments, we accept that submitters may identify what they consider to be errors. But those errors need to be within the terms of the plan change; that is, correcting errors that arose during the formulation of the plan. The submitter acknowledged that the changes proposed by them were not raised during the IHP process, either by the Council or the then landowner. There is therefore no evidence of the IHP's AUP version being "wrong" or containing inconsistent or ambiguous methods. We accept that some provisions of the precinct would benefit from updating, but that is a different matter.
119. We also consider that there is a substantial issue of fairness with the Pine Harbour changes. Some of the changes proposed by the submitter involve the amenity of the wider area, such as building heights, pedestrian connectivity to surrounding residential areas and the nature and extent of open space to be provided within the precinct. These matters should be the subject of a separate plan change that would enable appropriate scrutiny from potentially affected parties, along with a full assessment of options and advantages and disadvantages.
120. Our finding is that the submission should be rejected. The submission is out of scope and should be subject to separate assessment and plan change process. We

record that even if within scope, we have considerable concerns about the merits of the changes sought.

Vehicle Access Widths

121. Table E27.6.4.3.2 addresses vehicle crossing and vehicle access widths. Vehicle crossing and access widths vary depending upon the number of car parks and / or dwellings being served. PC 4 proposed to include reference to the number of dwellings served by the right of way in activity T151. Activity T151 refers to the number of vehicle parks on a site, but not dwellings. This is not consistent with activity T150, which refers to both car parking areas and number of dwellings.

122. Housing New Zealand Corporation opposed the inclusion of the number of dwellings to be served in activity T151. The Corporation also sought that activity T150 be amended by the removal of reference to the number of dwellings. This was a change not proposed by PC 4, but within scope of the plan change. Through the section 42A addendum Council proposed deleting reference to the number of car parks served, and instead relying on the number of dwellings. Housing NZ opposed this, as the number of dwellings did not determine the number of car parks on a site, as in some circumstances, the AUP (OP) no longer had a minimum parking requirement.

123. In considering this issue, we note that the relevant rule states that:

- (1) Every on-site parking and loading space must have vehicle access from a road, with the vehicle access complying with the following standards for width:
 - (a) passing bays are provided in accordance with Table E27.6.4.3.1; and
 - (b) meeting the minimum formed access width specified in Table E27.6.4.3.2.

124. Our reading of the AUP (OP) is that where no on-site parking is provided, then Table 27.6.4.3.2 is not engaged. In our view, where on-site parking is provided (voluntarily or as required by the car parking rules) then the number of car parks served is the more appropriate measure to determine access widths. Furthermore, where on-site parking is required by the AUP (OP), then the number of car parks is set by reference to the number of dwellings. Thus there is a logical progression between dwelling units, number of on-site car parks and vehicle access widths. There is no need for the vehicle access width rules to refer to the number of dwellings. We therefore see no problem in Table E27.6.4.3.2 referring to the number of car parks on a site, and not the number of dwellings, and accordingly accept the Housing NZ submission.

125. In making this finding we note a small inconsistency with the amendments proposed by Housing New Zealand. For Activity T149, as set out in the Corporation's submission, the rule continues to refer to the number of dwellings served (being one dwelling). In contrast, Activity T150 refers to 9 or less car parking spaces, with the words 2 to 5 dwellings crossed out. Our understanding is that to be consistent, T149

should refer to sites with 1 or 2 car parking spaces, while T150 should refer to sites with 3 to 9 spaces.

Earthworks – Isthmus C Special Character Area

126. The main issue in contention is whether the proposed change to the earthworks rules is within scope. Housing New Zealand contended that the change is not correcting an 'error'. The Corporation suggested that there is no evidence that the IHP considered it appropriate for earthworks to be controlled in the Isthmus C Special Character Area, beyond the standard controls on earthworks.
127. Council staff supplied a chronology of the development of the proposed rules controlling earthworks in this special character area. This timeline showed that the Council always intended for an earthworks control to apply, but through the development of the PAUP, the earthworks rules relating to this special character area were moved between a number of different sections of the plan. That process saw the earthworks rule 'fall between the cracks'. Based on this material, we are confident that the change proposed by PC 4 is within scope, in that it seeks to address a gap or error that arose from the drafting of the plan. There is no evidence that the IHP deliberately sought to remove or not apply an earthworks rule in this special character area.
128. However, as we noted in our introductory comments being in scope does not automatically mean that the change is appropriate. In considering the merits of the change we were directed to relevant policies in Chapter D18.3. These refer to maintaining landforms where that landform contributes to the special character values of an area. In our view, it is entirely appropriate for the plan to contain a specific method to manage earthworks in the Isthmus C Overlay. Accordingly we reject the Housing New Zealand submission.
129. We note that we have altered Table E12.4.1 as it is proposed to be amended by PC 4 by removing the 'N/A' notation that was included in the majority of the rows in the new 'Special Character Area' column to be added. Staff advice was that the N/A notation is unnecessary and somewhat confusing. A blank cell in the Overlay table indicates that the activity status of the activity listed is not amended by the Overlay, with the underlying Auckland wide rules applying.

Box Properties

130. The submission sought an alternative residential zoning for land in Howick. Having heard the evidence of the submitter, we do not consider there to be an obvious 'gap' or 'error' in the Plan that is causing confusion or problems with implementation that needs to be addressed. There is nothing to suggest that the zoning as it currently stands was incorrectly applied through the IHP process. The issue raised in the submission is the appropriate zoning of the properties and whether a different zone to the existing zoning would better achieve sustainable management.

131. In this regard, we consider that specific assessment of alternatives is required before it would be possible to make a decision on the appropriate zoning. The proposed rezoning raises a number of zoning and interface issues that would be best addressed through a specific plan change and associated call for submissions and assessment of the issues raised. In effect, this equates to the matter as being outside the scope of PC 4.
132. We also consider that the fairness test is relevant to the consideration of the submission. The submitter claimed that the further submission process protected the rights of adjoining landowners to voice their opposition or support to the change proposed by the primary submission. In our view, as PC 4 did not seek to amend the zoning of the sites, we consider it reasonable to assume that surrounding activities / landowners would not have reviewed the summary of submissions to see whether any substantial changes would have been proposed. The further submission process is unlikely to have been utilised and we do not consider that in this case, this process can be relied upon to involve other parties. On this basis we reject the submission.

Manukau Quarry

133. Having reviewed the evidence, we are of the view that retaining the Manukau quarry within the Whitford Precinct is the appropriate course of action. This effectively maintains the status quo, as set out in the AUP (OP), and in our view, will better ensure the sustainable management of natural and physical resources in the wider area, than the alternative proposed by the submission.
134. We are not convinced there is an error or omission in terms of the PAUP, the evidence to the IHP, or Council's decision to adopt the recommendations of the IHP, as these matters relate to the management of the Precinct and buildings associated with the quarry. In considering this matter we were directed to Mr Reaburn's evidence to the IHP, for the Council, on the Whitford Precinct. This evidence essentially says that the Precinct is a 'roll over' of previous provisions. Those provisions had the effect of controlling the design and placement of buildings on the quarry land. Landscape issues are relevant to those considerations.
135. We note that the Precinct description set out in the AUP (OP) states that the precinct provisions provide for countryside living development. Furthermore, the precinct acknowledges the existence of the Whitford landfill and the associated 'landfill' quarry, but not the Manukau quarry subject to the submission. This omission does not alter our decision with regard to retaining the quarry in the Precinct. Accordingly, we reject the submission. We recommend that the Council review the description at an appropriate time and amend the description as necessary.

Ramseys / Giles

136. We agree that the current Coastal Mooring zone shown in the AUP (OP) is not appropriate for the esplanade reserve that abuts the Ramsey and Giles' properties. The submitter identified that the Coastal Transition zone is the more appropriate

zone for land where there is uncertainty as to the boundary between land and sea. This is a zoning that applies to other areas in the vicinity. Post the hearing, Council staff noted that the area in question was not in the coastal area. As such a Coastal Transition zoning was not the correct zoning to use.

137. The survey information provided by the submitters clarifies the location of the landward boundary of the esplanade reserve. Council staff reported that based on this information, they agree that the land component of the esplanade reserve should be zoned Open Space: Informal Recreation. This zoning is consistent with other esplanade reserves around the region where ecological values are not significant. The evidence of the submitter was that this was the case. It appears that the significant ecological area has been incorrectly mapped in this area. However, the mapped extent of the Significant Ecological Area identified in the AUP (OP) as it affects the esplanade reserve is not a matter that we can address as part of these proceedings. We therefore accept in part the submission of the Ramseys and Giles.
138. Subsequent to the hearing of submissions, Council has removed the Coastal Transition zoning in the wider area and replaced this with a 'water' notation. This change was made under Clause 20A.
139. As a result of this decision (and Council's amendment under Clause 20), the amended AUP (OP) maps will show Open Space: Informal Recreation for the landward component of the esplanade reserve and 'water' for the area below MHWS.

Clevedon Waterways Precinct

140. PC 4 made one change to the Precinct. The submitter pointed out that the effect of this change was to render attached dwellings a non-complying, rather than permitted, activity. Through the 42A report, the Council agreed that this was not intended and specific provision should remain for attached dwellings as a permitted activity, subject to compliance with standards.
141. The submitter identified the need for a further change to the standards that apply to permitted dwellings. In particular, one of the standards listed is 6.11.3 (3), which states that subdivision of attached housing sites to create individual sites for attached dwellings may only occur once land use consent has been granted, or in combination with a land use consent for dwellings on the sites. In such cases, the number, size and location of all sites for the subdivision must be in accordance with the land use consent.
142. The submitter pointed out that this clause is confusing as attached dwellings are permitted, where standards are met. The standard may imply that land use consent has to be sought for the attached dwellings.
143. We note that the standard in question does not control any aspect of the form and design of the dwelling. We understand that the standard is more in the nature of a 'reminder' or advice note, with the section 42A addendum report effectively

confirming this. The submitter sought that the standard be removed. We agree with the submitter that the clause is unnecessary. While the clause is within the IHP's version of the AUP and in the version adopted by the Council, we consider that the removal of the standard will not alter in anyway the outcomes of the Plan. We further consider that deleting the standard, rather than amending it or making it clear that the standard is in fact an advice note, is a more appropriate way of responding to the issue identified.

144. We accept the submission and have modified PC 4 so that there are two 'dwelling-related' activities under the Residential Activities heading of Table I409.4.1. These are:

(A2) Stand alone dwellings

(A3) Attached dwellings

145. Both are permitted activities, but subject to standards. Standard 6.11.3 (3) is deleted.

146. As a consequential matter, we identified the need to amend Activity A10. As it stands in the AUP (OP), Activity A10 refers to dwellings not exceeding one per site on sites greater than 450m², as a permitted activity. This activity does not cover attached dwellings on smaller sites and may be interpreted to mean that development on smaller sites is a discretionary activity. We have modified A10 so that it refers back to the activity status of the relevant activity, consistent with other sections of the AUP (OP). A10 will now state that new buildings will have the same activity status and standards as applies to the land use activity that the new building is designed to accommodate. While this change is potentially a 'new change', it only affects the Waterways Precinct and is an amendment that is supported by the submitter.

Wheeler: Waimanu Precinct

147. Commissioners Mead and Morrison addressed this matter. The only area in contention related to the wording of the assessment matter that applies to the design and placement of a minor household unit. The Commissioners agree with the wording of the assessment matter as put forward by Mr Brown. This refers to whether a minor household unit in the nominated location would avoid more than minor adverse landscape effects. This language accords with that which applies to buildings in Outstanding Natural Landscapes. Objective D10.2. (1) refers to Auckland's Outstanding Natural Landscapes being protected from inappropriate subdivision, use, and development. On that basis, we consider that the wording is appropriate and accept the submission.

STATUTORY PROVISIONS.

148. 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, as the plan change is focused on 'fixing' technical areas, not amending objectives, the main relevant statutory requirements relate to ensuring that the proposed amended methods improve the efficiency and effectiveness of the provisions in achieving the objective.

149. 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. The changes set out in PC 4 or not of strategic significance.
150. Having considered the evidence and relevant background documents, we are satisfied, overall, that PC 4 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 AUP.
151. We have identified a number of relatively minor modifications to PC 4. We have referred to these changes in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with the requirements of section 32AA.

Decision

152. That pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, that Proposed Plan Change 4 to the Auckland Unitary Plan (Operative in Part) be approved, subject to minor modifications as set out in this decision.
153. 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 and Addendum, except as identified above in relation to matters in contention.
154. The reasons for the decision is that Plan Change 4:
- 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.
155. The following documents are appended to this Decision:
- Attachment 1: Amendments to AUP (OP) text and diagrams following decisions on submissions to PC 4
 - Attachment 2: Amendments to AUP (OP) maps following decisions on submissions to PC 4
 - Attachment 3: Vested land map changes North

- Attachment 4: Vested land map changes Central
- Attachment 5: Vested land map changes South
- Attachment 6: Vested land map changes West.



D Mead
Chairperson

31 May 2018

Attachment 1: Amendments to AUP (OP) text and diagrams following decisions on submissions to PC 4

**Attachment 2: Amendments to AUP (OP)
maps following decisions on submissions to
PC 4**

Attachment 3: Vested land map changes North

Attachment 4: Vested land map changes Central

Attachment 5: Vested land map changes South

Attachment 6: Vested land map changes West

**Attachment 2: Amendments to AUP (OP)
maps following decisions on submissions to
PC 4**

Amendments to AUP Maps (GIS viewer) Following Commissioners Decisions on Submissions to PC 4

Contents of this document

AUP Table of Contents.....	3
AUP GIS Viewer	3
Unitary Plan Management Layers – Controls	4
Building Frontage Control – Key Retail Frontage.....	4
Height Variation Control	6
Subdivision Variation Control	11
Unitary Plan Management Layers – Precincts	13
Unitary Plan Management Layers – Overlays	18
Significant Ecological Area-Overlays	18
Historic Heritage Overlay	19
Sites and Places of Significance to Mana Whenua Overlay	23
Natural Stream Management Areas Overlay	46
Waitākere Ranges Heritage Area Overlay	47
Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay	51
Unitary Plan Zones.....	53
Central.....	53
South	57
North.....	65
West	66
Public Open Space (not part of recently vested land)	70

AUP Table of Contents

*Amend as a consequential change, **B5 title** as follows:*

Chapter B Regional policy statement

B1 Ngā take matua ā-rohe - Issues of regional significance...

B5 Ngā rawa hanganga tuku iho me te āhua – ~~Built~~ Historic heritage and special character

B6 Mana Whenua

...

AUP GIS Viewer

Amend as a consequential change, the title in the AUP GIS Viewer Legend as follows:

~~Built~~ Historic heritage and special character

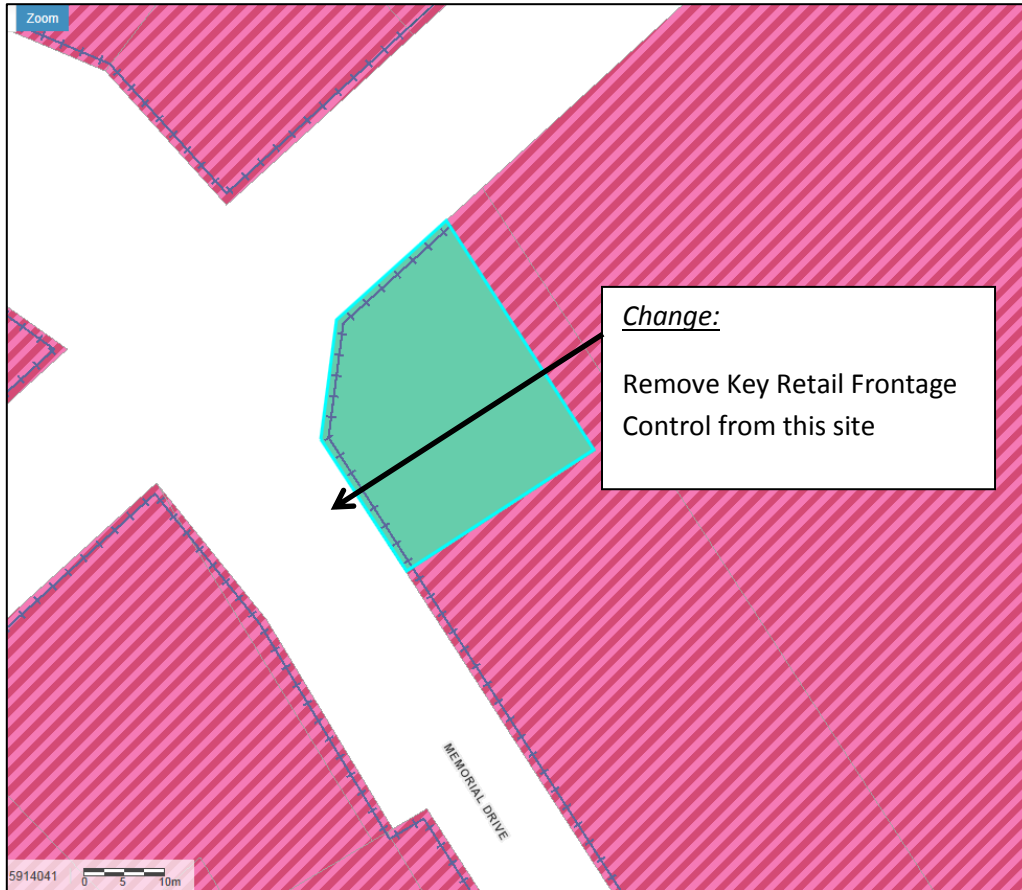
Unitary Plan Management Layers – Controls

Building Frontage Control – Key Retail Frontage

Geographic area:	West
Affected site(s)	1/595 Te Atatu Road, Te Atatu Peninsula (Lot 6 DP 68646; Sec 2 SO 70577)
Amendment	Remove Key Retail Frontage Control from the parcel zoned Open Space- Community Zone

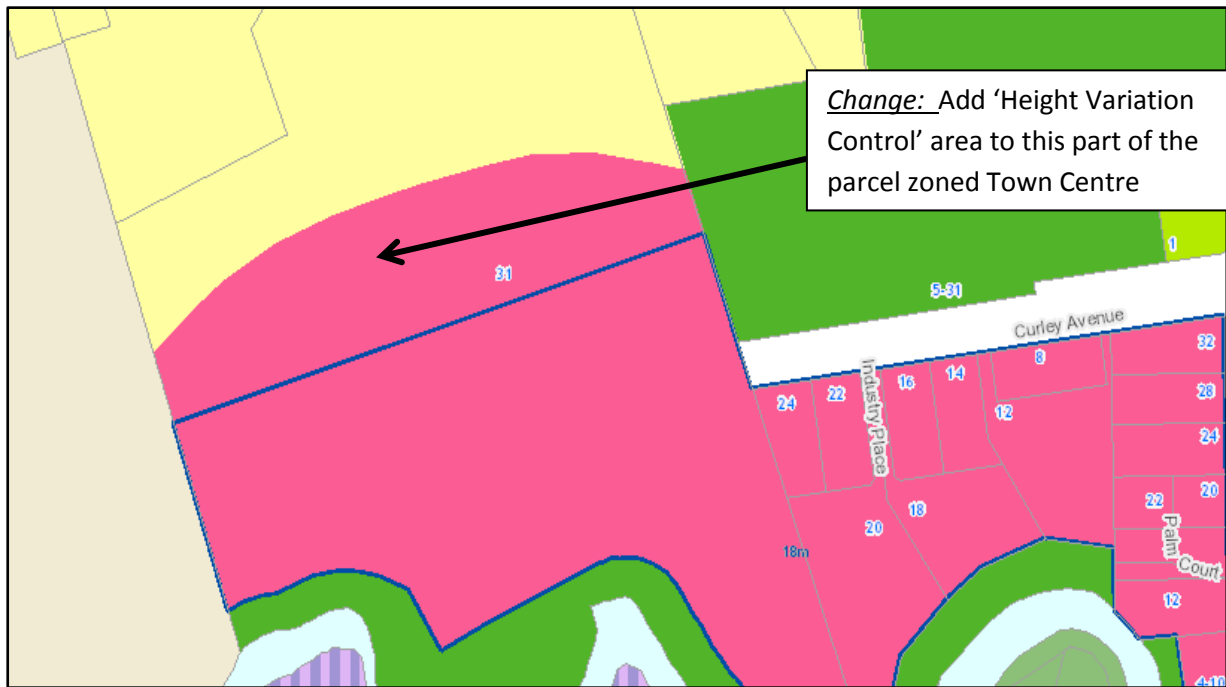


Geographic area:	West
Affected site(s)	2 Memorial Drive, New Lynn
Amendment	<i>Remove Key Retail Frontage Control from the parcel zoned Open Space- Civic Space Zone</i>

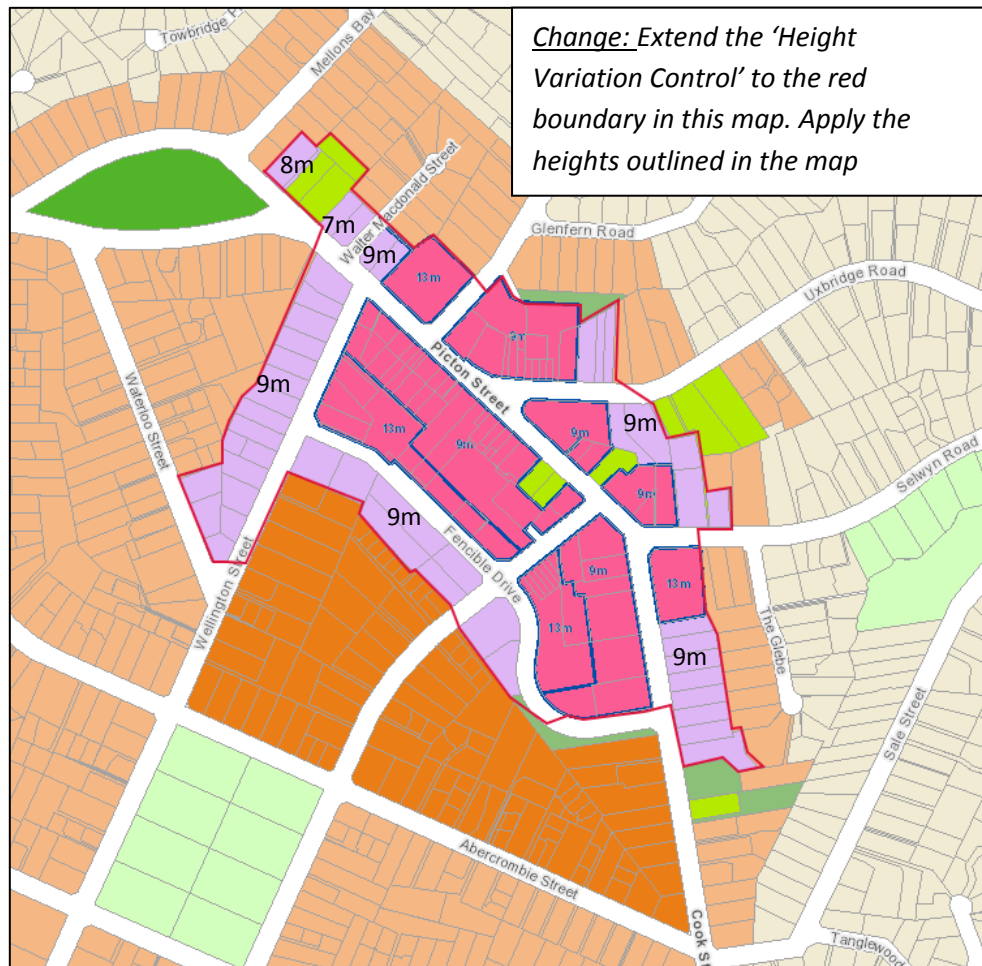


Height Variation Control

Geographic area:	North
Affected site(s)	31 Curley Avenue, Silverdale (Lot 1 DP 168568)
Amendment	<i>Apply Height Variation Control of 18m to 31 Curley Avenue, Silverdale</i>



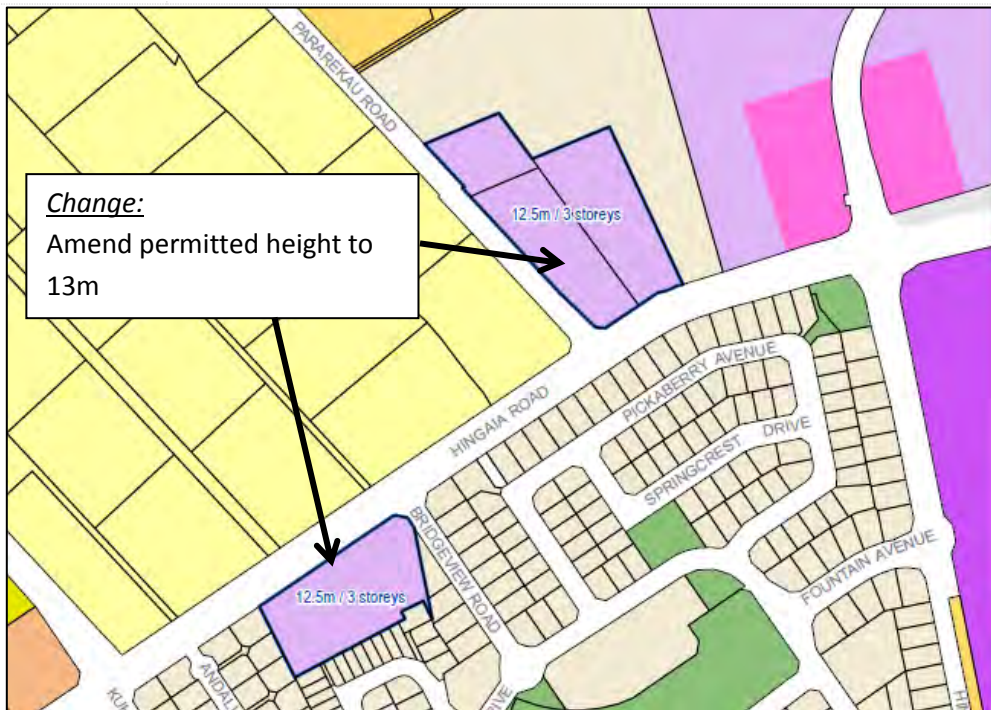
Geographic area:	South
Affected site(s)	Howick Town Centre (i.e. Picton Street, Fencible Drive, Cook street)
Amendment	<i>Adjust Height Variation Control for Howick Town Centre- Business Town Centre Zone and Business Mixed Use Zones</i>



