

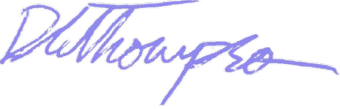




**UNITARY PLAN UPDATE REQUEST MEMORANDUM****TO** Celia Davison – Manager Central/South**FROM** Vanessa Leddra – Planner Central/South**DATE** 09/06/2020**SUBJECT** **Designation #1805 in accordance with s182 of the Resource Management Act of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016)**

This memorandum requests an update to Auckland Unitary Plan Operative in part

<b>Reason for update – s182 Uplift in part of Designation</b>													
<b>Chapter</b>	K Designations												
<b>Section</b>	Designations for Auckland Transport												
<b>Designation only</b>													
<b>Designation #</b>	<b>1805 Car Park and service Lane Parkhill Road</b>												
<b>Locations:</b>	25A Parkhill Road and 20, 24 Uxbridge Road, Howick and Legal Road - SEC 2,3 & 4 SO 330398												
<b>Lapse Date</b>	Given effect to (i.e. no lapse date)												
<b>Purpose</b>	Car parking asset.												
<b>Changes to text (shown in underline and strikethrough)</b>	<p>Update text as shown:</p> <p><b>1805 Car Park and Service Lane - Parkhill Road</b></p> <table border="1"> <tr> <td>Designation Number</td> <td>1805</td> </tr> <tr> <td>Requiring Authority</td> <td>Auckland Transport</td> </tr> <tr> <td>Location</td> <td><del>25A Parkhill Road and 20, 24 Uxbridge Road, Howick</del> 20 and 24 Uxbridge Road, Howick</td> </tr> <tr> <td>Rollover Designation</td> <td>Yes</td> </tr> <tr> <td>Legacy Reference</td> <td>Designation 265, Auckland Council District Plan (Manukau Section) 2002</td> </tr> <tr> <td>Lapse Date</td> <td>Given effect to (i.e. no lapse date)</td> </tr> </table>	Designation Number	1805	Requiring Authority	Auckland Transport	Location	<del>25A Parkhill Road and 20, 24 Uxbridge Road, Howick</del> 20 and 24 Uxbridge Road, Howick	Rollover Designation	Yes	Legacy Reference	Designation 265, Auckland Council District Plan (Manukau Section) 2002	Lapse Date	Given effect to (i.e. no lapse date)
Designation Number	1805												
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Rollover Designation	Yes												
Legacy Reference	Designation 265, Auckland Council District Plan (Manukau Section) 2002												
Lapse Date	Given effect to (i.e. no lapse date)												
<b>Changes to diagrams</b>	N/A												
<b>Changes to spatial data</b>	<p>Partial removal of Designation 1805 – Carparking Asset from the Auckland Unitary Plan (Operative in Part):</p> <ul style="list-style-type: none"> <li>- 25A Parkhill Road, Howick</li> <li>- 20 Uxbridge Road, Howick (partially)</li> <li>- Legal Road - SEC 2,3 &amp; 4 SO 330398</li> </ul>												
<b>Attachments</b>	<p>Attachment 1: Auckland Transport s182 Notice of Partial Removal</p> <p>Attachment 2: Existing Zone for Designation 1805</p> <p>Attachment 3: Updated GIS Viewer for Designation 1805</p> <p>Attachment 3: Updated Text for Designation 1805</p>												

<p><b>Prepared by:</b> Vanessa Leddra Planner</p>	<p><b>Text Entered by:</b> <b>Sophia Coulter</b> Planning Technician</p>
<p><b>Signature:</b> </p>	<p><b>Signature:</b> </p>
<p><b>Maps prepared by:</b> Dean Thompson Senior Geospatial Analyst</p>	<p><b>Reviewed by:</b> Craig Craincross Team Leader – Central/South</p>
<p><b>Signature:</b> </p>	<p><b>Signature:</b> </p>
<p><b>Signed off by:</b> Celia Davison Manager Planning – Central/South</p>	
<p><b>Signature:</b> </p>	

# Attachedment 1: Auckland Transport s182 Notice of Partial Removal

## NOTICE OF REMOVAL OF PART OF DESIGNATION UNDER SECTION 182 OF THE RESOURCE MANAGEMENT ACT 1991

**To:** Auckland Council  
Private Bag 92300  
Auckland 1142  
Att: Craig Cairncross – Team Leader – Planning - Plans & Places

**And to:** Parkhill Investments Limited  
PO Box 93  
Silverdale 0944  
Att: Peter McLeod

**From:** Auckland Transport  
Private Bag 92250  
Auckland 1010

**20 May 2020**

### Partial removal of Designation 1805 – Carparking Asset from the Auckland Unitary Plan (Operative in Part)

Auckland Transport (AT) gives notice to Auckland Council (AC) under section 182 of the Resource Management Act 1991 (RMA), that it no longer requires part of the following designation under the Auckland Unitary Plan: Operative in Part 2016 (AUP: OP):

- Designation 1805 – Carparking asset.