Site Address	Legal Description
36,38 Waterloo Street	LOT 24 DP 37567; LOT 25 DP 37567
9-37 Wellington Street (approx.)	LOT 2 DP 60843; LOT 28 DP 37567; LOT 27 DP 37567 LOT 1 DP 32766; LOT 1 DP 60843; LOT 2 DP 204322; LOT 1 DP 204322; LOT 30 DP 37567; LOT 1 DP 33192; LOT 32 DP 37567; LOT 1 DP 34945 LOT 2 DP 34945; LOT 31 DP 37567; PT ALLOT 25 VILL OF HOWICK; PT ALLOT 25 VILL OF HOWICK
4,12 Picton Street	LOT 3 DP 43673; LOT 1 DP 350750; LOT 1 DP 48322
10R Picton Street	LOT 3 DP 27084; LOT 4 DP 27084
2 Walter Macdonald Street	LOT 2 DP 48322
1 Walter Macdonald Street	LOT 3 DP 48322
22 Picton Street	LOT 4 DP 48322
46,48 Fencible Drive	LOT 1 DP 99226; LOT 2 DP 99226
34; 37, 41, 43 Moore Street	LOT 3 DP 91111; LOT 4 DP 91111; LOT 1 DP 198171; LOT 2 DP 114771; LOT 1 DP 114771; LOT 5 DP 35221
30,34,40,44,50,54 Cook	LOT 11 DP 21419; LOT 6 DP 21419; LOT 10 DP 21419; LOT 7

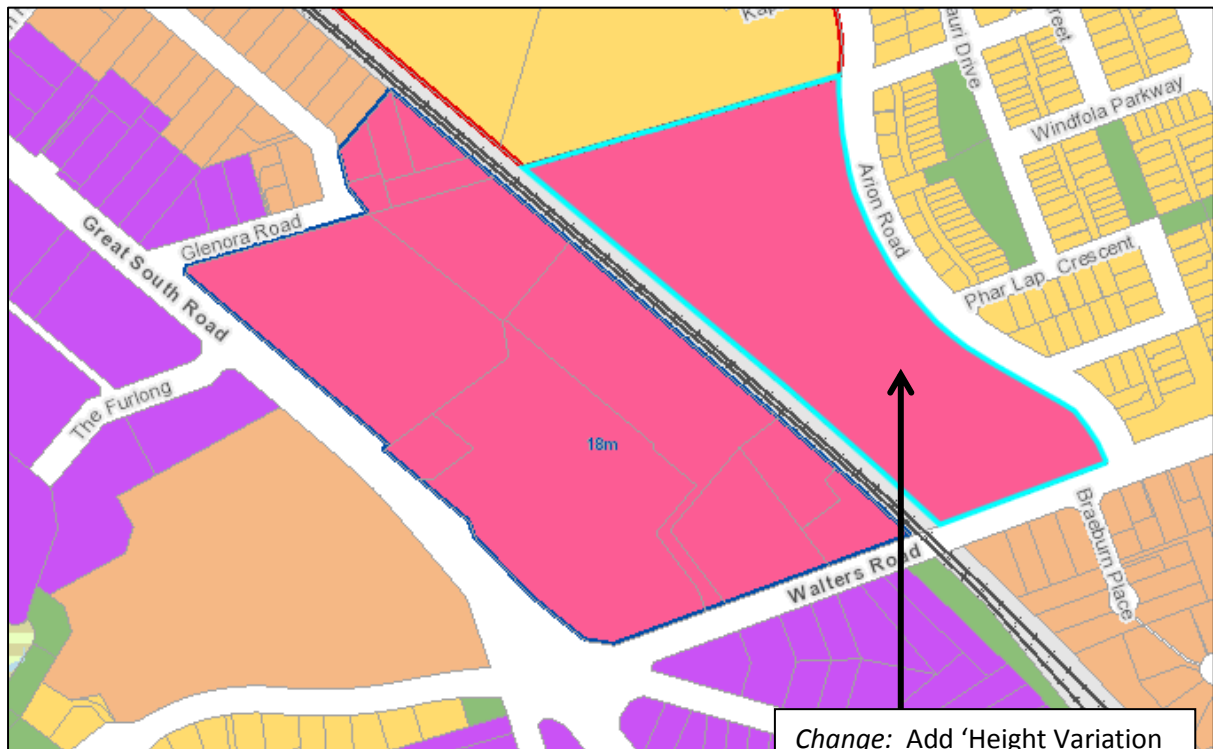
Site Address	Legal Description
Street	DP 21419; LOT 8 DP 21419; LOT 5 DP 21419; LOT 9 DP 21419; LOT 1 DP 93313
25, 26,28 Uxbridge Road	LOT 1 DP 320581; LOT 1 DP 124659; SEC 1 SO 64003; PT LOT 19 DP 3121;PT LOT 18 DP 3121
12,16 Selwyn Road	LOT 1 DP 46829; LOT 2 DP 320581; PT ALLOT 31 SEC 2 TN OF HOWICK

Geographic area:	South
Affected site(s)	71, 75 and 128 Hingaia Road ; and 17 Pararekau Road, Hingaia
Amendment	<i>Amend Height Variation Control to 13m</i>



Site Address	Legal Description
71, 75 and 128 Hingaia Road	PT Allot 4 DP 11824; PT Allot 2 DP 424718; Lot 66 DP 479708
17 Pararekau Road, Hingaia	Lot 1 DP 424718

Subject property:	30 Walters Road, Takanini, Auckland
Legal Description:	Lot 1 DP 329052
Current zone:	Business – Town Centre
Amendment	<i>Add height variation control of 18m.</i>

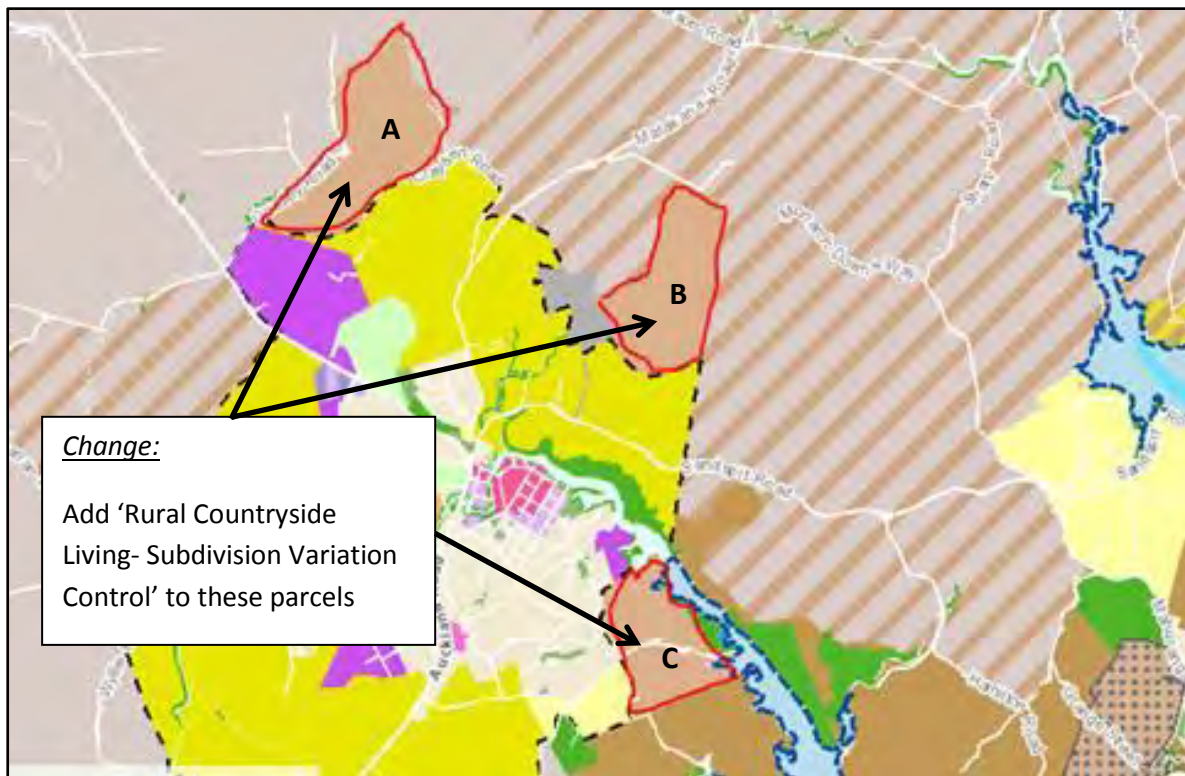


30 Walters Road, Takanini.

Change: Add 'Height Variation Control' area to this part of the parcel zoned Town Centre

Subdivision Variation Control

Geographic area:	North
Affected site(s)	Warkworth (for specific sites, see table below)
Amendment	Add Subdivision Variation Control for areas zoned Rural Countryside Living



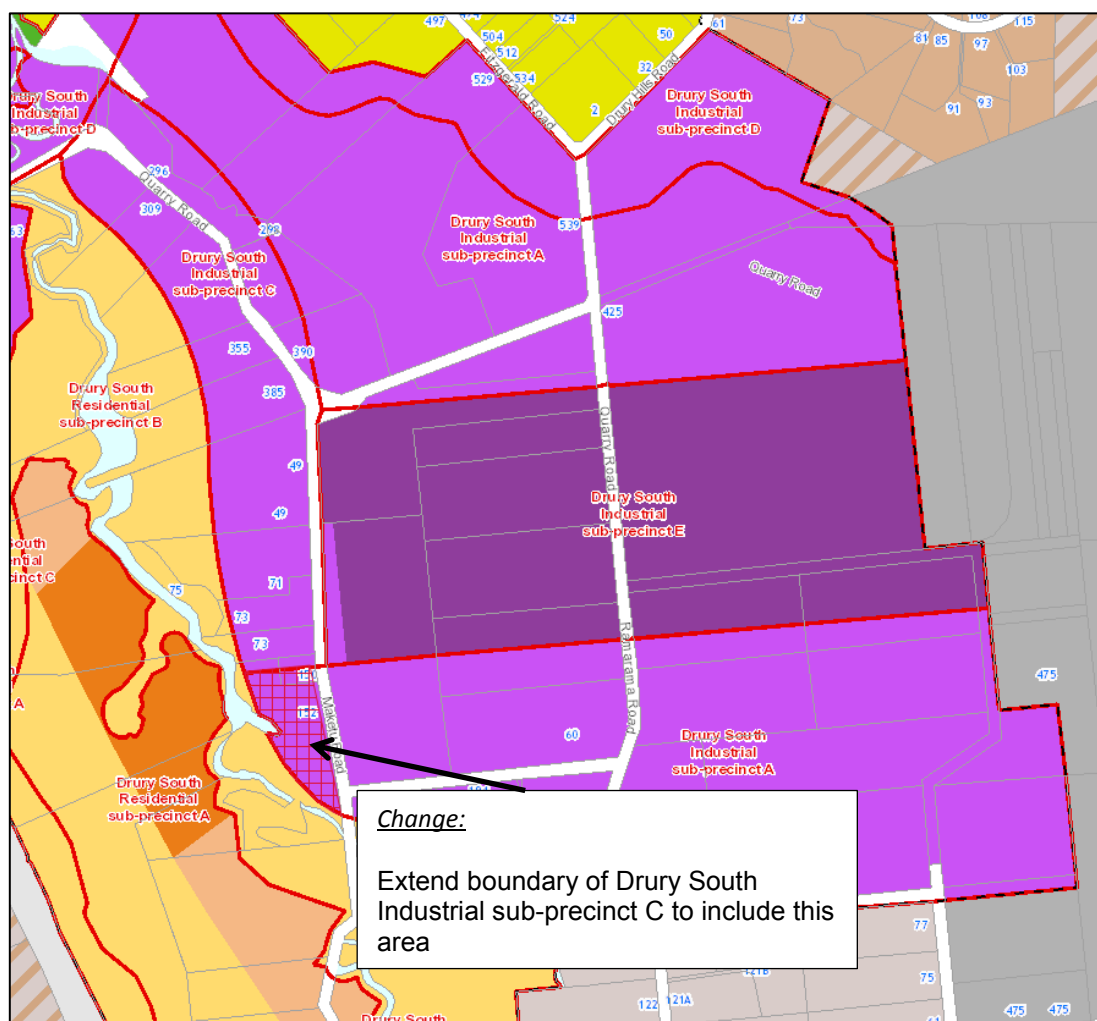
Affected sites:

Area	Site Address	Legal Description
A	66; 82;106 Goatley Road	Lot 2 DP 204148; Lot 1 DP 204148;Lot 1 DP 171811
A	120 Goatley Road	Lot 1 DP 199755
A	126 and 126A Goatley Road	Lot 4 DP 430497; Lot 3 DP 199755
A	134 Goatley Road	Lot 1 DP 460559
A	162 Goatley Road	Lot 2 DP 209842
A	178A-178C Goatley Road	Lot 1 DP 350408; Lot 10 DP 430497;Lot 11 DP 430497
A	184 Goatley Road	Lot 1 DP 205957
A	126 and 126A Claydon Road	Lot 5 DP 430497; Lot 1 DP 430497
A	148 Clayden Road	Lot 2 DP 194468
B	Parcel adjacent to 50 and 180 Golf Road	Lot 2 DP 426537

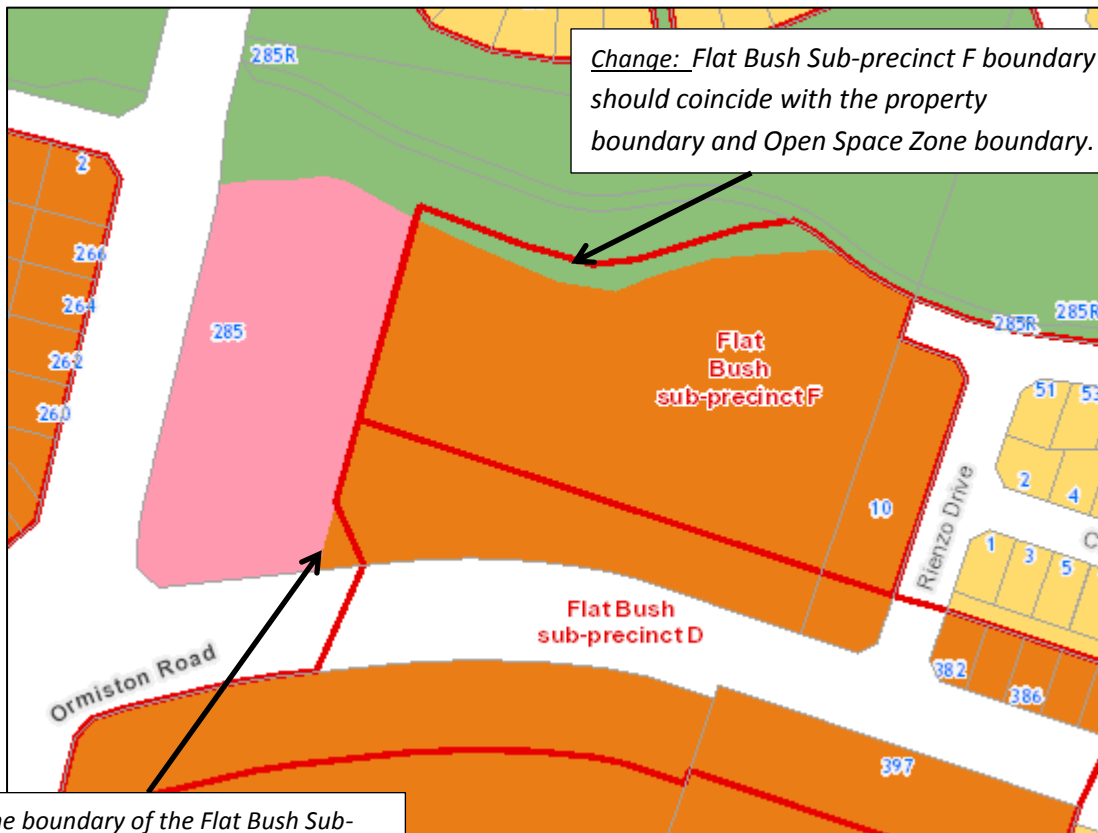
Area	Site Address	Legal Description
C	3 and 5 Kowhai View Road	Lot 10 DP 342650; Lot 11 DP 342650
C	6 and 8 Kowhai View Road	Lot 20 DP 342650; Lot 19 DP 342650
C	10 and 12 Kowhai View Road	Lot 18 DP 342650; Lot 17 DP 342650
C	14 and 16 Kowhai View Road	Lot 16 DP 342650; Lot 15 DP 342650
C	18, 20 and 22 Kowhai View Road	Lot 14 DP 342650; Lot 13 DP 342650; Lot 12 DP 342650
C	48A-48C,50,70 and 108 Wilson Road	PT ALLOT 70 PSH OF MAHURANGI SO 1110; LOT 1 DP 14312; LOT 2 DP 201503; LOT 1 DP 201503; LOT 2 DP 178676; LOT 2 DP 54387
C	63 Wilson Road and adjacent parcel	Lot 29 DP 333937, 1/7 SH Lot 42 DP 333937, 1/4 SH Lot 44 DP 333937 and Lot 39 DP 333937
C	67 to 69F Wilson Road	Lot 38 DP 333937;
C	69A to 69F Wilson Road	Lot 34 DP 333937; Lot 33 DP 333937; Lot 30 DP 333937; Lot 31 DP 333937; Lot 32 DP 333937; Lot 35 DP 340235
C	133 Wilson Road	Lot 37 DP 340235
C	91,93,95,97,101,115 Pulham Road	Lot 21 DP 342650; Lot 41 DP 333937; Pt ALLOT 69 PSH of Mahurangi SO 1110; Lot 25 DP 333937; Lot 27 DP 333937; Lot 28 DP 333937; Lot 26 DP 333937
C	17,19,21,23,25,31,33 Hepburn Creek Road	LOT 2 DP 393796; LOT 1 DP 171576; LOT 2 DP 456602; LOT 1 DP 456602; LOT 1 DP 393796; LOT 1 DP 196417; LOT 1 DP 345381; LOT 2 DP 171576

Unitary Plan Management Layers – Precincts

Geographic area:	South
Affected site(s)	Approximately 152 Maketu Road, Drury
Amendment	<i>The area highlighted in the map (which is part of 152 Maketu Road, Drury) is to be changed to Drury South Industrial sub-precinct C from Drury South Industrial sub-precinct A. Alter sub-precinct boundaries for sub-precinct A and sub-precinct C.</i>

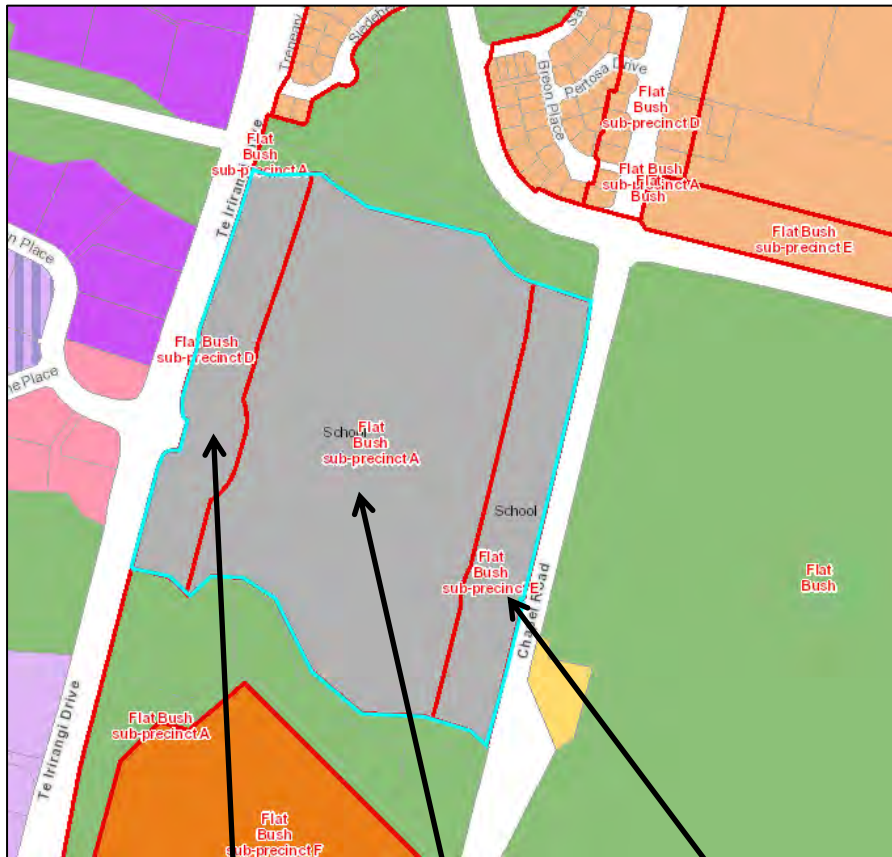


Subject property:	285 Murphys Road, Flat Bush
Legal Description:	Sec 1 SO 470839
Current zone:	Residential – Terrace Housing and Apartment Buildings (THAB) and Business – Neighbourhood Centre zone
Amendment	<ul style="list-style-type: none"> - The Flat Bush Sub-Precinct F boundary 'should coincide with the Terrace Housing and Apartment Building zone and the Open Space Zone boundary - The boundary of the Flat Bush Sub-Precinct D should include a small triangle portion of Terrace Housing and Apartment building zone (currently excluded)



Change: The boundary of the Flat Bush Sub-Precinct D should include a small triangle portion of Terrace Housing and Apartment building zone (currently excluded)

Subject property:	317 Te Irirangi Drive, Clover Park, Auckland
Legal Description:	Lot 1 DP 345321
Current zone:	Special Purpose – School Zone
Amendment	Remove sub-precinct A, D, and E over the subject site

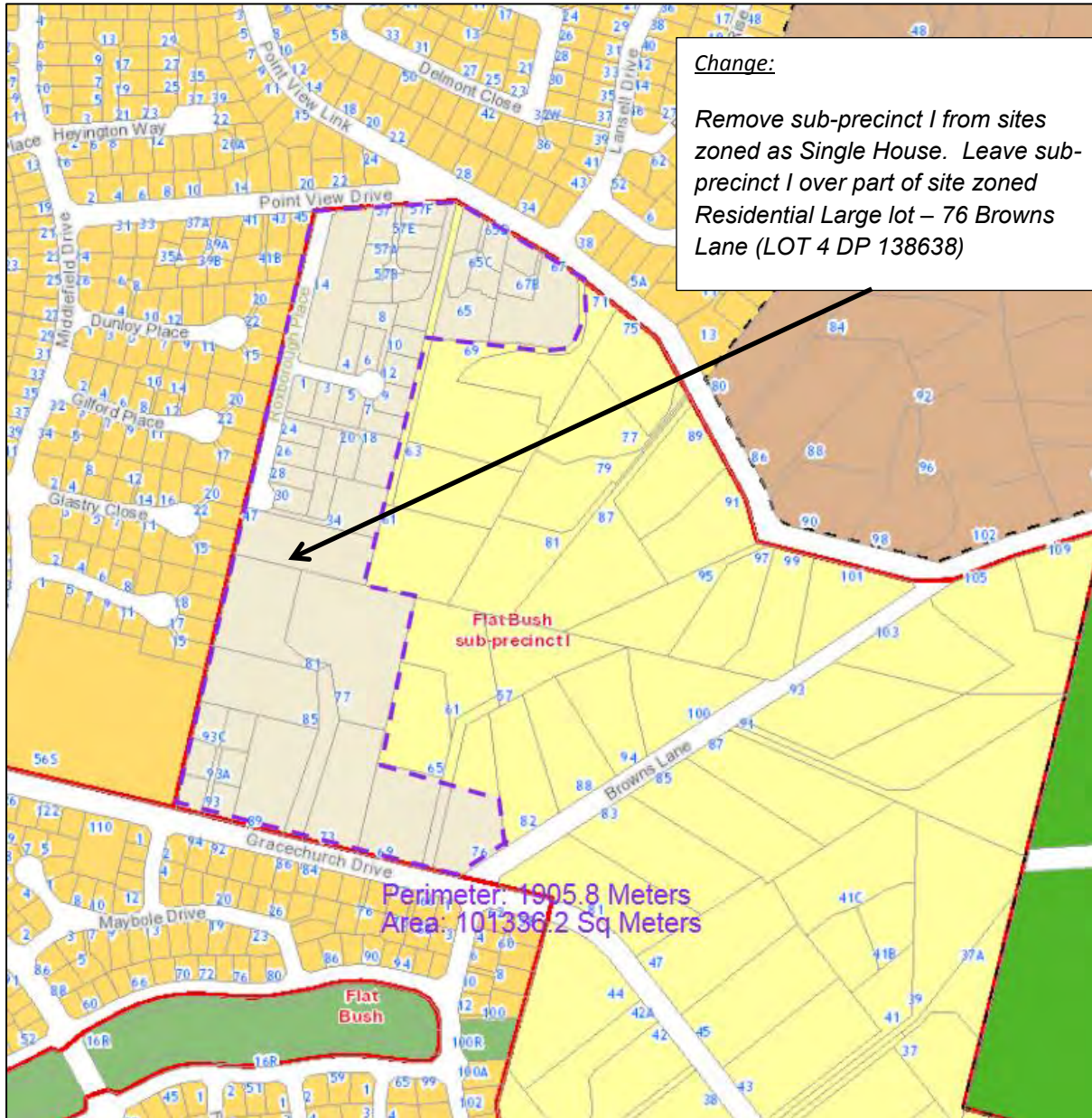


Remove sub-precinct D

Remove sub-precinct A

Remove sub-precinct E

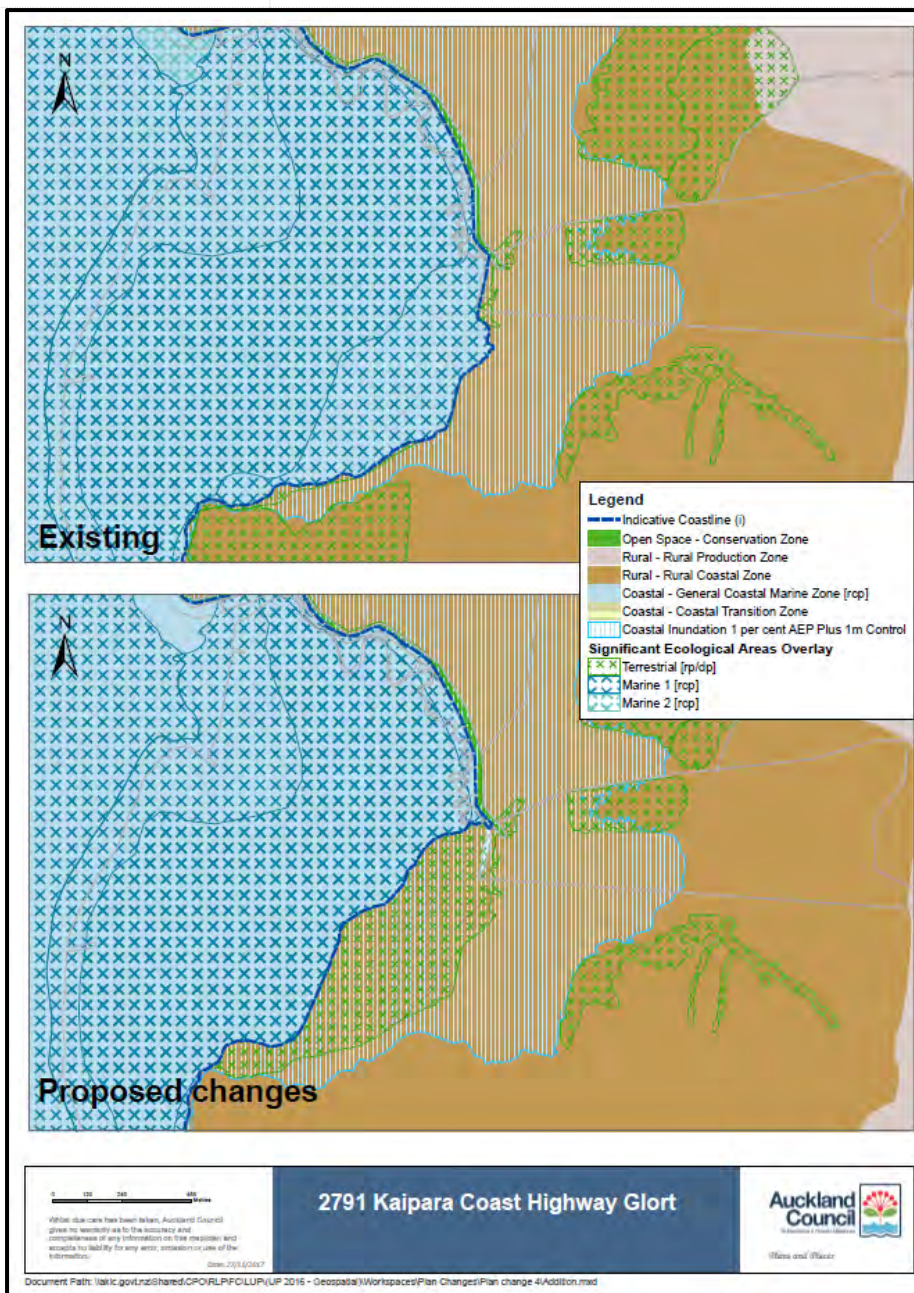
Geographic area:	South – Flat Bush Precinct
Subject property/ies:	See legal descriptions
Legal Description/s:	<p>LOT 4 DP 138638 LOT 1 DP 138638 LOT 3 DP 98087 LOT 6 DP 98087 LOT 2 DP 98087 LOT 4 DP 98087 LOT 5 DP 98087 LOT 3 DP 419859 LOT 2 DP 419859 LOT 1 DP 419859 LOT 6 DP 419859 LOT 5 DP 419859 LOT 4 DP 419859 LOT 7 DP 105187 LOT 4 DP 501965 LOT 3 DP 501965 LOT 1 DP 501965 LOT 2 DP 501965 LOT 5 DP 501965 LOT 6 DP 501965 LOT 7 DP 501965 LOT 8 DP 501965 LOT 9 DP 501965 LOT 10 DP 501965 LOT 11 DP 501965 LOT 12 DP 501965 LOT 13 DP 501965 LOT 14 DP 501965 LOT 15 DP 501965 LOT 16 DP 501965 LOT 18 DP 501965 LOT 19 DP 501965 LOT 20 DP 501965 LOT 17 DP 501965 LOT 21 DP 501965 LOT 3 DP 453745 LOT 2 DP 453745 LOT 1 DP 453745 LOT 4 DP 453745 LOT 5 DP 453745 LOT 6 DP 453745 LOT 7 DP 453745 LOT 2 DP 479102 LOT 4 DP 479102 LOT 5 DP 479102 LOT 3 DP 479102 LOT 1 DP 479102 LOT 1 DP 488765 LOT 2 DP 488765 LOT 3 DP 488765</p>
Current zones:	Single House, Residential - Large Lot Zone with Flat Bush Sub-precinct I
Amended zones:	Remove sub-precinct I from sites zoned as Single House. Leave sub-precinct I over part of site zoned Residential Large lot – 76 Browns Lane (LOT 4 DP 138638)



Unitary Plan Management Layers – Overlays

Significant Ecological Area-Overlays

Geographic area:	North
Affected site(s)	2791 Kaipara Coast Highway
Amendment	Amend Significant Ecological Area – Terrestrial and Marine; Coastal Inundation 1 per cent AEP Plus 1m Control, and Rural Coastal Zone to align with indicative coastline as shown below

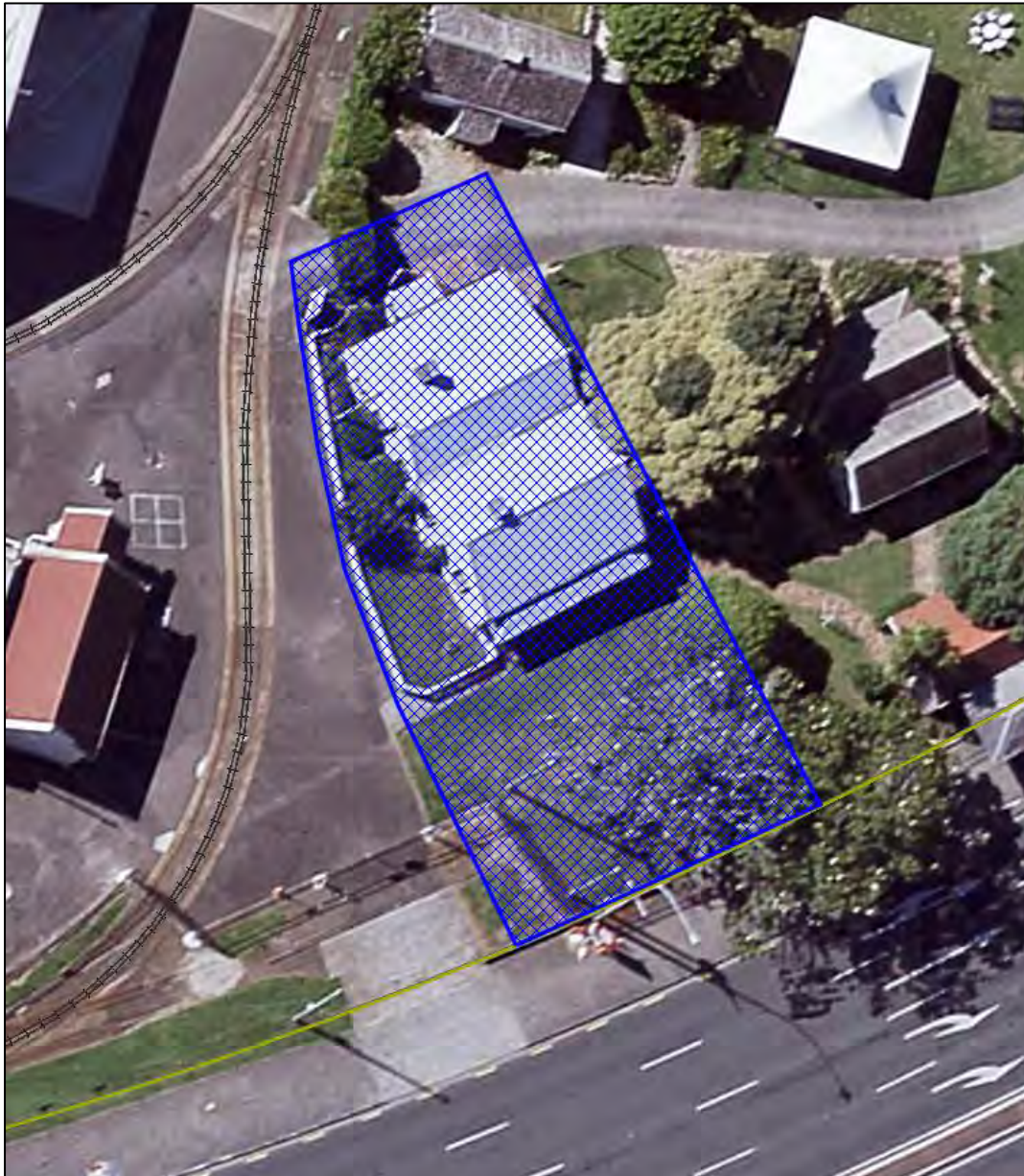


Historic Heritage Overlay

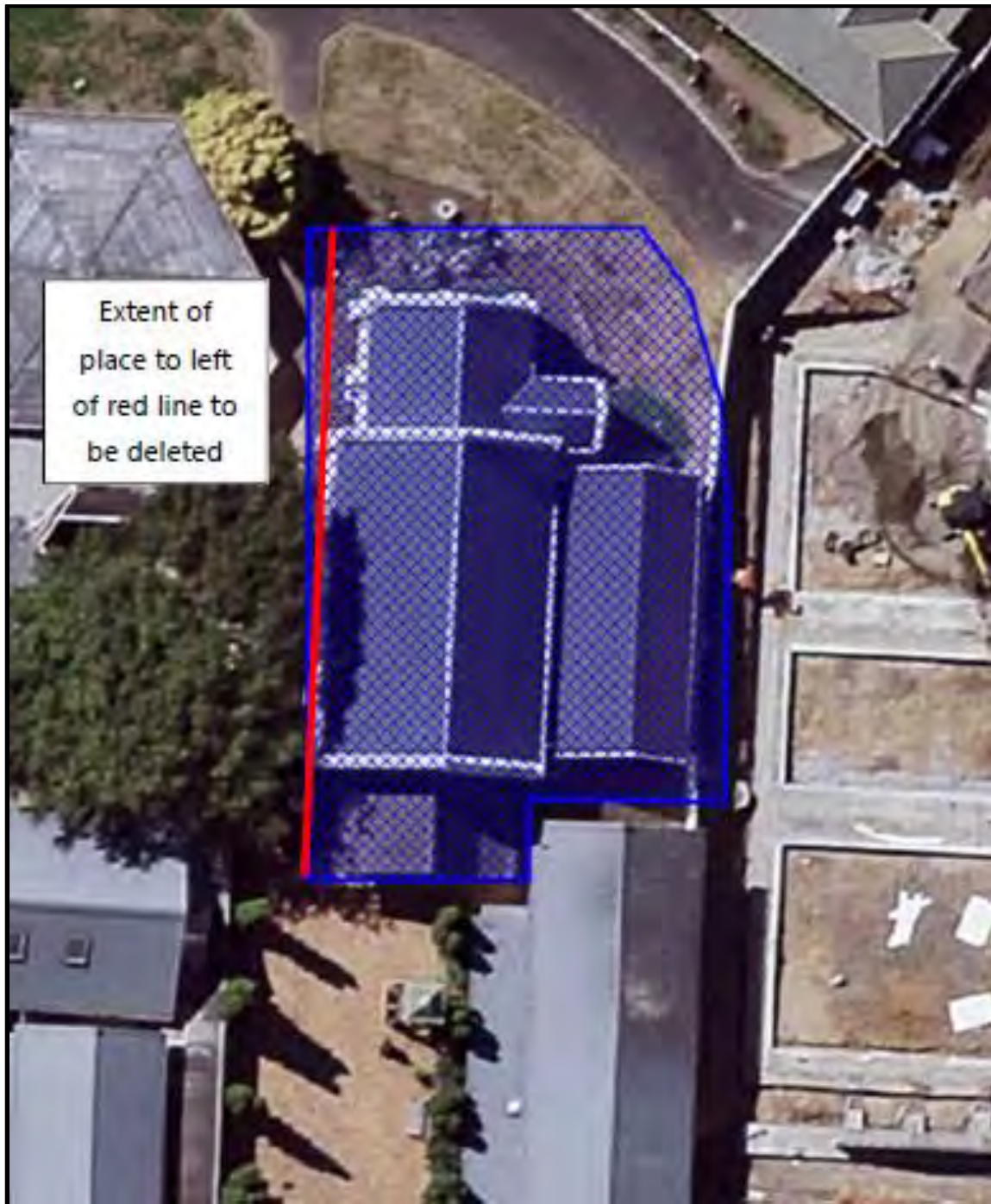
Geographic area:	Central
ID:	01678
Place Name	Pumphouse
Subject property:	805 Great North Road, Western Springs
Legal Description/s:	Lot 1 DP 88398
Amendment	Enlarge the extent of place to area shown in blue



Geographic area:	Central
ID:	01679
Place Name	Engineer's House
Subject property:	805 Great North Road, Western Springs
Legal Description/s:	Lot 1 DP 88398
Amendment	Enlarge extent of place to area shown in blue



Geographic area:	Central
ID:	01727
Place Name	St Barnabas's Chapel
Subject property:	Diocesan School for Girls, 44 Margot Street, Epsom
Legal Description/s:	LOT 1 DP 393716
Amendment	Reduce extent of place to area shown in blue and red line drawn on map.



Geographic area:	Central
ID:	02779
Place Name	Ngahere
Subject property:	74 Mountain Road, Epsom
Legal Description/s:	Lot 1 DP 46839; Lot 2 DP 366826
<i>Amendment</i>	Reduce extent of place to area shown in blue.

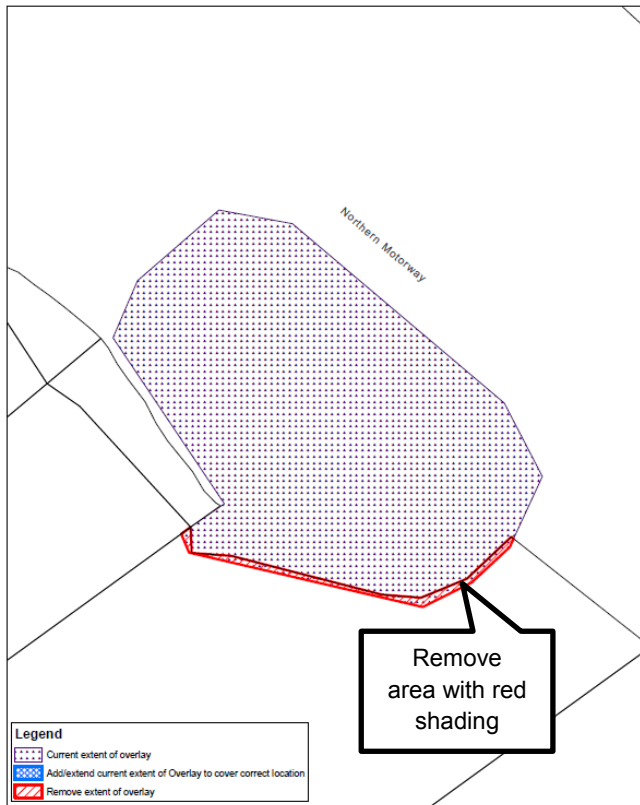


Sites and Places of Significance to Mana Whenua Overlay

Part of Unitary Plan	Schedule 12
Schedule ID:	003
Place Name:	Rangimatarau
Address or Location:	16 Joan Street and cliff top properties extending northwards along Point Chevallier Road to, and including a portion of Coyle Park
Amendment	Amend mapped extent of place as follows



Part of Unitary Plan	Schedule 12
Schedule ID:	005
Place Name:	One-Maru
Address or Location:	Point Erin Park, between 117-121 Shelley Beach Road and Northern Motorway
Amendment	Amend mapped extent of place as follows



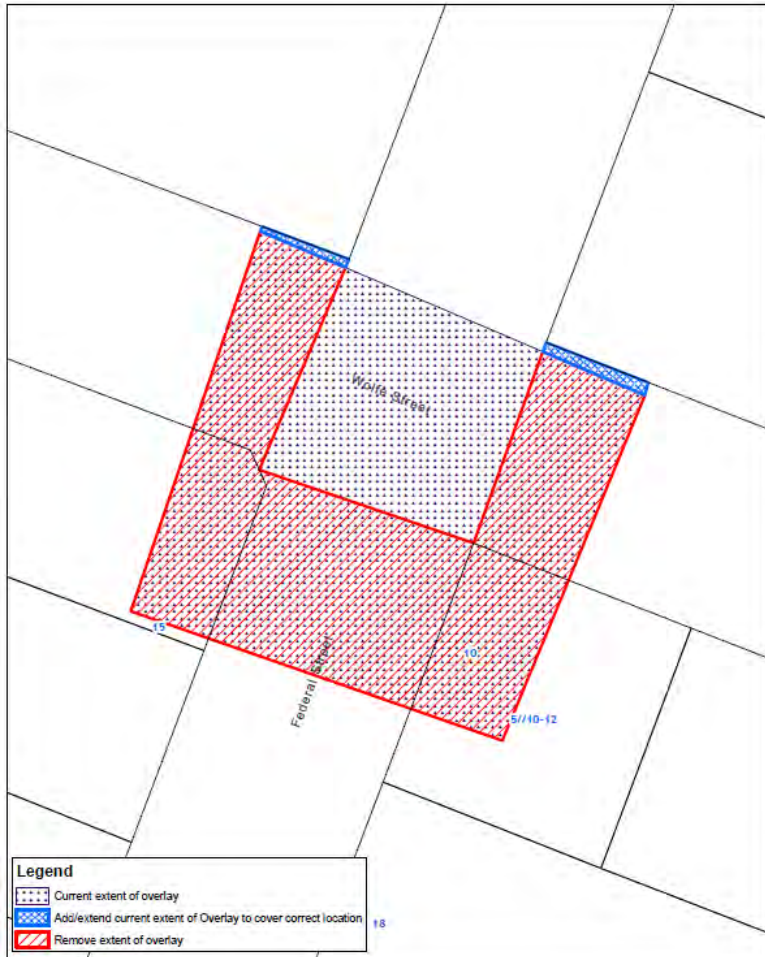
Part of Unitary Plan	Schedule 12
Schedule ID:	009
Place Name:	Nga Wharau a Tako
Address or Location:	87-89 Albert Street, 4 and 6-12 Kingston Street, and 60, 65-71 Federal Street
Amendment	Amend mapped extent of place as follows



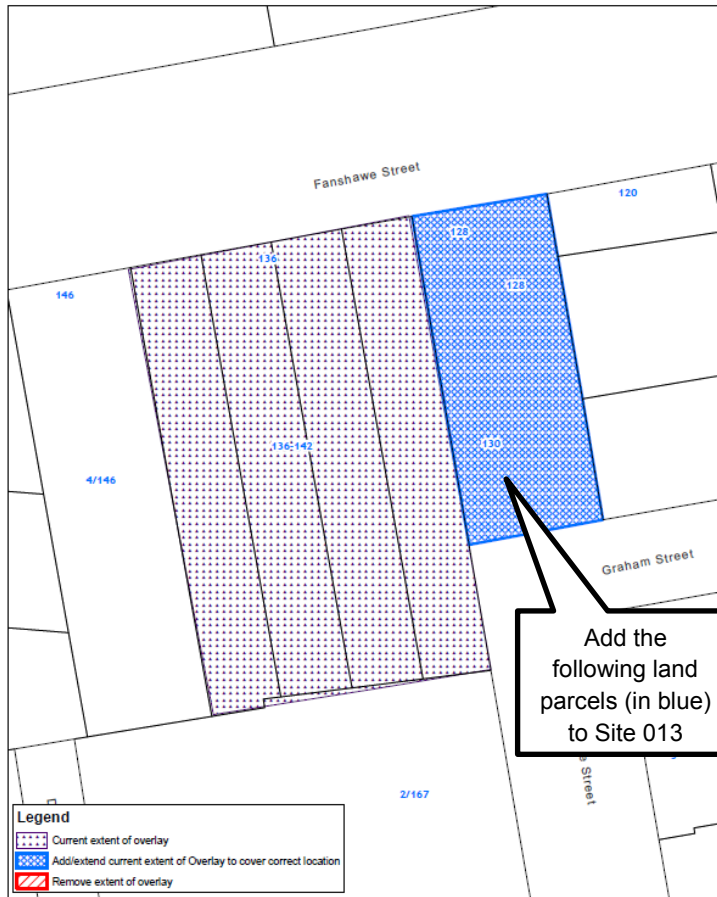
Part of Unitary Plan	Schedule 12
Schedule ID:	010
Place Name:	Te Horo Roa
Address or Location:	Road reserve at intersection of Anzac Avenue and Beach Road
Amendment	Amend mapped extent of place as follows



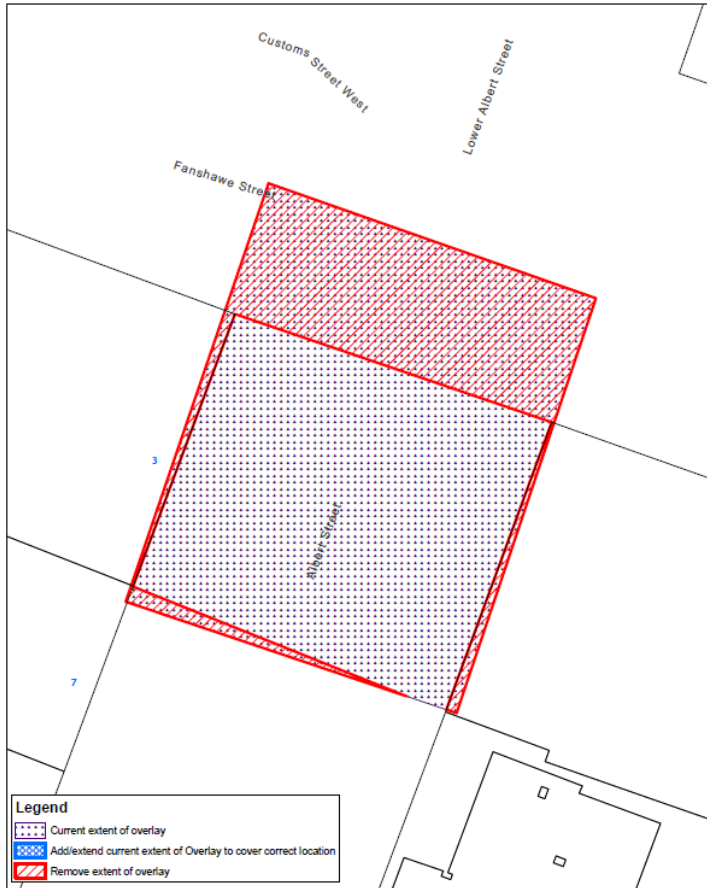
Part of Unitary Plan	Schedule 12
Schedule ID:	012
Place Name:	Pari Tuhu
Address or Location:	Federal Street and Wolfe Street (intersection)
Amendment	Amend mapped extent as follows