The part of Designation 1805 that is no longer required relates to the following site addresses and legal descriptions:

Address	Legal Description	Removal of Designation
None	Legal Road - SEC 2,3 & 4 SO 330398	Full removal of approximately 59m <sup>2</sup>
25A Parkhill Road, Howick	LOT 2 DP 497300	Full removal of approximately 8m <sup>2</sup>
20 Uxbridge Road, Howick	LOT 2 DP 351881	Removal of approximately 352m <sup>2</sup>

Attachment 1 enclosed shows the area of designation to be removed from the properties, and the area of designation which will remain.

### Existing Designation Details

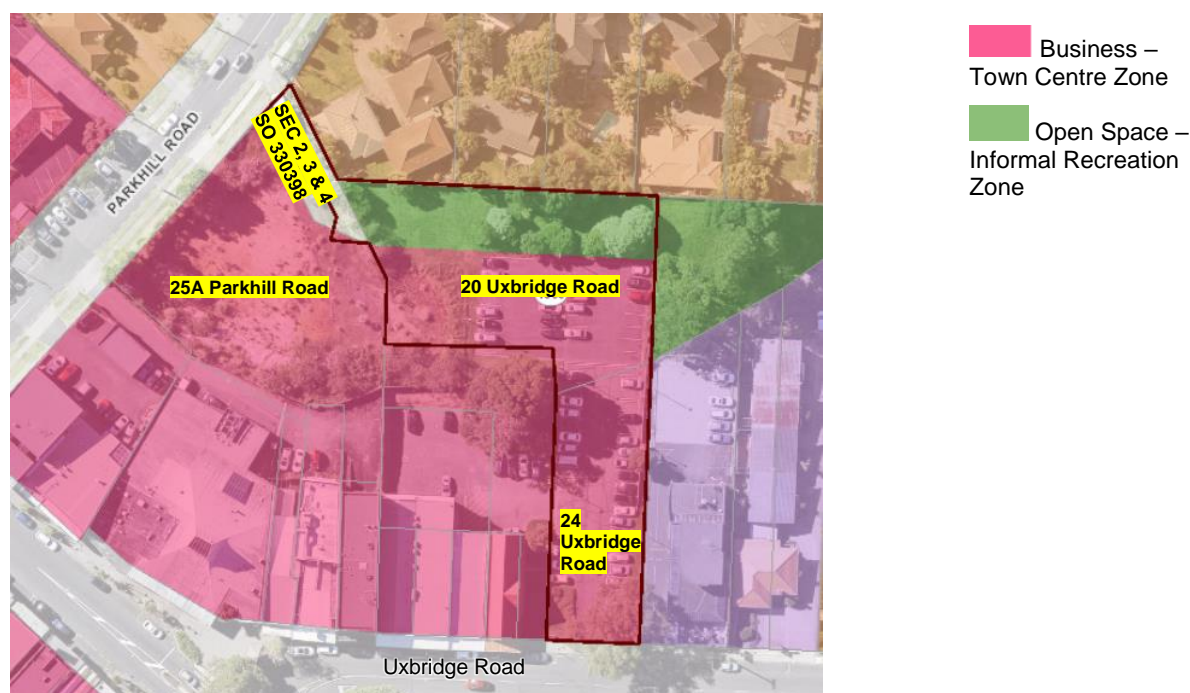
The details of the existing designation as set out under the AUP: OP is below:

<b>Designation Number:</b>	1805 – for carparking asset
<b>Requiring Authority:</b>	Auckland Transport
<b>Location:</b>	25A Parkhill Road and 20, 24 Uxbridge Road, Howick
<b>Underlying Zoning:</b>	Business – Town Centre Zone, Open Space, Informal Recreation
<b>Conditions:</b>	None
<b>Attachments:</b>	None

AT currently administers a public carpark located on 20 and 24 Uxbridge Road, Howick, which is accessed by Uxbridge Road. The carpark sits within Designation 1805 for the purpose of ‘carparking asset’. The entire designation, however, covers the following properties in Table 1 and its boundaries are illustrated in Figure 1 below.