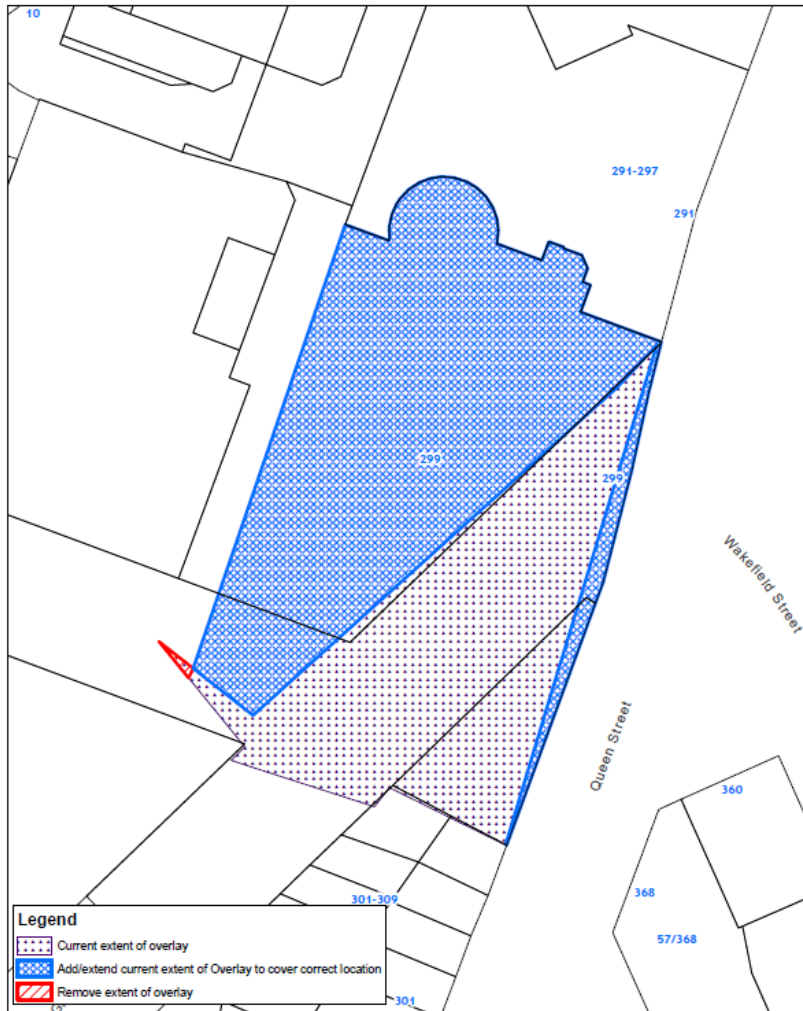
Part of Unitary Plan	Schedule 12
Schedule ID:	013
Place Name:	Te Paneiriiri
Address or Location:	Fanshawe Street/Hardinge Street
Amendment	Amend mapped extent as follows



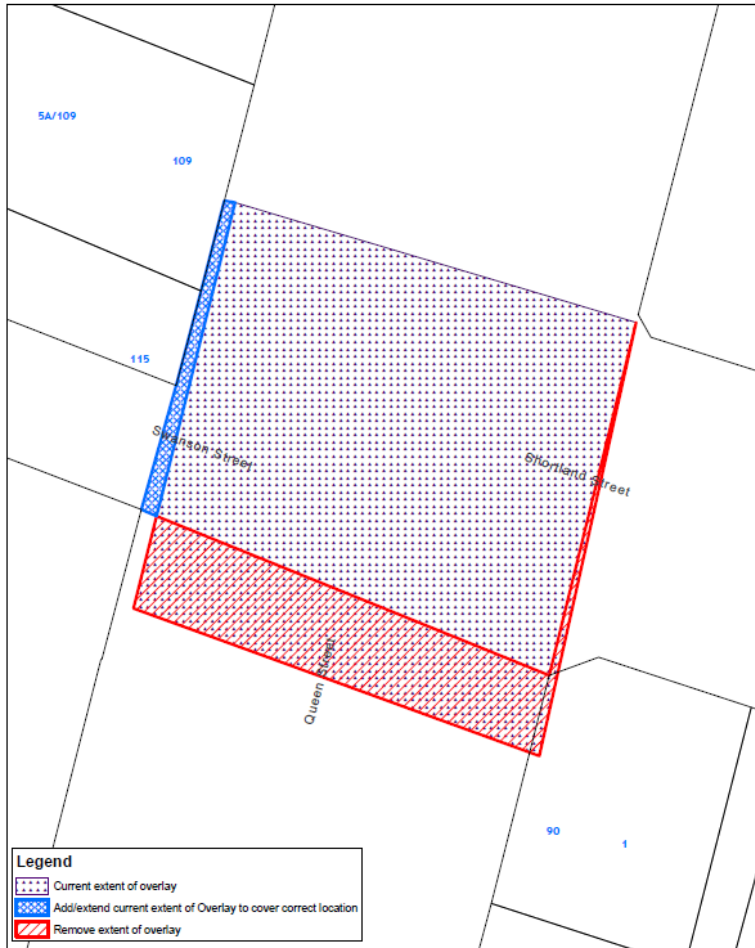
Part of Unitary Plan	Schedule 12
Schedule ID:	015
Place Name:	Ngahu Wera
Address or Location:	Albert Street bordering Customs Street West
Amendment	Amend mapped extent as follows



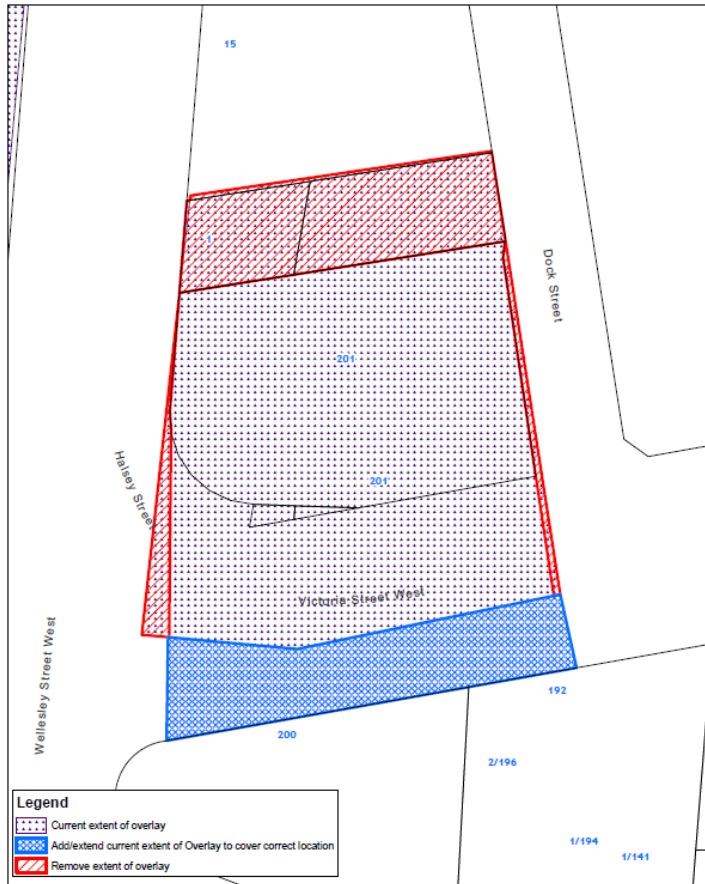
Part of Unitary Plan	Schedule 12
Schedule ID:	016
Place Name:	Horotiu
Address or Location:	Queen Street 301-303 (Town Hall Site) including Aotea Square and the foot of Greys Avenue
Amendment	Amend mapped extent as follows



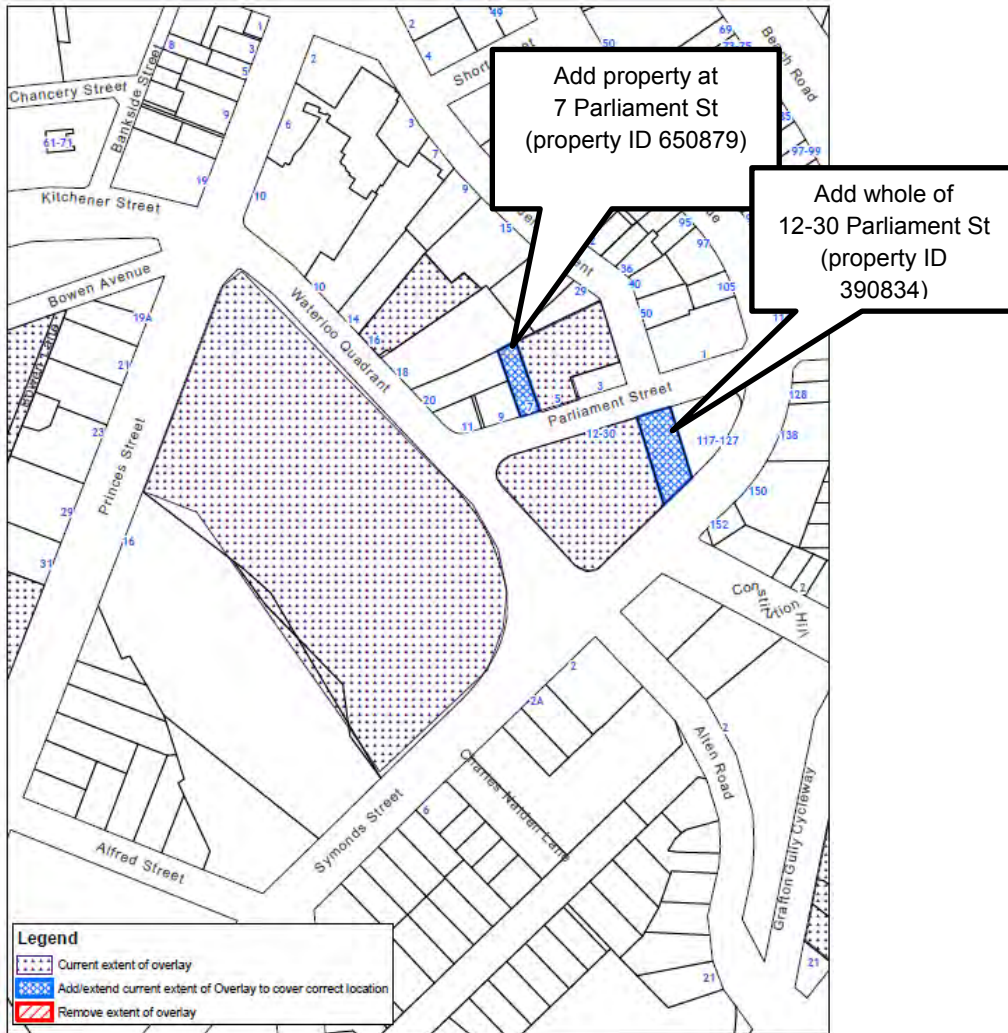
Part of Unitary Plan	Schedule 12
Schedule ID:	017
Place Name:	Te Whatu
Address or Location:	Shortland Street/Queen Street/Swanson Street (intersection)
Amendment	Amend mapped extent as follows



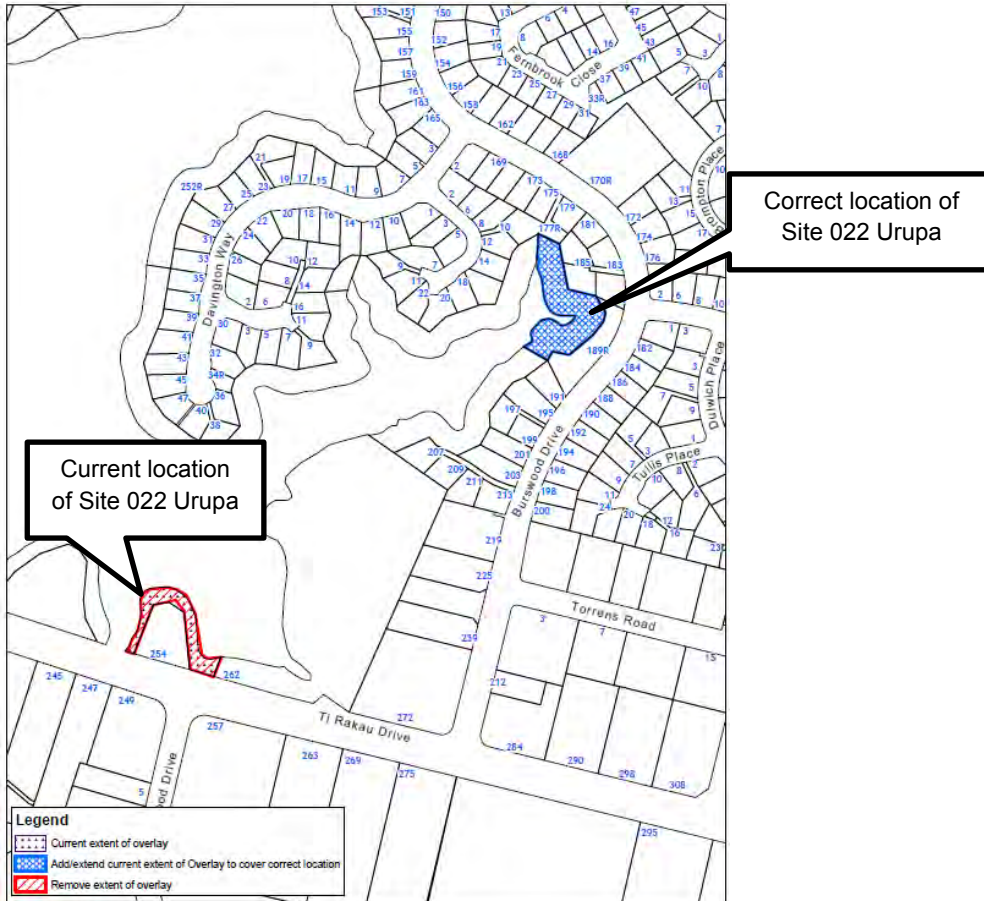
Part of Unitary Plan	Schedule 12
Schedule ID:	020
Place Name:	Te Koranga
Address or Location:	Victoria Street/Halsey Street (intersection)
Amendment	Amend mapped extent as follows.



Part of Unitary Plan	Schedule 12
Schedule ID:	021
Place Name:	Te Reuroa Pā
Address or Location:	Waterloo Quadrant, Anzac Avenue, Beach Road area
Amendment	Amend mapped extent of place as follows

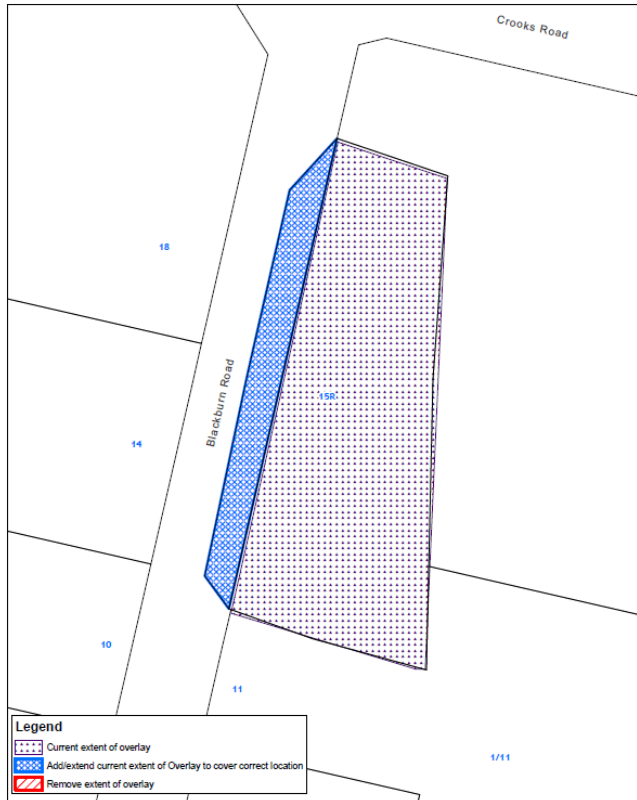


Part of Unitary Plan	Schedule 12
Schedule ID:	022
Place Name:	Urupā
Address or Location:	189R Burswood Drive, East Tamaki
Amendment	<i>Amend Schedule 12 location from “Pakuranga Creek 252R Ti Rakau Drive, East Tamaki” to “189R Burswood Drive, East Tamaki”.</i>



Part of Unitary Plan	Schedule 12
Schedule ID:	023

Place Name:	Urupā
Address or Location:	15 Blackburn Road, East Tamaki

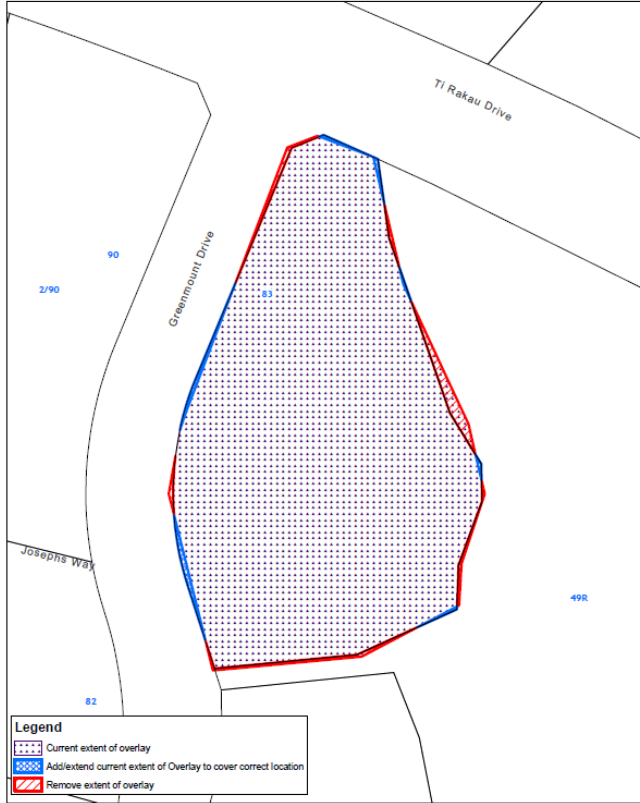


Amendment	Amend mapped extent of place as follows
-----------	---

UNITARY PLAN

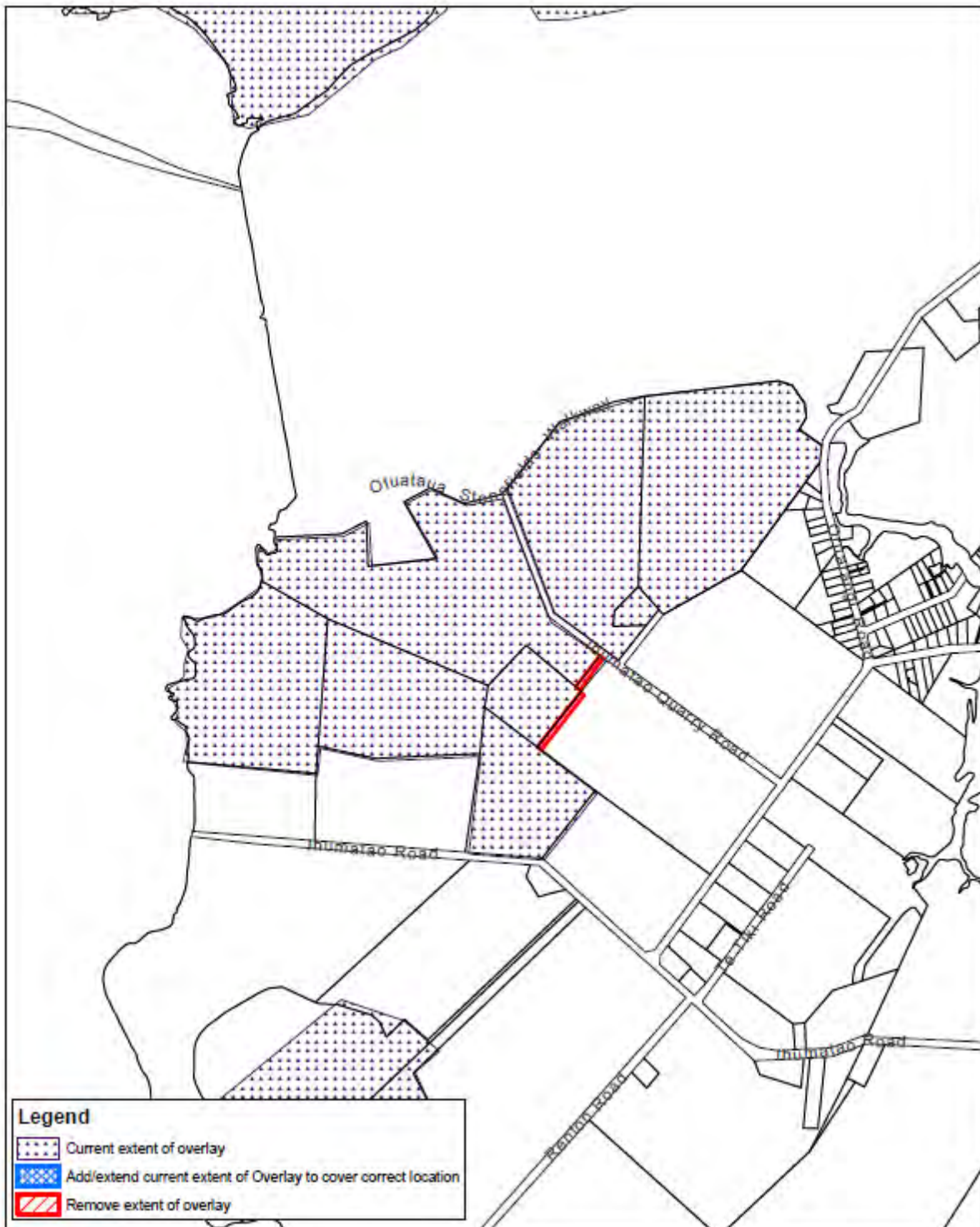
Amend with immediate legal effect

Part of Unitary Plan	Schedule 12
Schedule ID:	024
Place Name:	Urupā
Address or Location:	83 Greenmount Drive, East Tamaki
Amendment	Amend mapped extent as follows

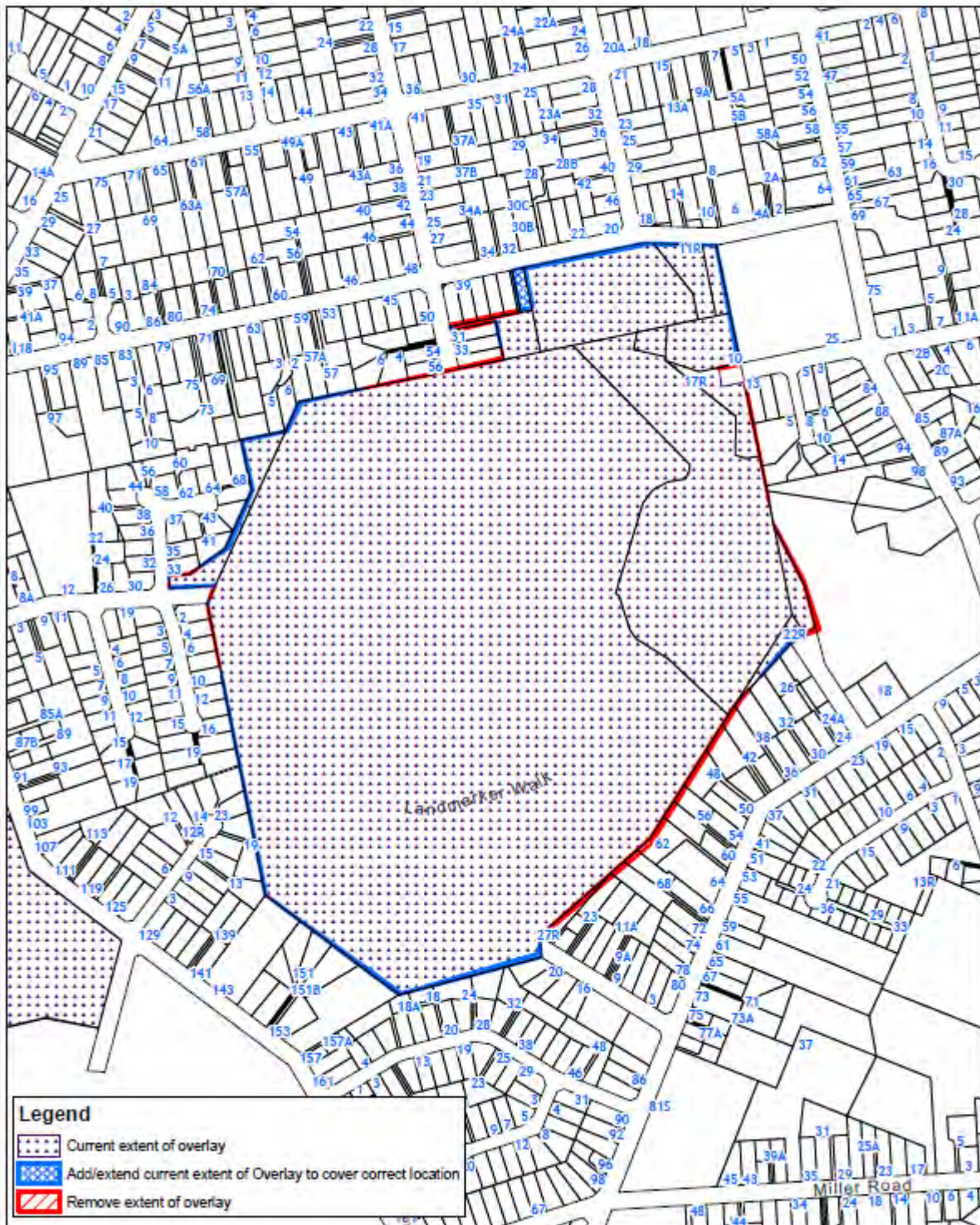


Amend with immediate legal effect

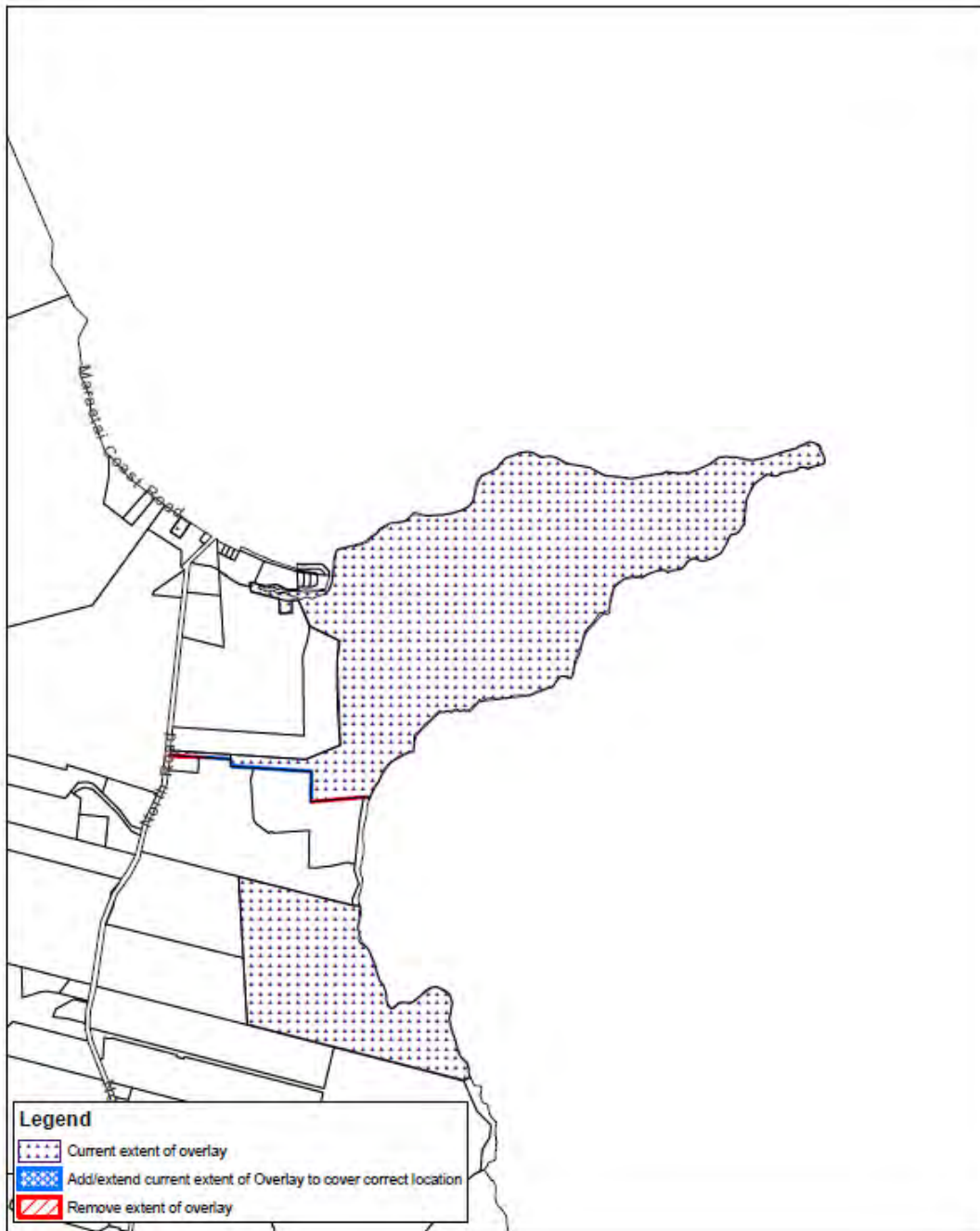
Part of Unitary Plan	Schedule 12
Schedule ID:	029
Place Name:	Otuataua/Puke Taapapa (Pukeiti)
Address or Location:	14R Quarry Road, 56 Ihumatao Quarry Road and 303 Ihumatao Road
Amendment	Amend mapped extent as follows



Part of Unitary Plan	Schedule 12
Schedule ID:	030
Place Name:	Māngere Mountain
Address or Location:	Māngere Domain, 17R Domain Road, Māngere
Amendment	Remap the entire extent of Site 030 as follows

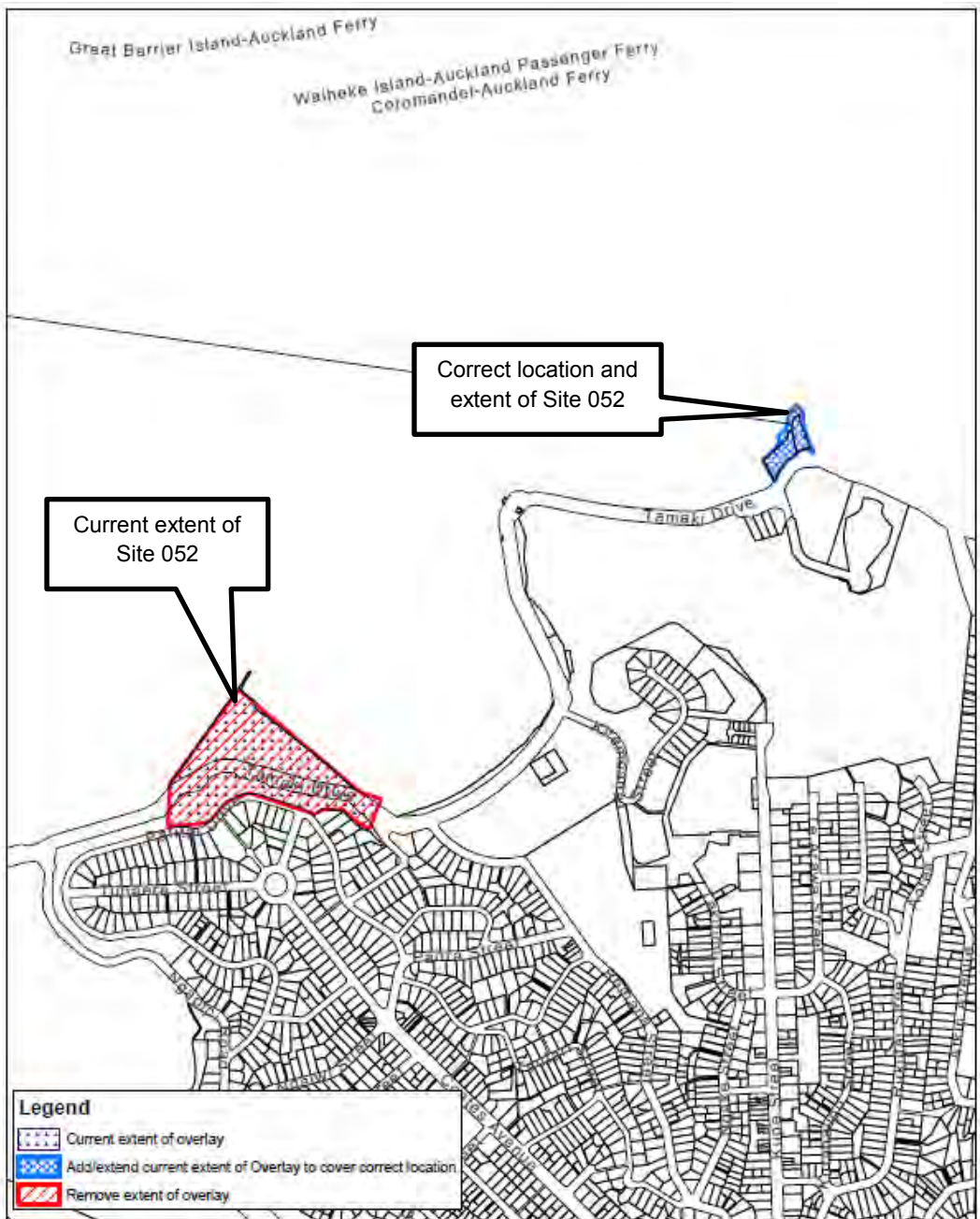


Part of Unitary Plan	Schedule 12
Schedule ID:	044
Place Name:	Whakakaiwhara
Address or Location:	933R North Road, Clevedon
Amendment	Amend mapped extent (southern boundary) to reflect the correct extent of place as follows



Part of Unitary Plan	Schedule 12
Schedule ID:	052
Place Name:	Kohimaramara / Bastion Rock Takaparawha Point
Address or Location:	Tāmaki Yacht Club, Tāmaki Drive, Ōrākei

Amend mapped extent to match location description as follows



Part of Unitary Plan	Schedule 12
Schedule ID:	055
Place Name:	Te Tō Waka Ōtāhuhu portage
Address or Location:	Head of Tāmaki River at Ōtāhuhu, near Canal Reserve and Portage Road, Ōtāhuhu
Amend by adding extent of place, as follows	



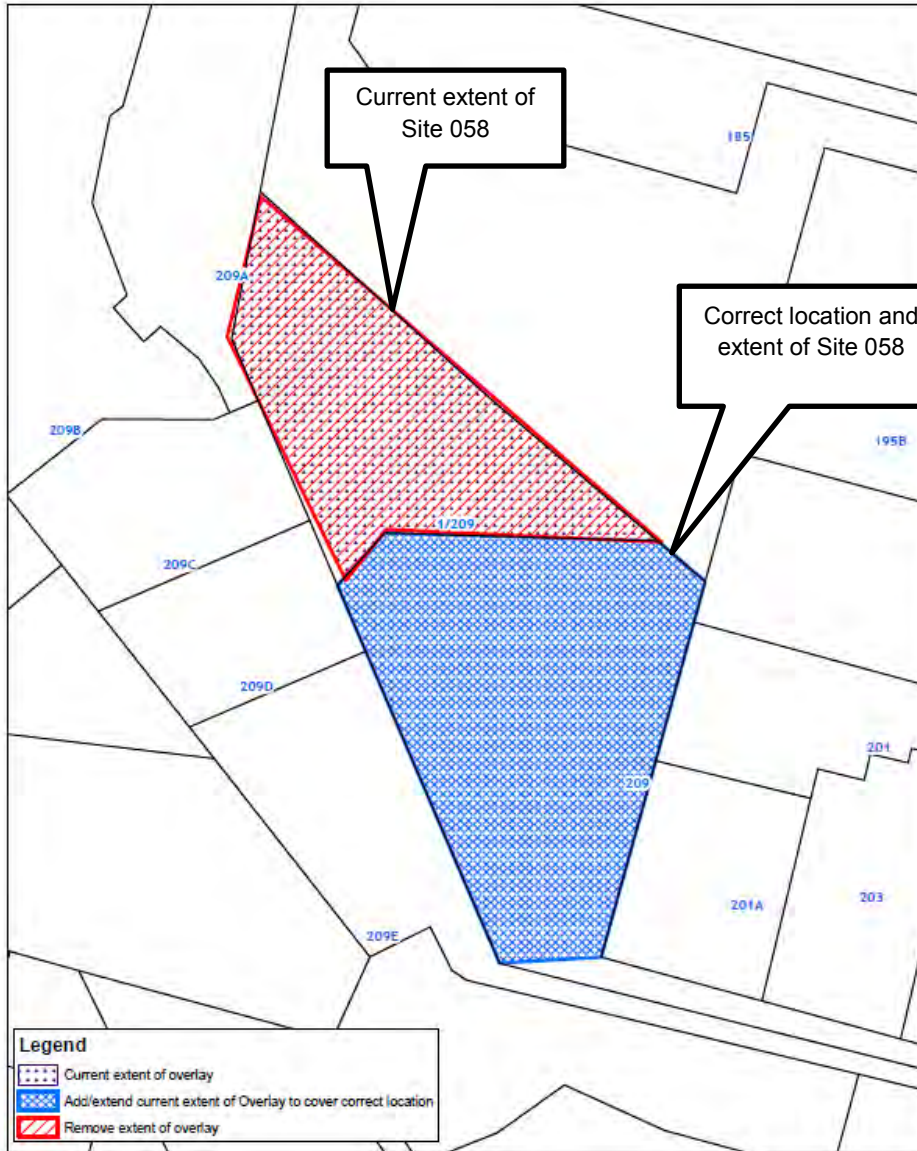
Part of Unitary Plan	Schedule 12
Schedule ID:	056
Place Name:	Pou Hawaiki - Owhatihue
Address or Location:	Auckland College of Education carpark building, Mt Eden
Amend mapped extent to match location description as follows	



Amend with immediate legal effect

Part of Unitary Plan	Schedule 12
Schedule ID:	058
Place Name:	Urupā
Address or Location:	209 St Andrews Road, Three Kings

Amend mapped extent to match location description as follows

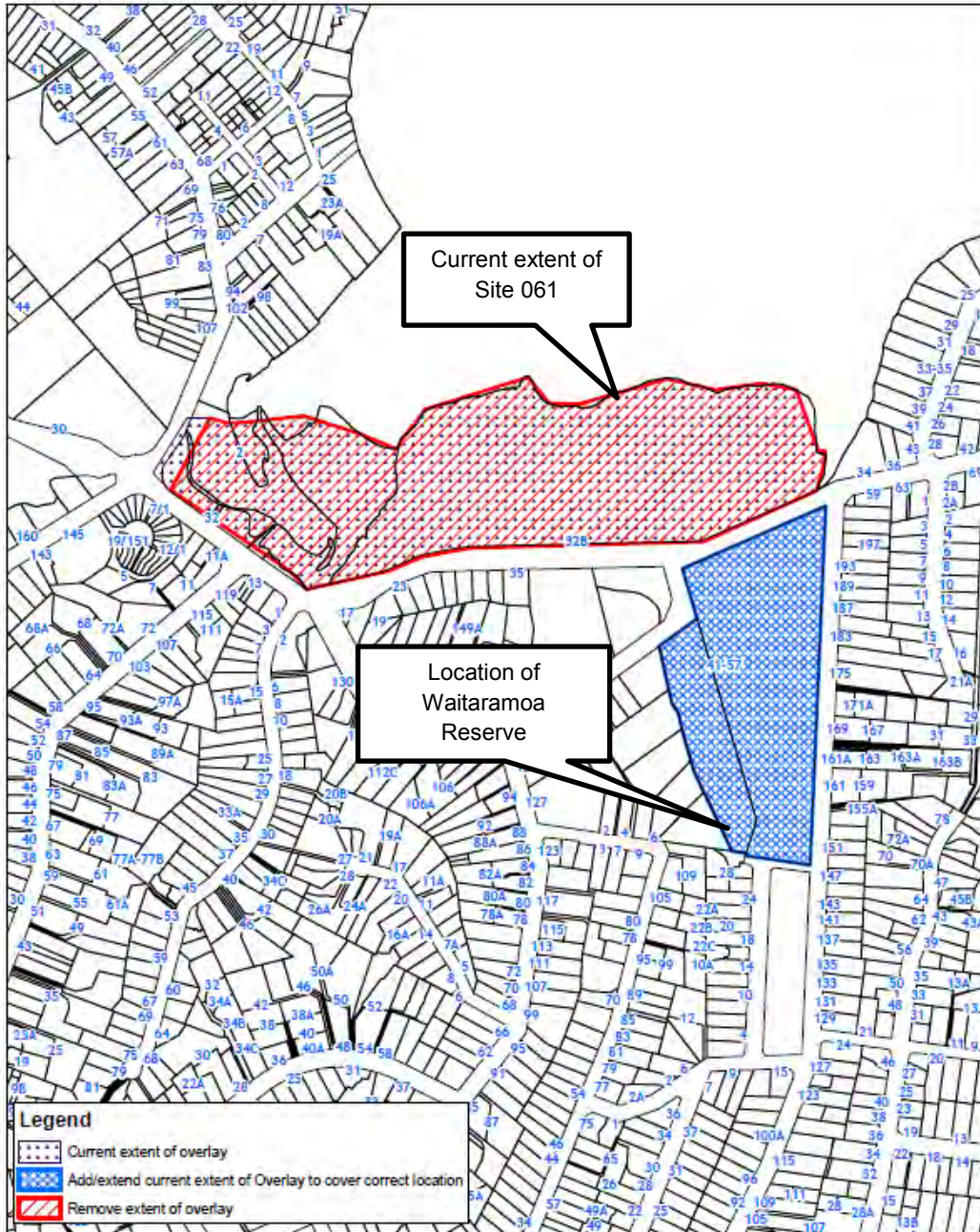


Part of Unitary Plan	Schedule 12
Schedule ID:	060
Place Name:	Te Ana a Rangimarie
Address or Location:	Melville Park grounds, between the cricket pavilion and 22 St Andrews Road

Amend mapped extent to match location description and reflect the correct extent of place as follows



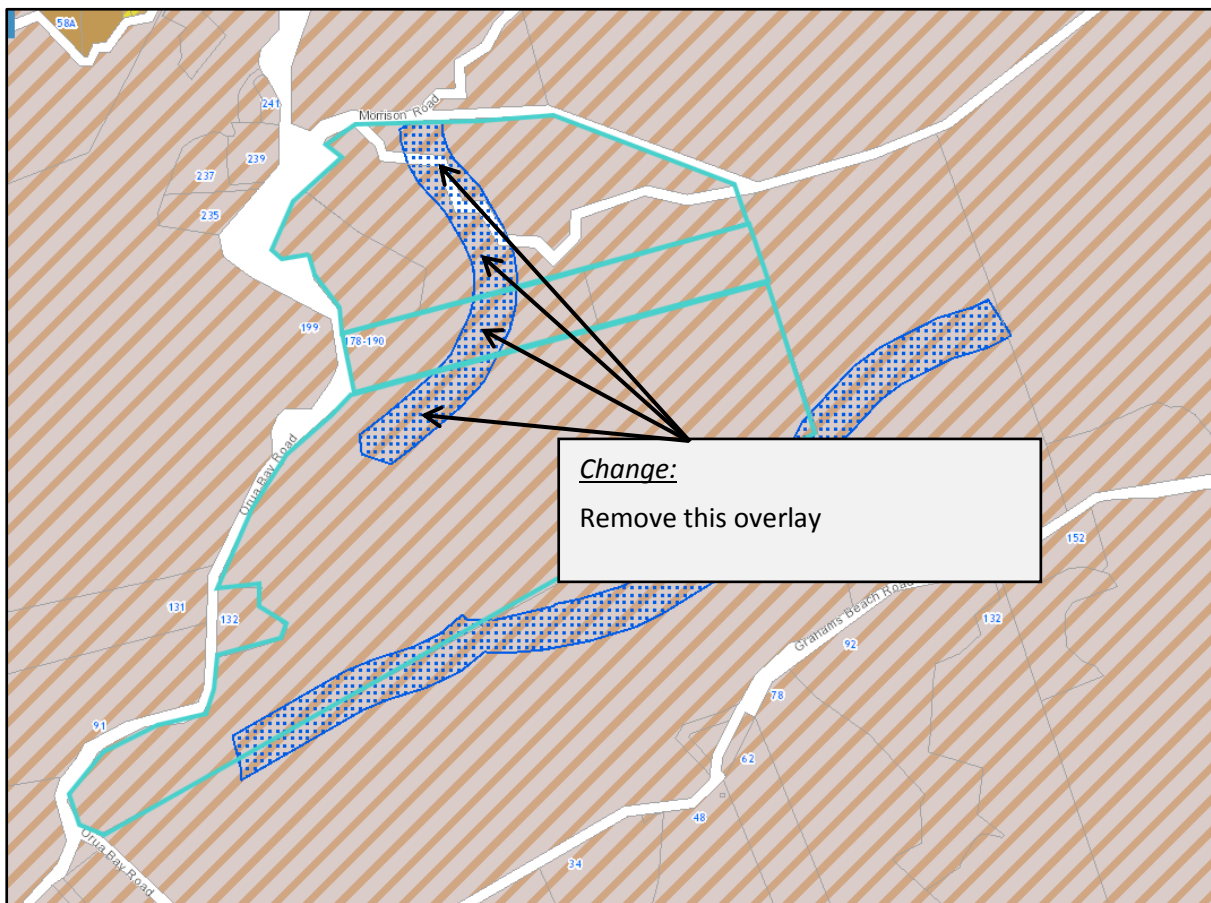
Part of Unitary Plan	Schedule 12
Schedule ID:	061
Place Name:	Waitaramoa
Address or Location:	Waitaramoa Reserve, Portland Road, Hobson Bay
Amend mapped extent to match location description as follows	



Natural Stream Management Areas Overlay

Geographic area:	South
Affected site(s)	63, Morrison Road (Lot 1 DP 12036); 178-190 Orua Bay Road (Lot 1 DP 181803); and adjacent lots (ALLOT WM11 Parish and Lot 2 DP 341909), Waiuku

Remove Natural Stream Management Areas Overlay from these sites



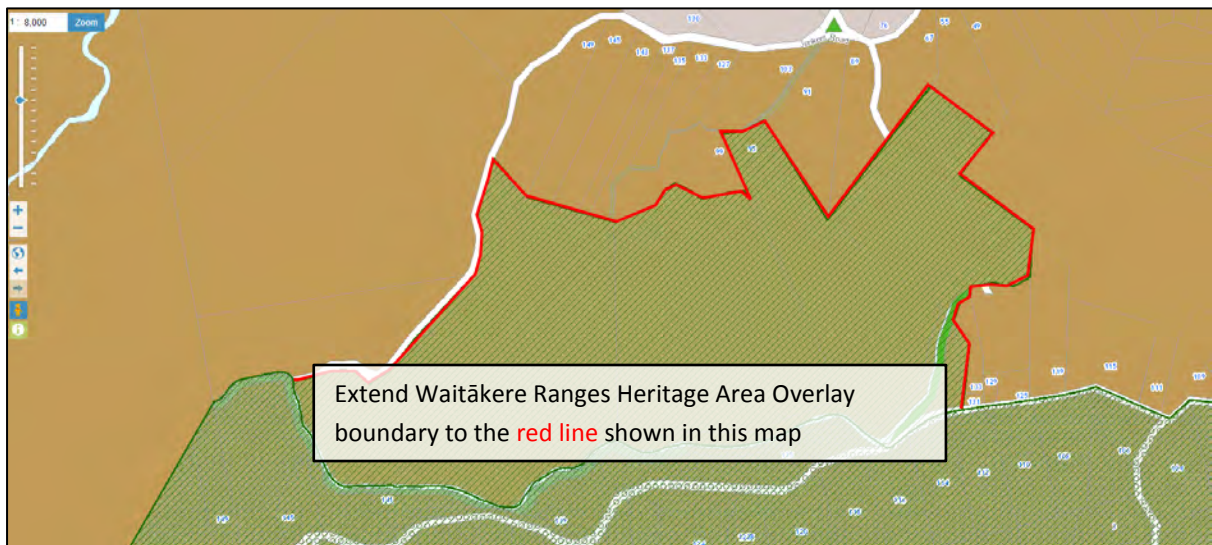
Waitākere Ranges Heritage Area Overlay

Geographic area:	West
Affected site(s)	5 sites outlined below
Unitary Plan Management Layer	Overlays – Waitākere Ranges Heritage Area Overlay
Amend the Waitākere Ranges Heritage Area Overlay to five areas outlined below	

The Waitākere Ranges Heritage Area Overlay is to be extended or removed in the following areas (5 maps)

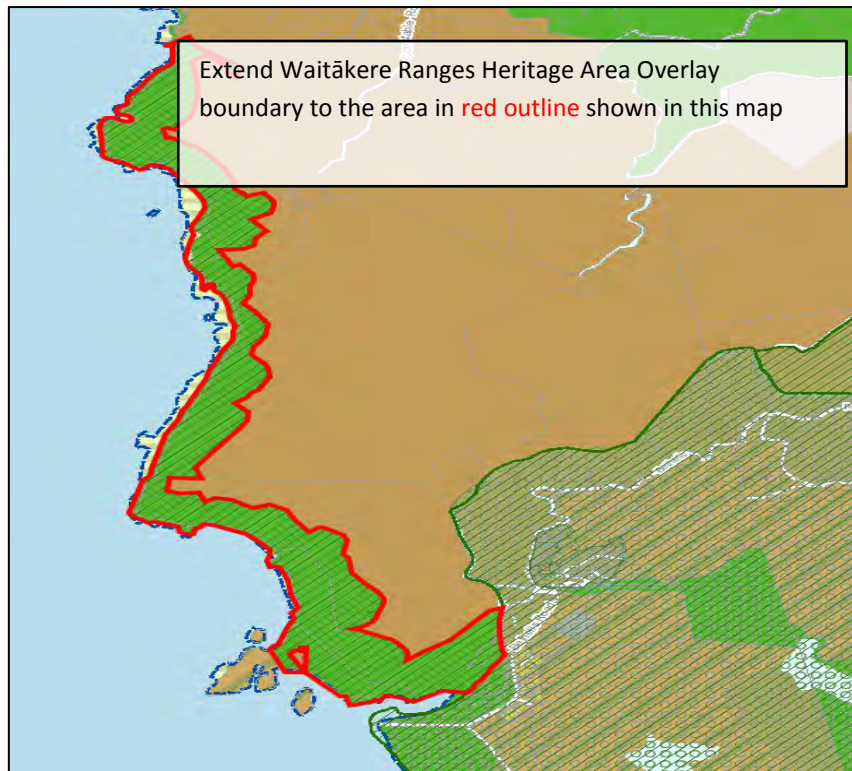
(1) Address is approximately 95 Jonkers Road, Waitākere Ranges

Affected sites: Lot 1 DP 127456; Lot 4 DP 81825; Pt Allot 1A PSH Waitākere SO 842A; Lot 2 DP 119923; Lot 2 DP 127456; Pt Allot 36 PSH of Waitākere SO 842

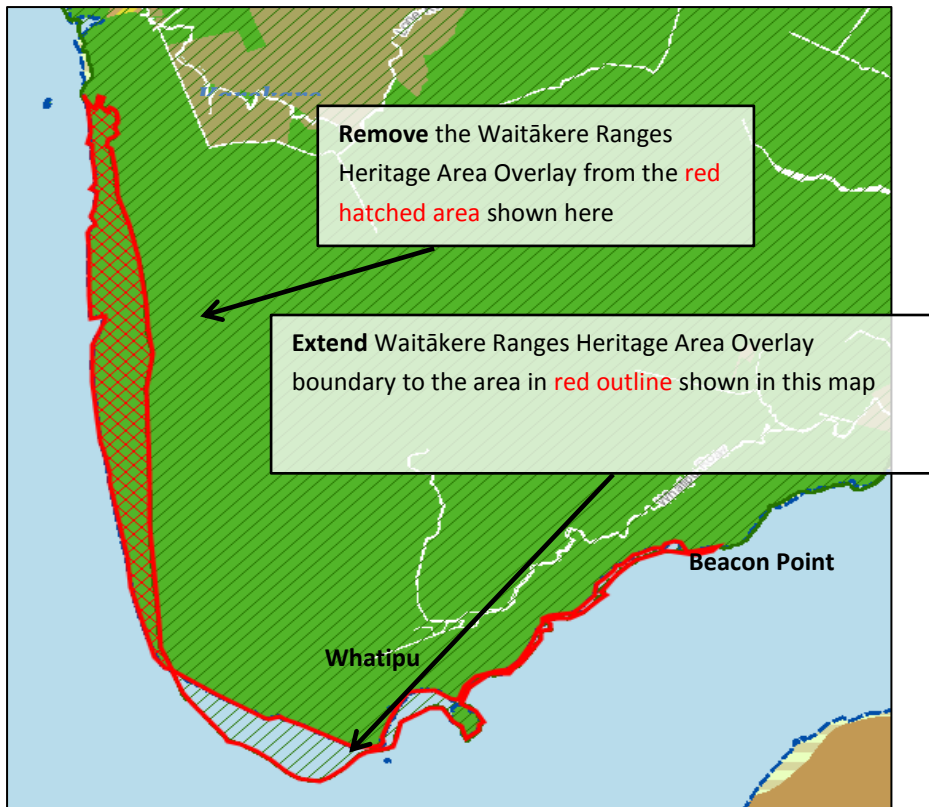


2) Northwestern coastal edge of Waitākere Ranges

Affected sites: Lot 3 DP 190087; Lot 1 DP 116242; Lot 1 DP 103778

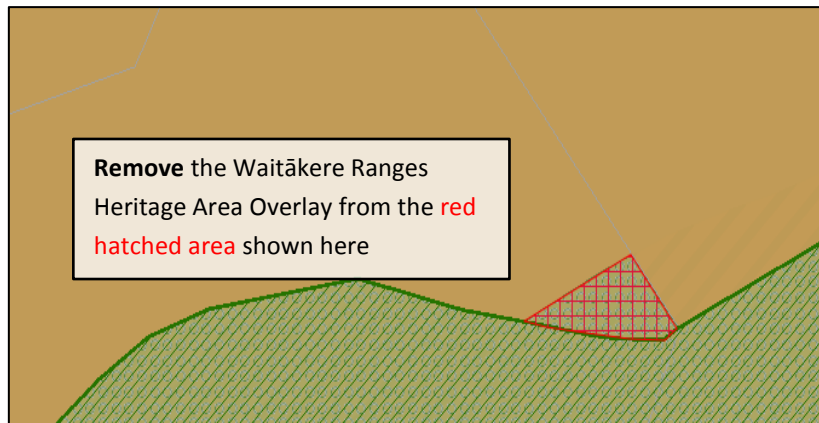


3) Coastal edge of Karekare to Beacon Point, Waitākere Ranges (AREA A SO 64997)



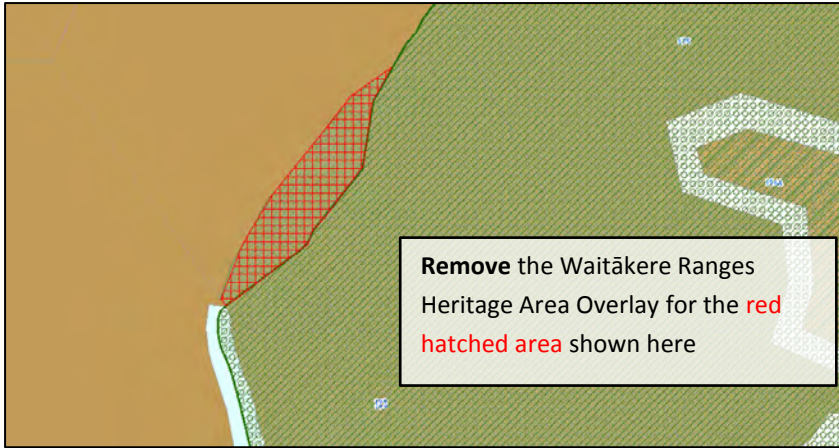
4) Area adjacent to 150 Bethells Road, Waitākere Ranges

Affected Sites: Lot 1 DP 206105



5) Address is approximately 199 Bethells Road, Waitākere

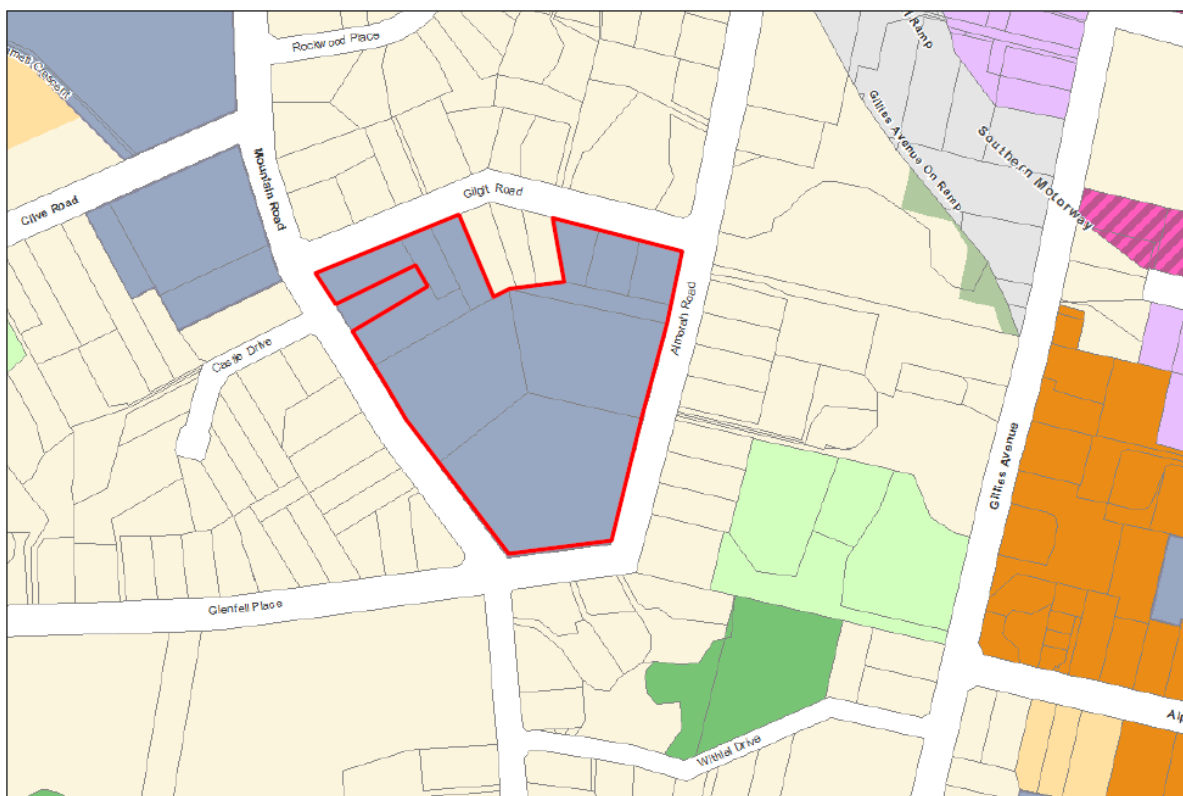
Affected sites: Waitākere 1B 2C 1 BLOCK ML 12243



Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay

Geographic area: Central
Affected site(s): See table below.

Apply a Height Sensitive Area of 9 metres over the subject properties (marked on the map in a red outline).



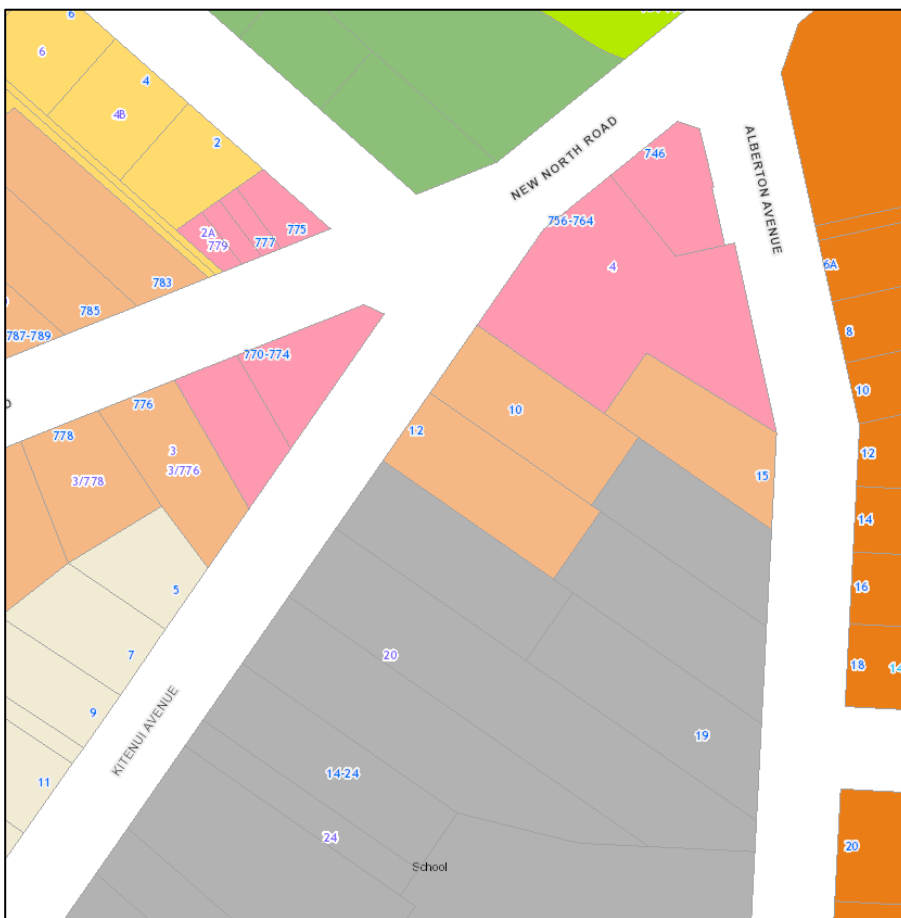
Affected sites:

Site address	Legal Description
94 Mountain Road Epsom Auckland 1023	Lot 1 DP 372460
3 Gilgit Road Epsom Auckland 1023	Lot 2 DP 22728
11 Gilgit Road Epsom Auckland 1023	Lot 6 DP 22728
90 Mountain Road Epsom Auckland 1023	Lot 1 Deeds Reg 149
15-17 Gilgit Road Epsom Auckland 1023	Lot 9 Deeds Reg 149, Lot 10 Deeds Reg 149
98 Mountain Road Epsom Auckland 1023	ALLOT 68 SEC 6 Suburbs AUCKLAND, ALLOT 69 SEC 6 Suburbs AUCKLAND, PT ALLOT 70 SEC 6 Suburbs AUCKLAND, ALLOT 88 SEC 6 Suburbs AUCKLAND
1 Gilgit Road Epsom Auckland 1023	Lot 1 DP 23279

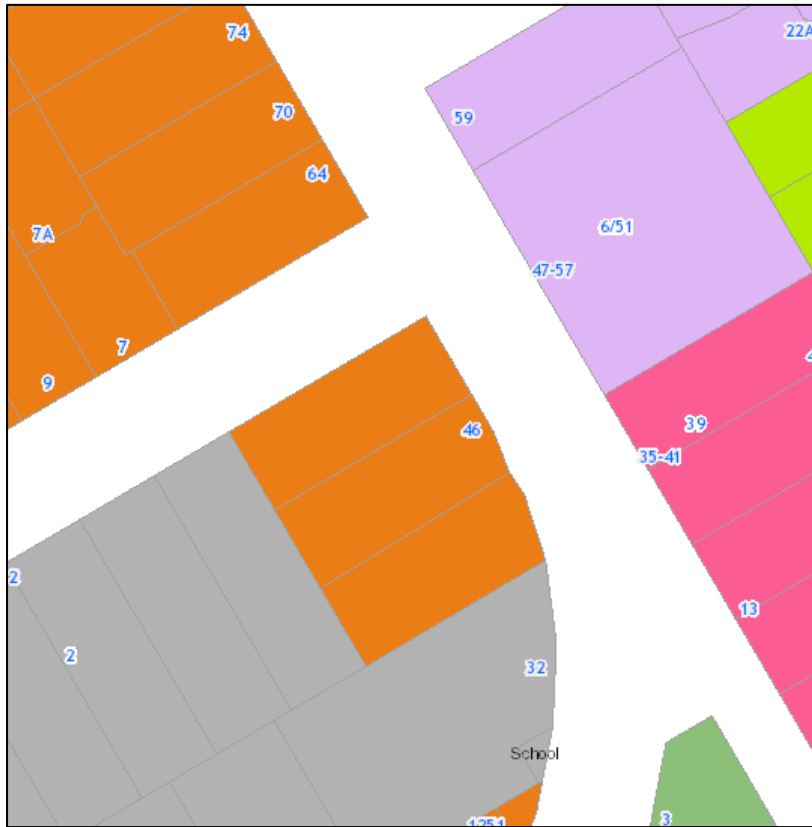
Unitary Plan Zones

Central

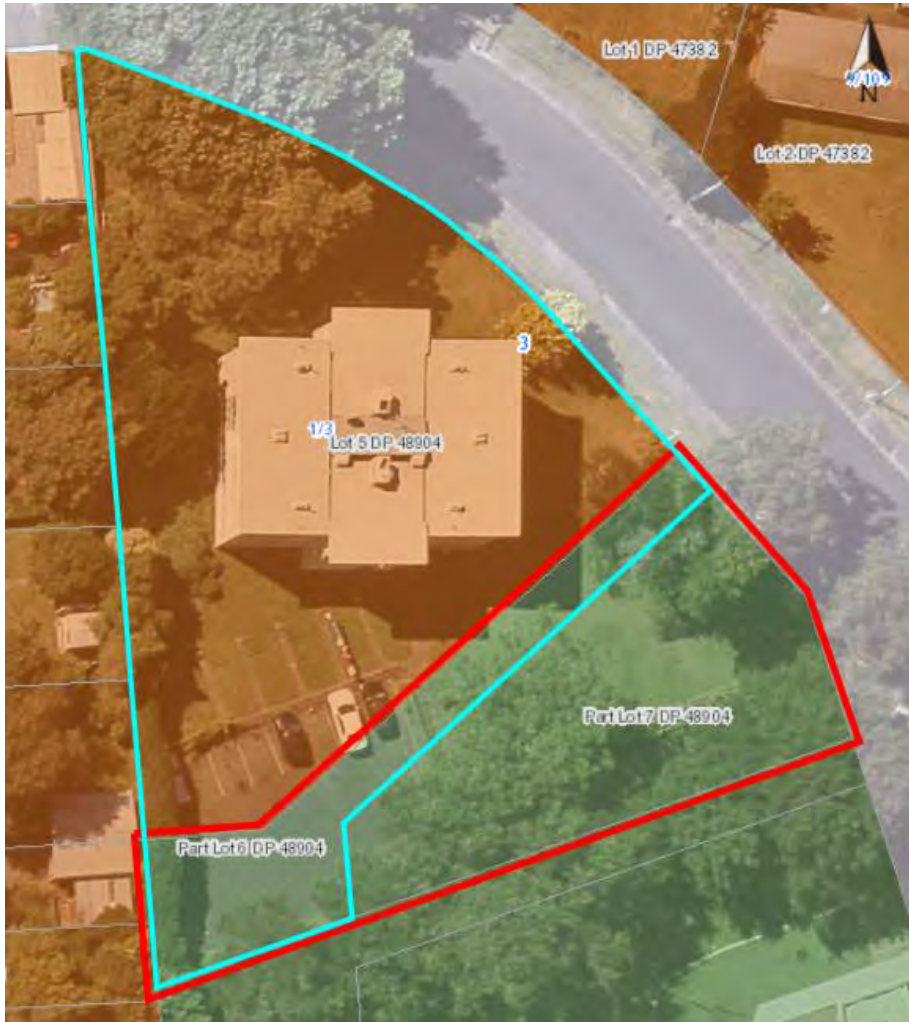
Subject property:	10 and 12 Kitenui Avenue, Mount Albert
Legal Description:	PTS Lot 5 DP 4375 and LOT 1 DP 35364
Current zone:	Mixed Housing Urban
Amended zone:	Special Purpose: School zone



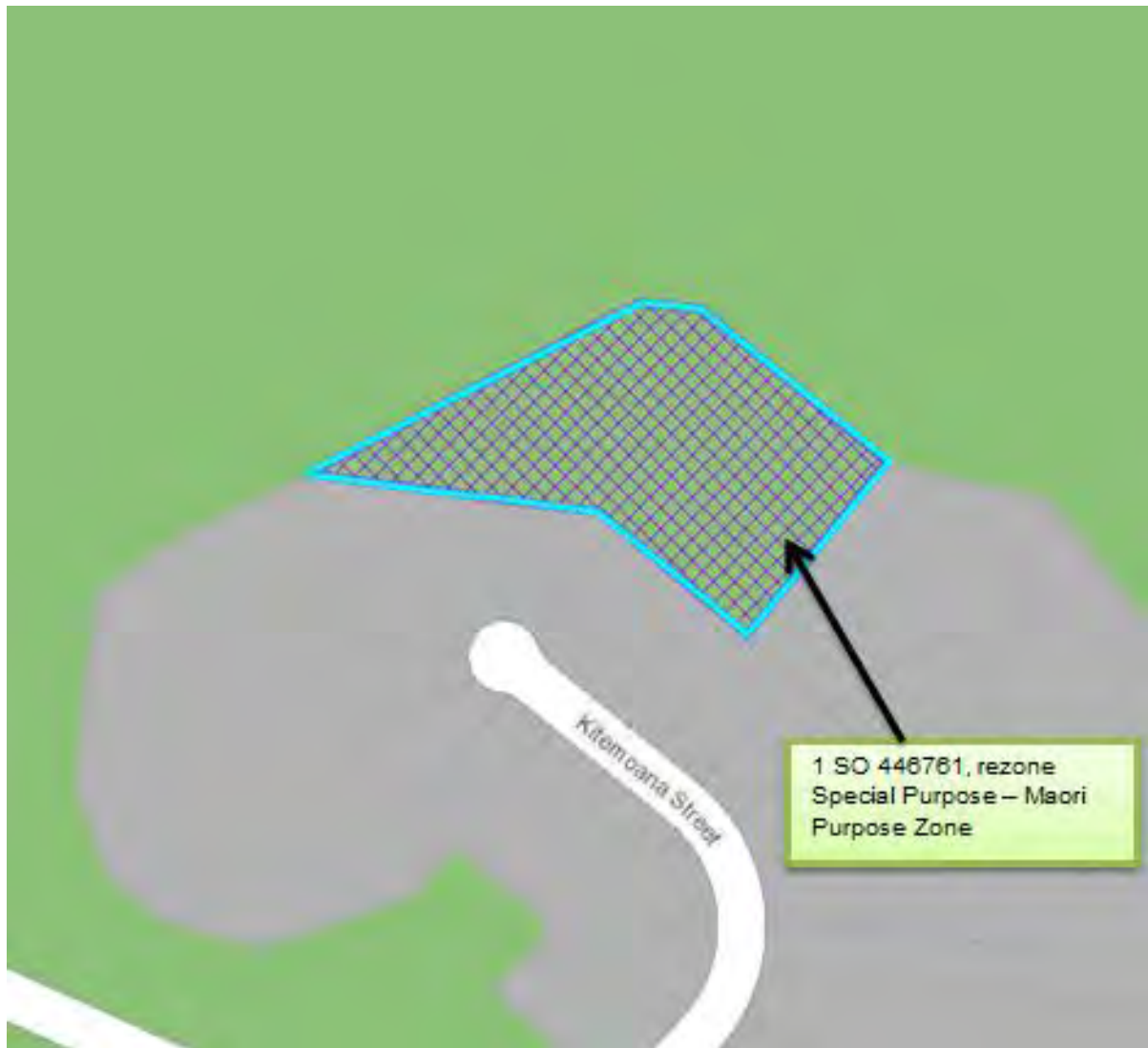
Subject property:	46 Point Chevalier Road, Point Chevalier
Legal Description:	Lot 106 Pt lots 107-108 DP 348
Current zone:	Terrace Housing and Apartment Building (THAB)
Amended zone:	Special Purpose: School



Subject property:	3 Jordan Ave, Onehunga
Legal Description:	Part Lot 6 DP 48904 and Part Lot 7 DP 48904
Current zone:	Open Space – Informal Recreation Zone
Amended zone:	Residential – Terrace Housing and Apartment Buildings Zone



Subject property:	Kitemoana Street, Orakei
Legal Description:	Section 1 SO 446761
Current zone:	Open Space – Informal Recreation Zone
Amended zone:	<i>Special Purpose – Maori Purpose Zone</i>

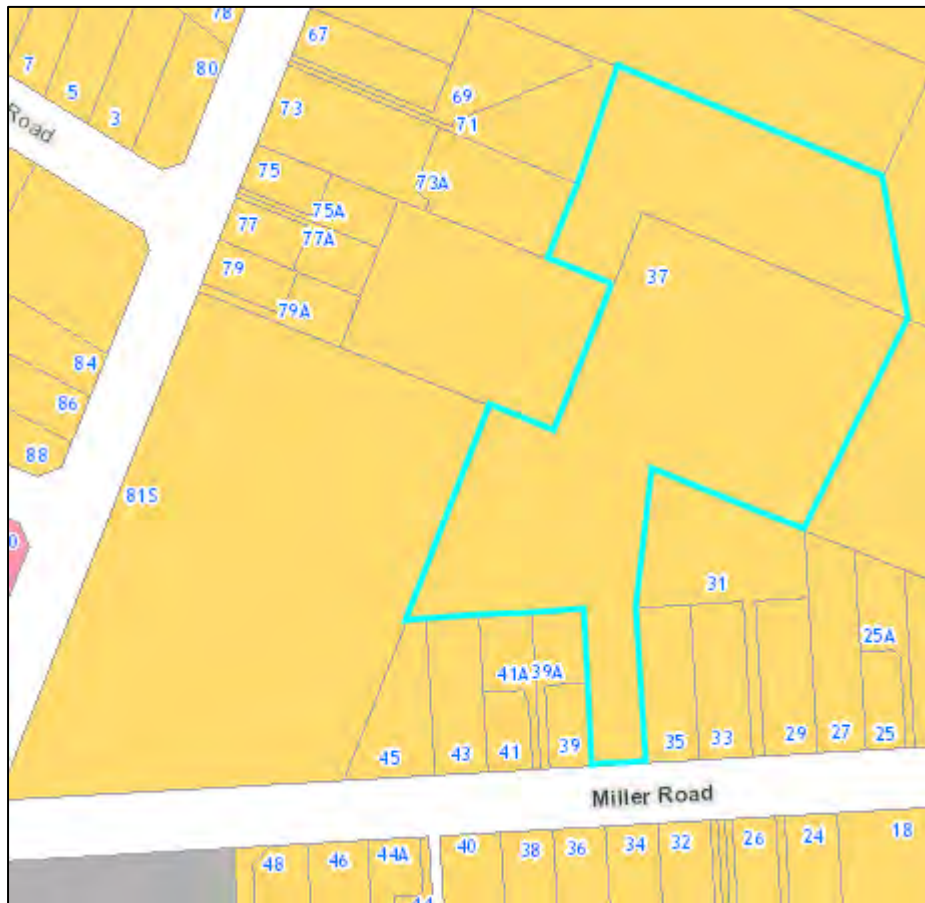


South

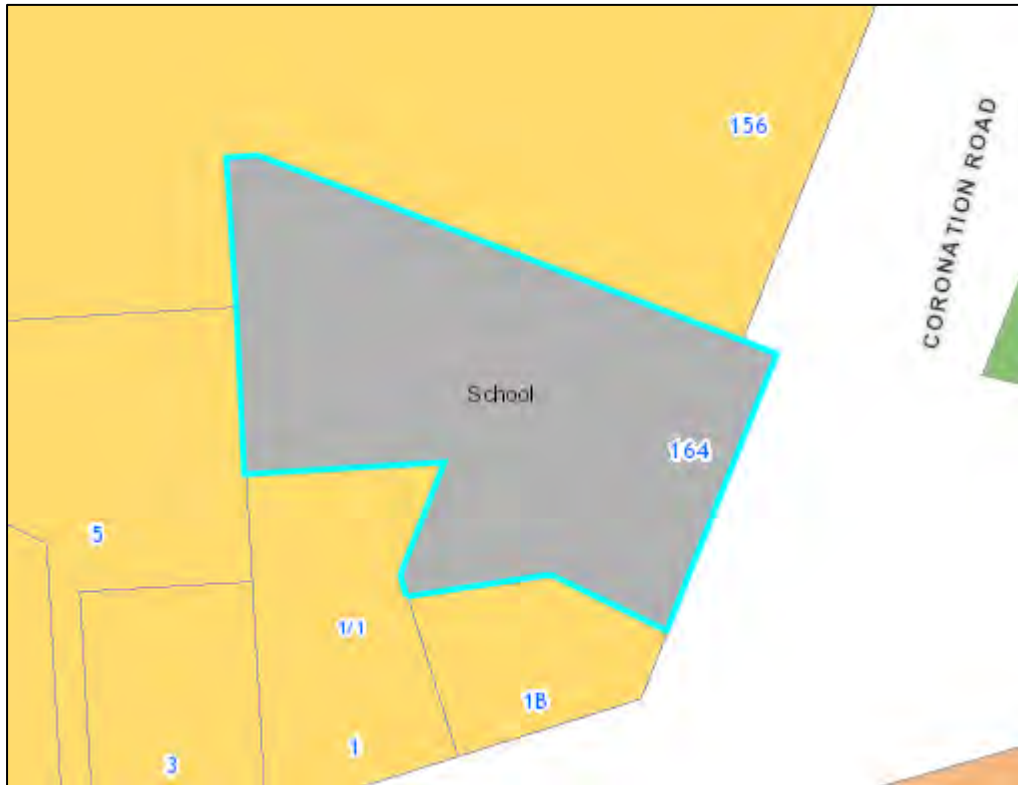
Subject property:	184 Papakura-Clevedon Road, Clevedon, Auckland
Legal Description:	Part Allot 2 PSH of Wairoa
Current zone:	Rural – Mixed Rural
Amended zone:	Rural – Countryside Living



Subject property:	37 Miller Road, Mangere Bridge
Legal Description:	Lot 1 DP 419590 and Lot 2 DP 482073
Current zone:	Residential – Mixed Housing Suburban
Amended zone:	Special Purpose – School Zone



Subject property:	164 Coronation Road, Mangere Bridge
Legal Description:	Lot 2 DP 201552
Current zone:	Special Purpose – School Zone
Amended zone:	Residential – Mixed Housing Suburban Zone

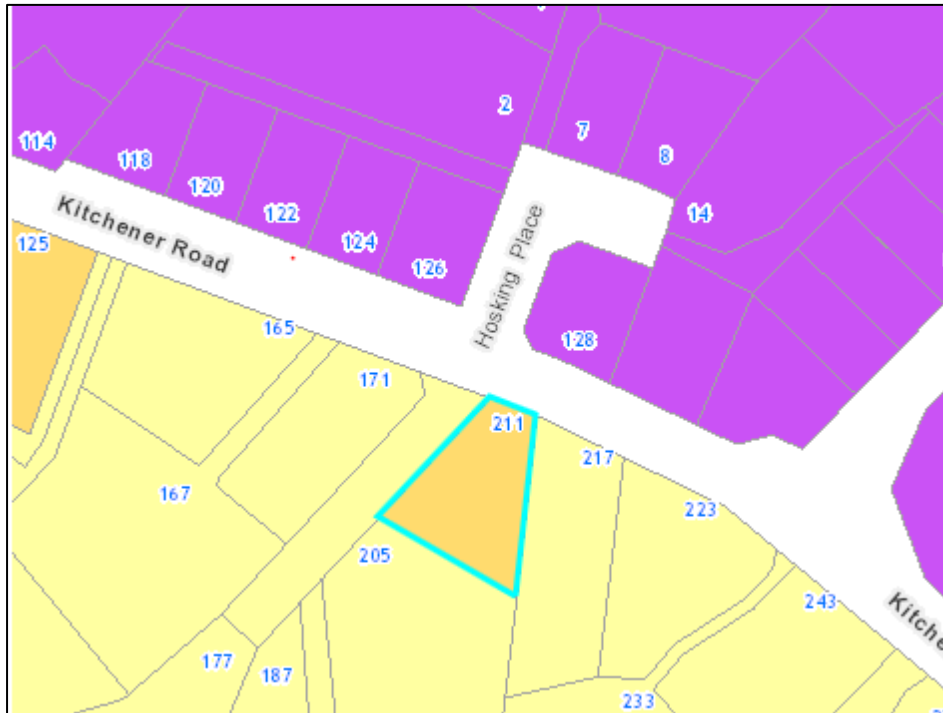


Subject property:	68 Hutton Street, Otahuhu, Auckland
Legal Description:	ALLOT 7 SEC 11 OTAHUHU VILLAGE
Current zone:	Residential – Mixed Housing Suburban
Amended zone:	Special Purpose – Cemetery



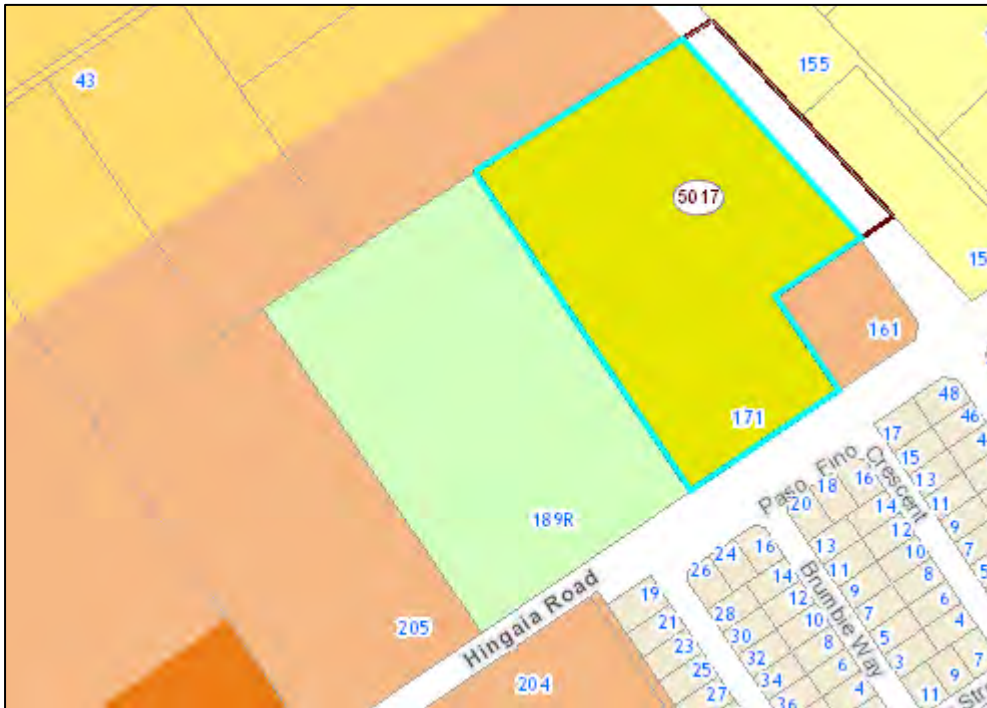
68 Hutton Street, Otahuhu.

Subject property:	211 Kitchener Road, Waiuku, Auckland
Legal Description:	ALL DP 11414
Current zone:	Residential – Mixed Housing Suburban Zone
Amended zone:	Residential – Large Lot



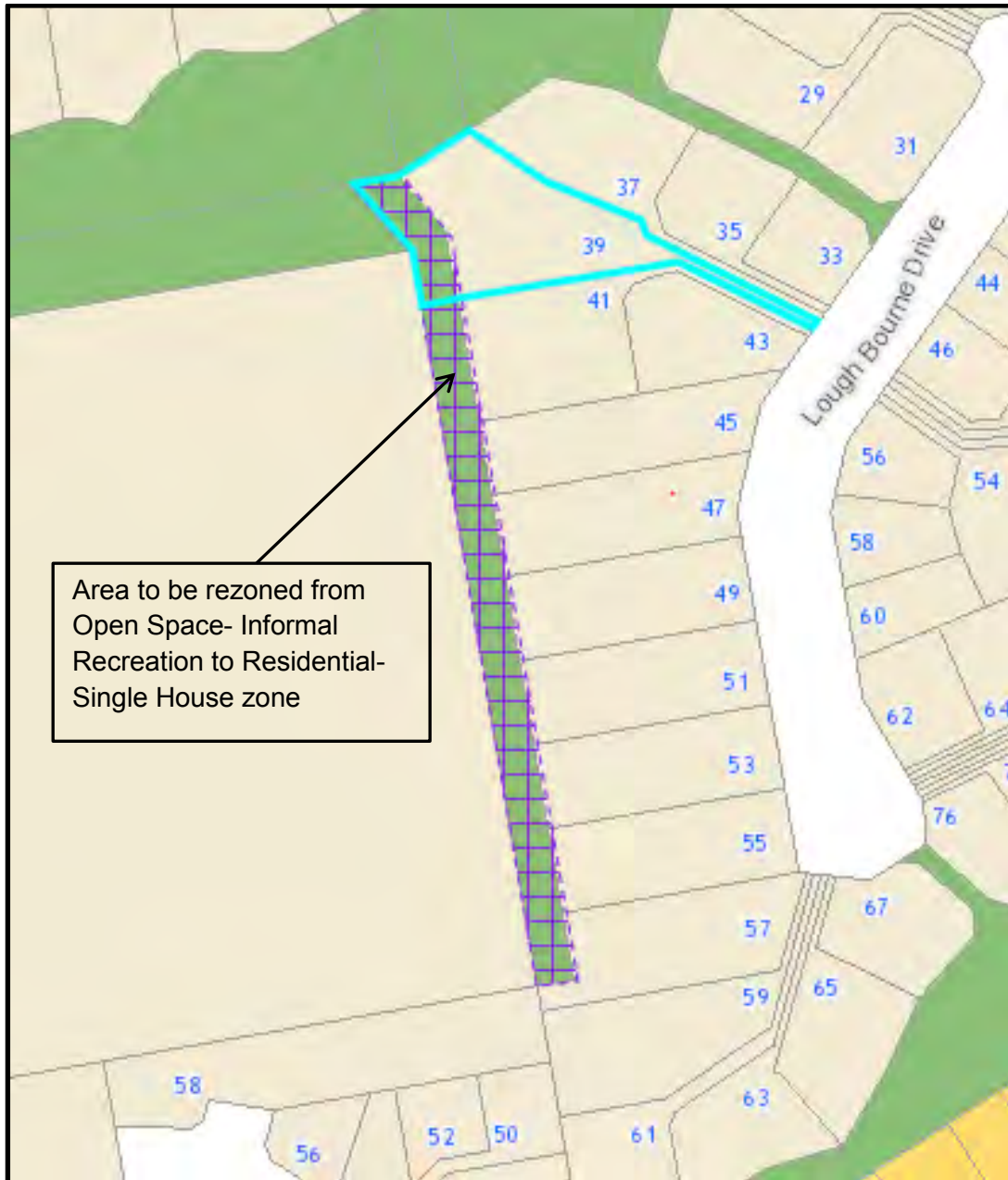
211 Kitchener Road, Waiuku

Subject property:	171 Hingaia Road, Hingaia, Auckland
Legal Description:	SEC 1 SO 480175
Current zone:	Future Urban Zone
Amended zone:	Residential – Mixed Housing Urban



171 Hingaia Road, Hingaia, Auckland – Hingaia Peninsula School

Subject property:	39, 41,45, 47, 49, 51, 53, 55 and 57 Lough Bourne Drive, Pukekohe
Legal Description:	Lot 2 DP 479600, Lot 7 DP 438826
Current zone:	Open Space- Informal Recreation
Amended zone:	Residential – Single House Zone



Subject property:	317 Te Irirangi Drive, Flat Bush
Legal Description:	Lot 1 DP 345321
Current zone:	Special Purpose – School Zone
Amended zone:	Residential – Terrace Housing and Apartment Buildings Zone



Area to be rezoned from Special Purpose – School zone to THAB
 (Flat Bush Sub-precinct E to be applied to this area)

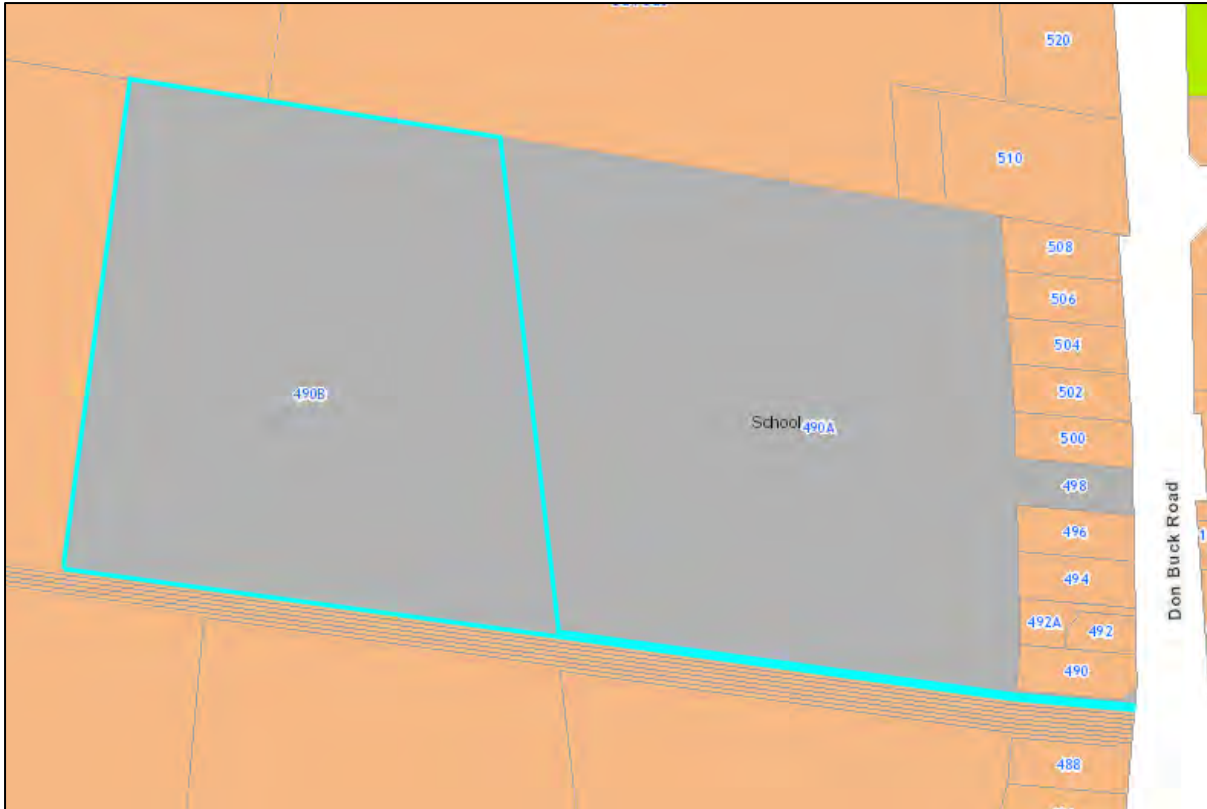
North

Subject property/ies:	16-20 Dominion Street, Takapuna
Legal Description/s:	16-18 Dominion Street = Lot 1 DP 156416 & Pt lot 2 DP 32746 20 Dominion Street = Pt lot 6 DP 4553
Current zone:	Special Purpose - School Zone
Amended zone:	Residential - Mixed Housing Urban Zone



West

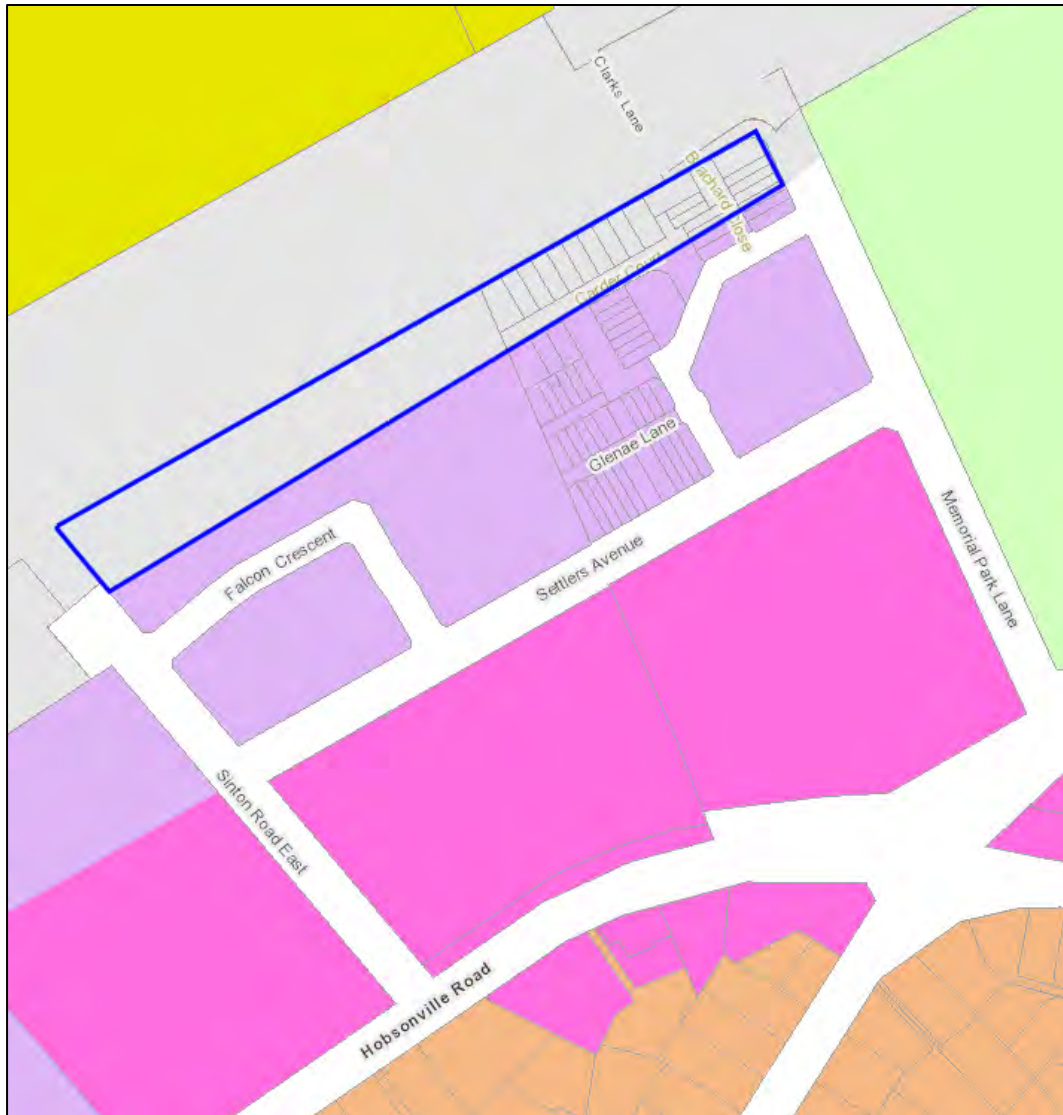
Subject property/ies:	490B Don Buck Road, Massey
Legal Description/s:	Lot 2 DP 62338
Current zone:	Special Purpose - School Zone
Amended zone:	Residential - Mixed Housing Urban Zone



Subject property/ies:	122-134 Lincoln Road, Henderson
Legal Description/s:	LOT 1 DP 505338
Current zone:	Business - Mixed Use Zone and Residential - Terrace Housing and Apartment Building Zone
Amended zone:	Business - Mixed Use Zone



Current zone:	Strategic Transport Corridor Zone
Legal Description:	See Table below.
Amended zone:	Business – Mixed Use Zone



Affected sites:

Subject properties	Legal Descriptions
19 Carder Court Hobsonville	LOT 54 DP 487569
5 Carder Court Hobsonville	LOT 35 DP 487569
17 Carder Court Hobsonville	LOT 55 DP 487569
36 Memorial Park Lane Hobsonville	LOT 44 DP 487569
33 Carder Court Hobsonville	LOT 47 DP 487569
29 Carder Court Hobsonville	LOT 49 DP 487569
31 Carder Court Hobsonville	LOT 48 DP 487569
15 Carder Court Hobsonville	LOT 56 DP 487569
23 Carder Court Hobsonville	LOT 52 DP 487569
7 Carder Court Hobsonville	LOT 36 DP 487569

44 Memorial Park Lane Hobsonville	LOT 40 DP 487569
11 Carder Court Hobsonville	LOT 38 DP 487569
21 Carder Court Hobsonville	LOT 53 DP 487569
2 Falcon Crescent Hobsonville 0618	LOT 5 DP 505331
27 Carder Court Hobsonville	LOT 50 DP 487569
13 Carder Court Hobsonville	LOT 39 DP 487569
42 Memorial Park Lane Hobsonville	LOT 41 DP 487569
25 Carder Court Hobsonville	LOT 51 DP 487569
38 Memorial Park Lane Hobsonville	LOT 43 DP 487569
9 Carder Court Hobsonville	LOT 37 DP 487569
40 Memorial Park Lane Hobsonville	LOT 42 DP 487569
Carder Court Hobsonville 0618	LOT 105 DP 487569
Carder Court Hobsonville 0618	LOT 104 DP 487569

Public Open Space (not part of recently vested land)

Geographic area:	North
Subject property:	60A Stanley Point Road, Devonport
Legal Description/s:	Pt Lot 9 DP 3651
Current zone:	Residential – Single House Zone
Amended zone:	Open Space – Informal Recreation Zone



Geographic area:	North
Subject property:	Witten Road, Pakiri
Legal Description/s:	Lot 1 DP 185887
Current zone:	Rural - Rural Coastal Zone
Amended zone:	Open Space – Informal Recreation Zone



Geographic area:	North
Subject property:	2 Brickworks Bay Road & esplanade reserve off Bannings Way, Hobsonville
Legal Description/s:	Lot 101 DP 468595, Lot 102 DP 468595, Lot 101 DP 378286, Lot 9 DP 58018 & Lot 3 DP 100813
Current zones:	Residential – Single House Zone & Residential – Mixed Housing Suburban Zone
Amended zone:	Open Space – Conservation Zone



Geographic area:	North
Subject property:	8 Paul Mathews Drive, Rosedale & Rosedale Park (involves a land swap)
Legal Description/s:	Pt Lot 2 DP 171142 & part of Rosedale Park (Lot 4 DP 180979, Sec 1 SO 444799, Sec 4 SO 444799 & Lot 3 DP 180979)
Current zone/s:	Open Space – Sport & Active Recreation Zone & Business – Light Industry Zone
Amended zone:	Business – Light Industry Zone & Open Space – Sport & Active Recreation Zone (as per map below)



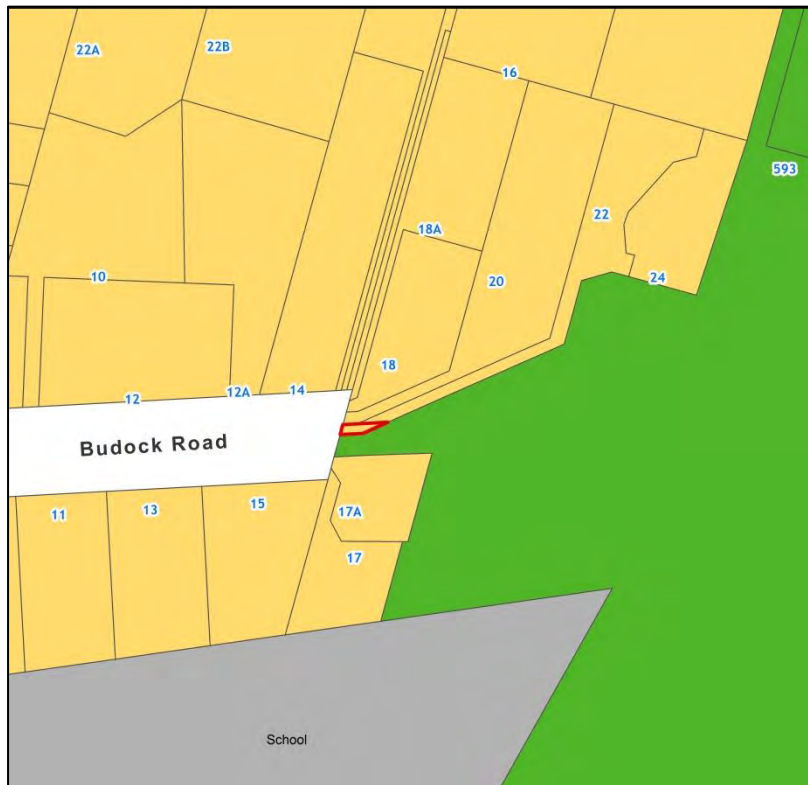
Geographic area:	North
Subject property:	Aturoa Road, Puhoi
Legal Description/s:	Lot 3 DP 493324
Current zone	Water
Amended zone:	Open Space – Conservation Zone



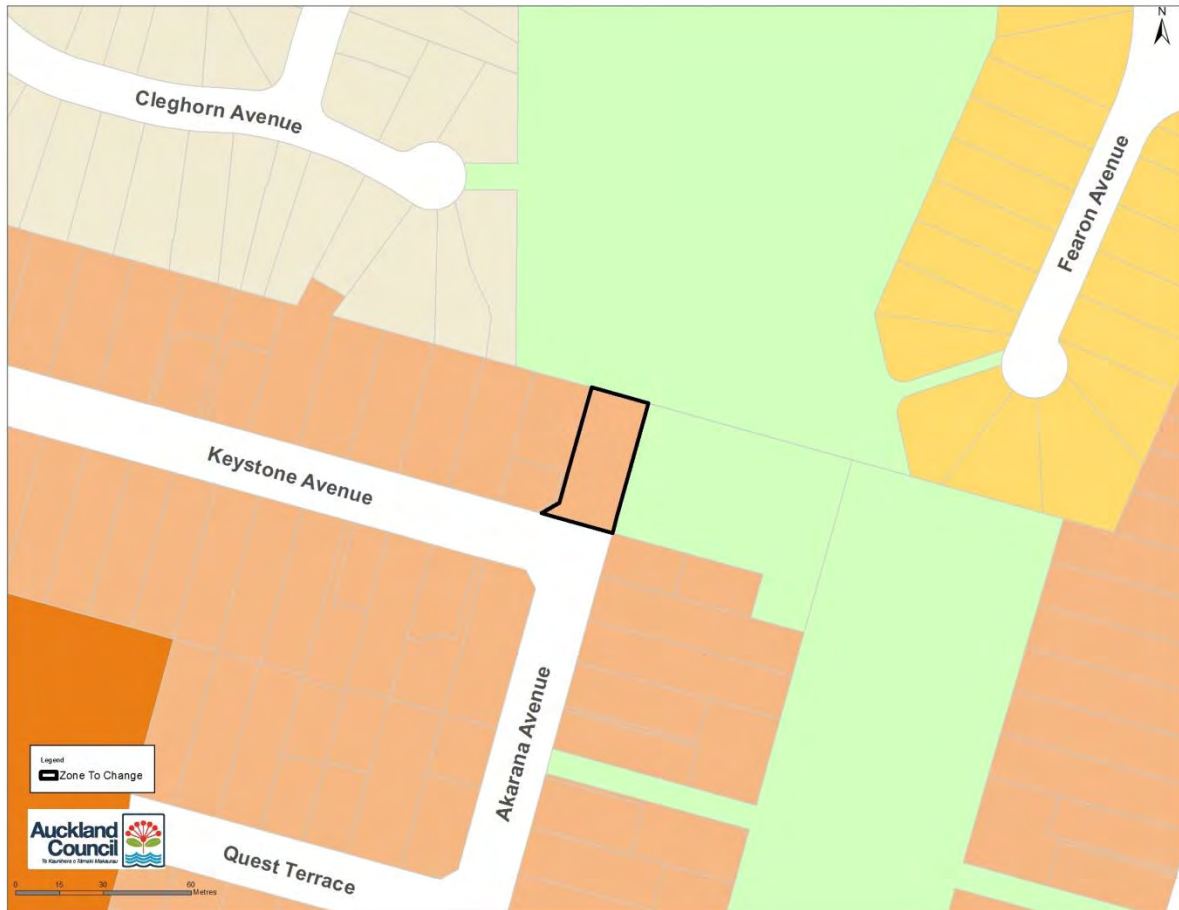
Geographic area:	Central
Subject property:	St Patricks Square (between Wyndam & Swanson Streets)
Legal Description/s:	Road
Current zone:	Open Space – Community Zone
Amended zone:	Open Space – Civic Spaces Zone



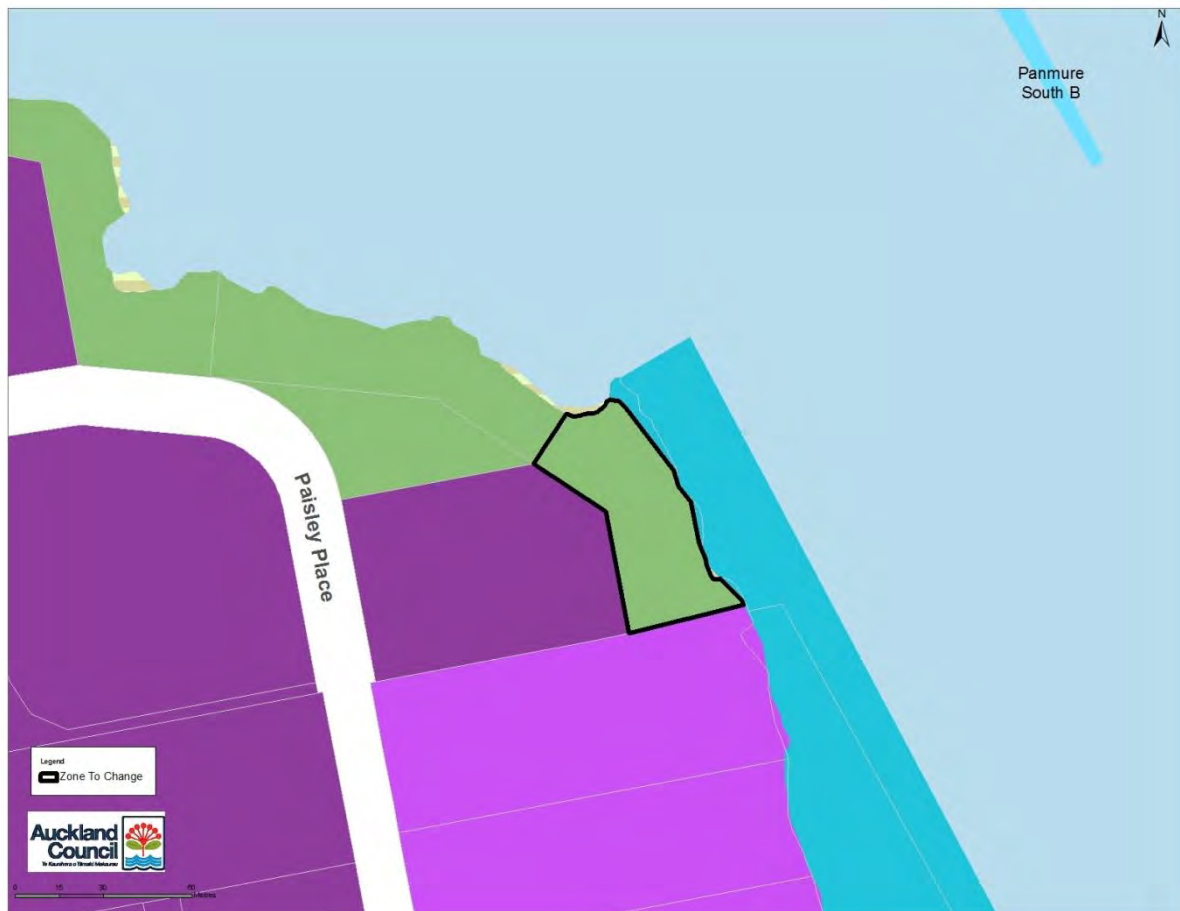
Geographic area:	Central
Subject property:	20, 22 & 24 Buddock Road, Hillsborough
Legal Description/s:	Lot 1 DP 98350, Lot 1 DP 177671 & Lot 2 DP 177671
Current zone:	Residential – Mixed Housing Suburban Zone
Amended zone:	Open Space – Conservation Zone



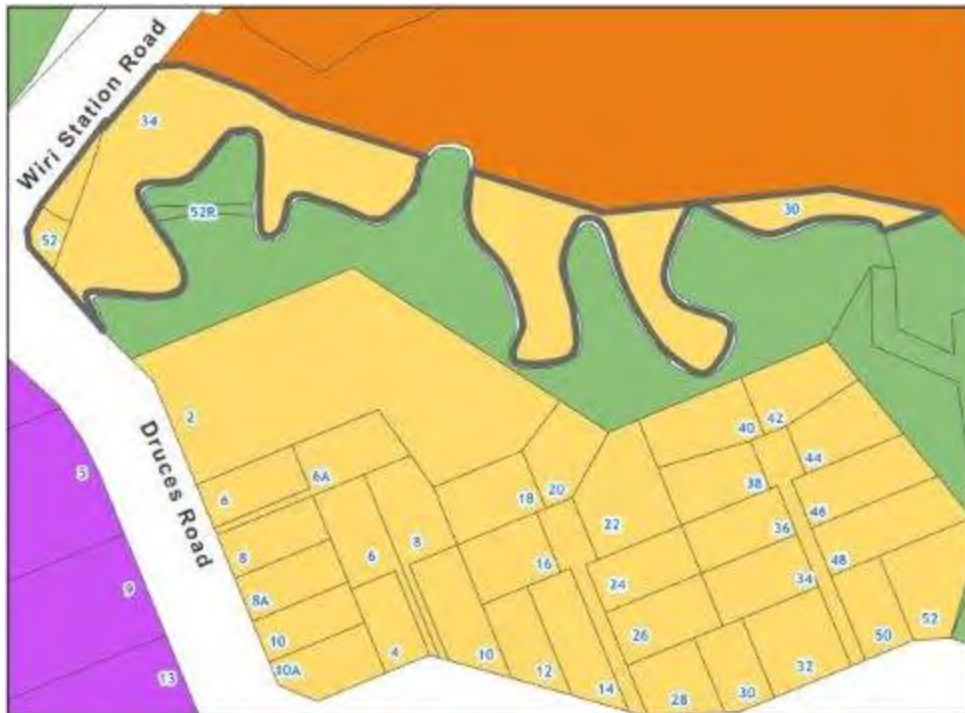
Geographic area:	Central
Subject property:	21A Fearon Avenue, Three Kings (part of)
Legal Description/s:	Lot 52 DP 16446
Current zone:	Residential – Mixed Housing Urban Zone
Amended zone:	Open Space – Sport & Active Recreation Zone



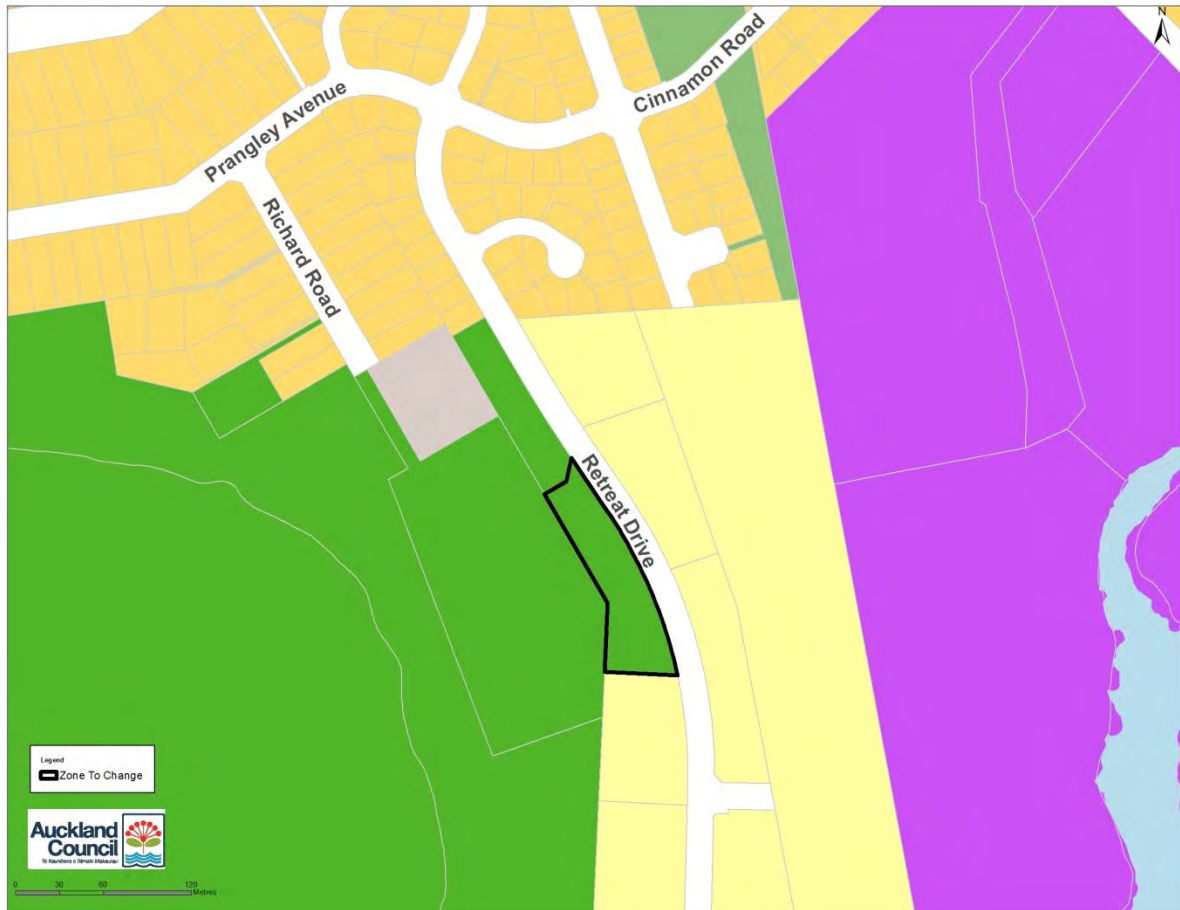
Geographic area:	Central
Subject property:	5 Paisley Place, Mount Wellington
Legal Description/s:	Lot 4 DP 466684
Current zone:	Open Space – Informal Recreation Zone
Amended zone:	<i>Business – Light Industry Zone</i>
<i>Proposed consequential amendment:</i>	Add the subject property into I315 Gabador Place Precinct on the AUP GIS Viewer



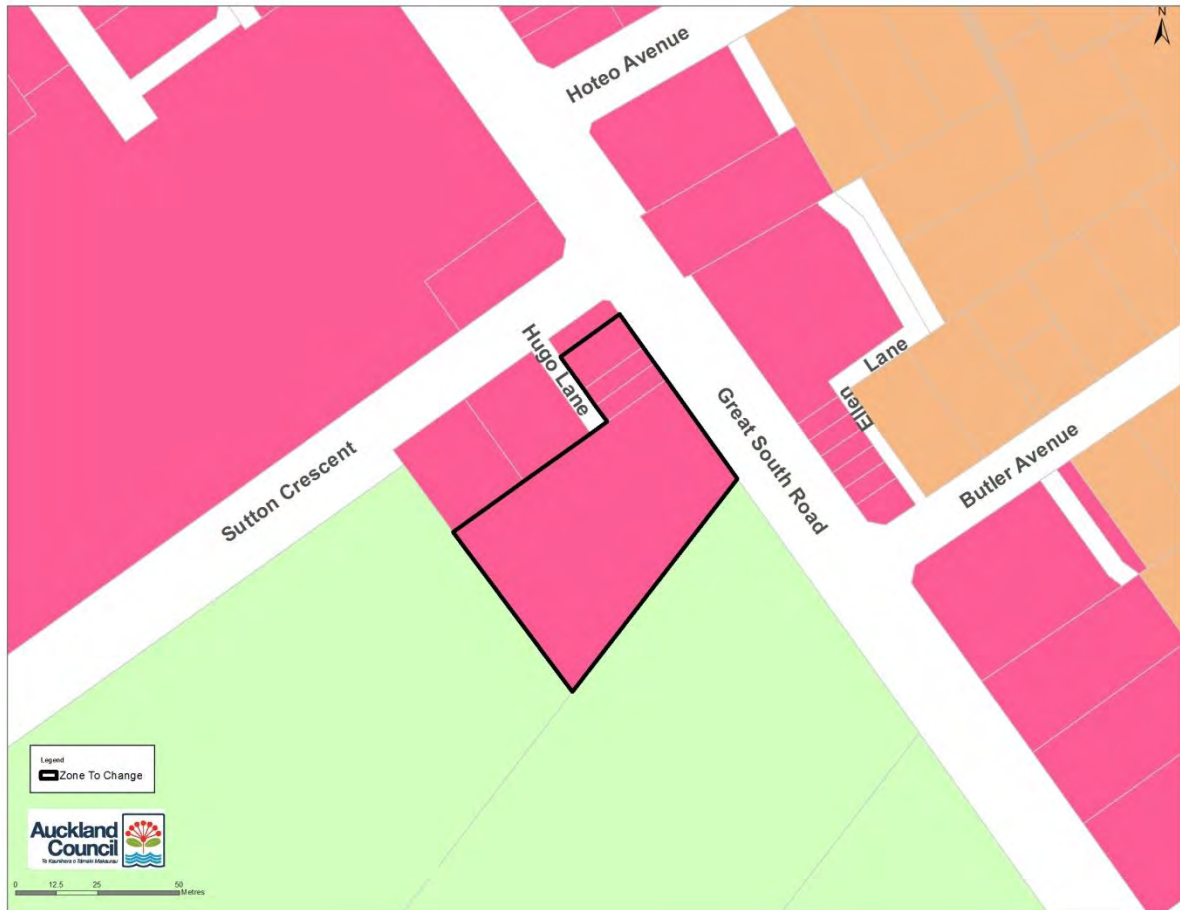
Geographic area:	South
Subject property:	34 Wiri Station Road & 30 Barrowcliffe Place, Manukau Central
Legal Description/s:	Lot 4 DP 474772 & Lot 3 DP 474772
Current zone:	Residential – Mixed Housing Suburban Zone
Amended zone:	Open Space – Informal Recreation Zone



Geographic area:	South
Subject property:	27 Retreat Drive, Mangere
Legal Description/s:	Lot 98 DP 334903
Current zone:	Open Space – Conversation Zone
Amended zone:	Residential – Large Lot Zone



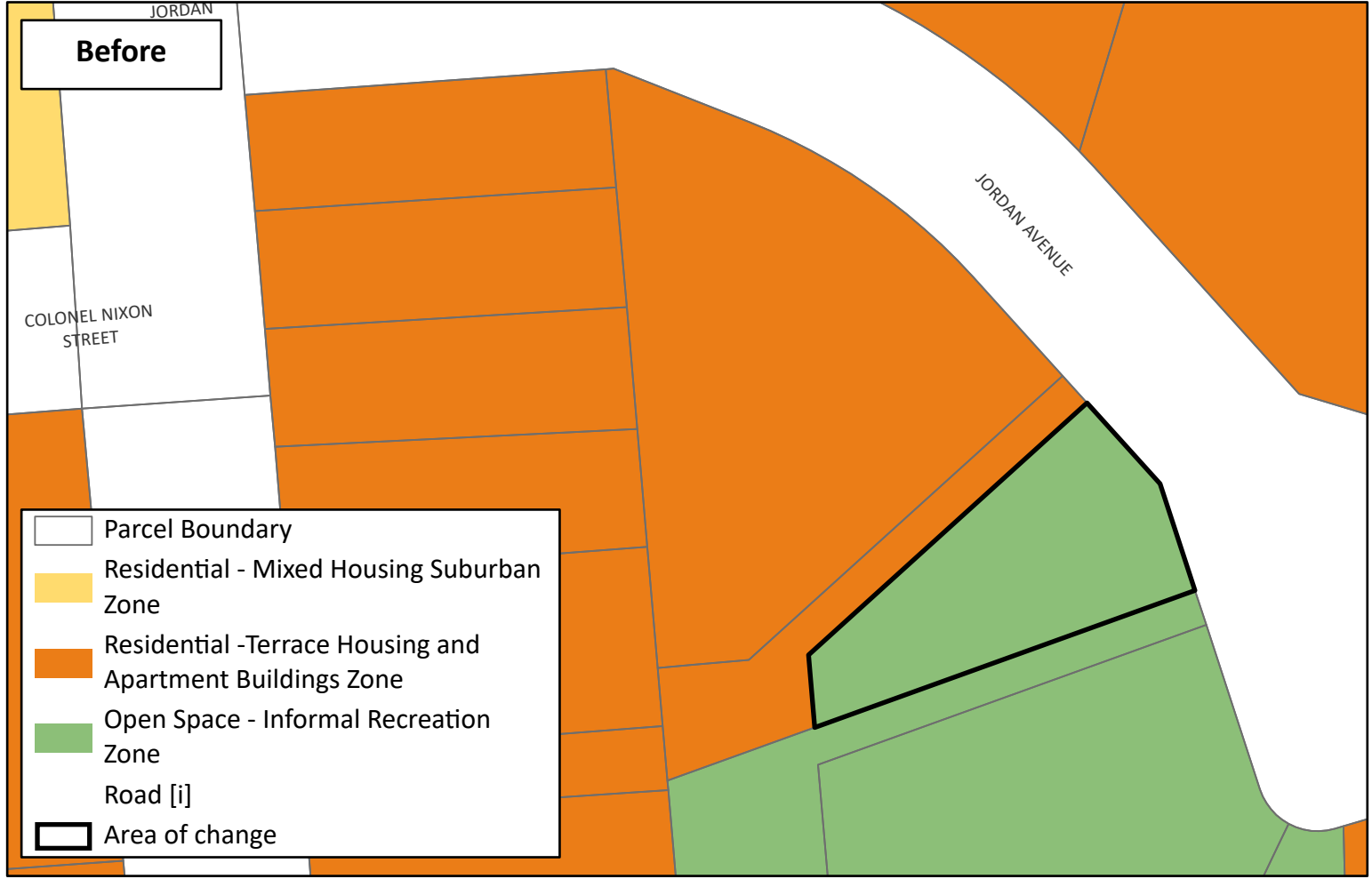
Geographic area:	South
Subject property:	227, 229 & 245 Great South Road, Papatoetoe
Legal Description/s:	Lot 2 DP 127542, Pt Lot 4 DP 38778, Pt Lot 5 DP 38778 & Pt Lot 16 DP 4493
Current zone:	Business – Town Centre Zone
Amended zone:	Open Space – Sport & Active Recreation Zone








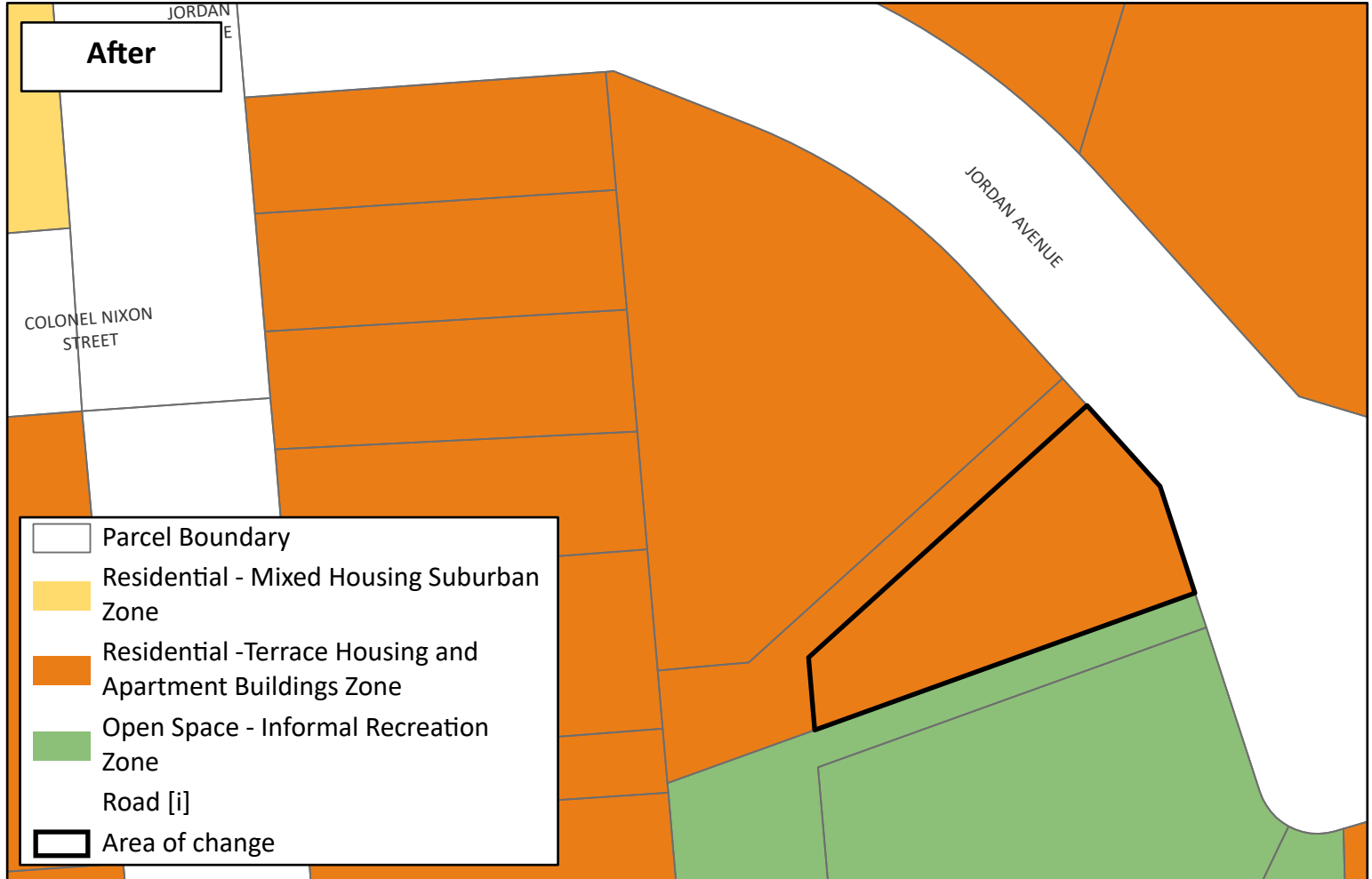
Subject property:	141 Beach Road, Castor Bay
Legal Description:	Lot 12 DP 38175
Current zone:	Special Purpose – School Zone
Amended zone:	Open Space – Informal Recreation Zone








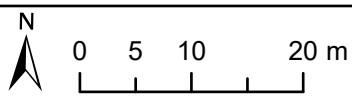
ATTACHMENT B: GIS MAPPING CORRECTION SOUGHT



-  Parcel Boundary
-  Residential - Mixed Housing Suburban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
- Road [i]
-  Area of change



-  Parcel Boundary
-  Residential - Mixed Housing Suburban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
- Road [i]
-  Area of change



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Clause 20a
3 Jordan Avenue Onehunga Auckland 1061