**Table 1. Properties within AT Designation 1805**

Address	Legal Description	Extent of designation cover
None	Legal Road - SEC 2, 3 & 4 SO 330398	Partially designated
25A Parkhill Road	LOT 2 DP 497300	Partially designated
20 Uxbridge Road	LOT 2 DP 351881	Partially designated
24 Uxbridge Road	LOT 25 DP 36166	Fully designated



**Figure 1.** Existing boundary of Designation 1805 in brown outline (source: AUP: OP planning maps).

The extent of the designation is over the entire site of 24 Uxbridge Road, over approximately 352m<sup>2</sup> of Uxbridge Road, over approximately 8m<sup>2</sup> of 25A Parkhill Road and over approximately 59m<sup>2</sup> of the unformed legal road connecting to Parkhill Road, refer to Figure 1 above.

### Land Affected by Removal

AT has determined that the following areas within Designation 1805 are no longer required for current or future carparking and associated access, and gives notice to:

- Partially remove the designation from 20 Uxbridge Road (approximately 352m<sup>2</sup>);
- Fully remove the designation from 25A Parkhill Road (approximately 8m<sup>2</sup>); and
- Fully remove the designation from Legal Road - SEC 2, 3 & 4 SO 330398 adjoining Parkhill Road (approximately 59m<sup>2</sup>).

The partial removal is illustrated in Attachment 1. The remaining designation boundary will remain over the existing public carpark at 20 and 24 Uxbridge Road.

### Reasons for the Partial Removal of Designation 1805

The partial removal of Designation 1805 for Carparking Asset is due to the following reasons:

- A private developer, Parkhill Investments Limited (PIL), holds air rights over approximately 352m<sup>2</sup> of undeveloped land in 20 Uxbridge Road, within Designation 1805. PIL are seeking to develop the site and there are no current or future requirements for carparking on this portion of land, and it was determined to remove the area from Designation 1805.
- The designation over approximately 8m<sup>2</sup> of 25A Parkhill Road will no longer be physically connected to Designation 1805 once the area subject to air rights is removed.
- The existing designation covers only 59m<sup>2</sup> of the unformed legal road (SEC 2,3 & 4 SO 330398), which AT already has full administrative authority over. As the existing carpark is accessed by Uxbridge Road and the remaining land within the designation boundary is undeveloped grass, future access to the existing carpark from Parkhill Road can still be obtained without Designation 1805.

### **Relevant Statutory Provisions**

Section 182 of the RMA allows a requiring authority to remove a designation or part of a designation if it no longer wants it. This section also applies to a notice by a territorial authority, to withdraw its own designation or part of a designation within its own district.

Section 182(2) states that as soon as reasonably practicable the territorial authority shall, without using the process in Schedule 1, amend its district plan accordingly. If the territorial authority considers that the effect of the removal of part of a designation on the remaining designation is more than minor, it may, within 20 working days of receipt of a section 182 notice, decline to remove that part of the designation.

### **Effect of Partial Removal on Remaining Designation**

The effect on the remainder of the Designation will be negligible for the following reasons:

- There is no effect on the existing public carpark on 20 and 24 Uxbridge Road.
- There is no effect to the existing carpark access off Uxbridge Road.
- The partial removal does not hinder the ability for the existing carpark to be accessed by Parkhill Road.

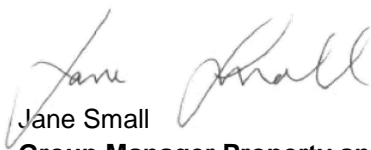
### **Consultation**

The AT Elected Members Relationship Team informed the Howick Local Board Chair of the proposed partial designation removal on 3 December 2019. No issues were raised by the Local Board Chair at the time of this submission.

### **Summary**

AT requests that AC amends the AUP: OP accordingly as required by Section 182 of the Resource Management Act 1991.

Yours Faithfully,




Jane Small


**Group Manager Property and Planning**


**Attachment 1 – Partial removal of AT Designation 1805 Drawings**


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**Car Park Designation ID 1805**

 Proposed Designation Boundary  
Approx. area 2,622sqm

 Existing Designation Boundary to be removed:

 Area B = 59 sqm


 Area C = 8 sqm



ORIGINAL SIZE A1

A1	1:250	0	20m
A3	1:500		

SURVEYED	-	-
DRAWN	Ulysses Gabriel	03/12/2019
DRAWING CHECK	-	-
DRAWING REVIEW	NOT REVIEWED	-
DESIGN	-	-
DESIGN CHECK	-	-

 Internal Revision

**2**

DATE: March 25, 2019 BY Ulysses Gabriel (A1)

Project: **AUCKLAND TRANSPORT**  
**20 UXBRIDGE ROAD - CARPARK DESIGNATION ID1805**

Drawing Title: **GENERAL LAYOUT PLAN**

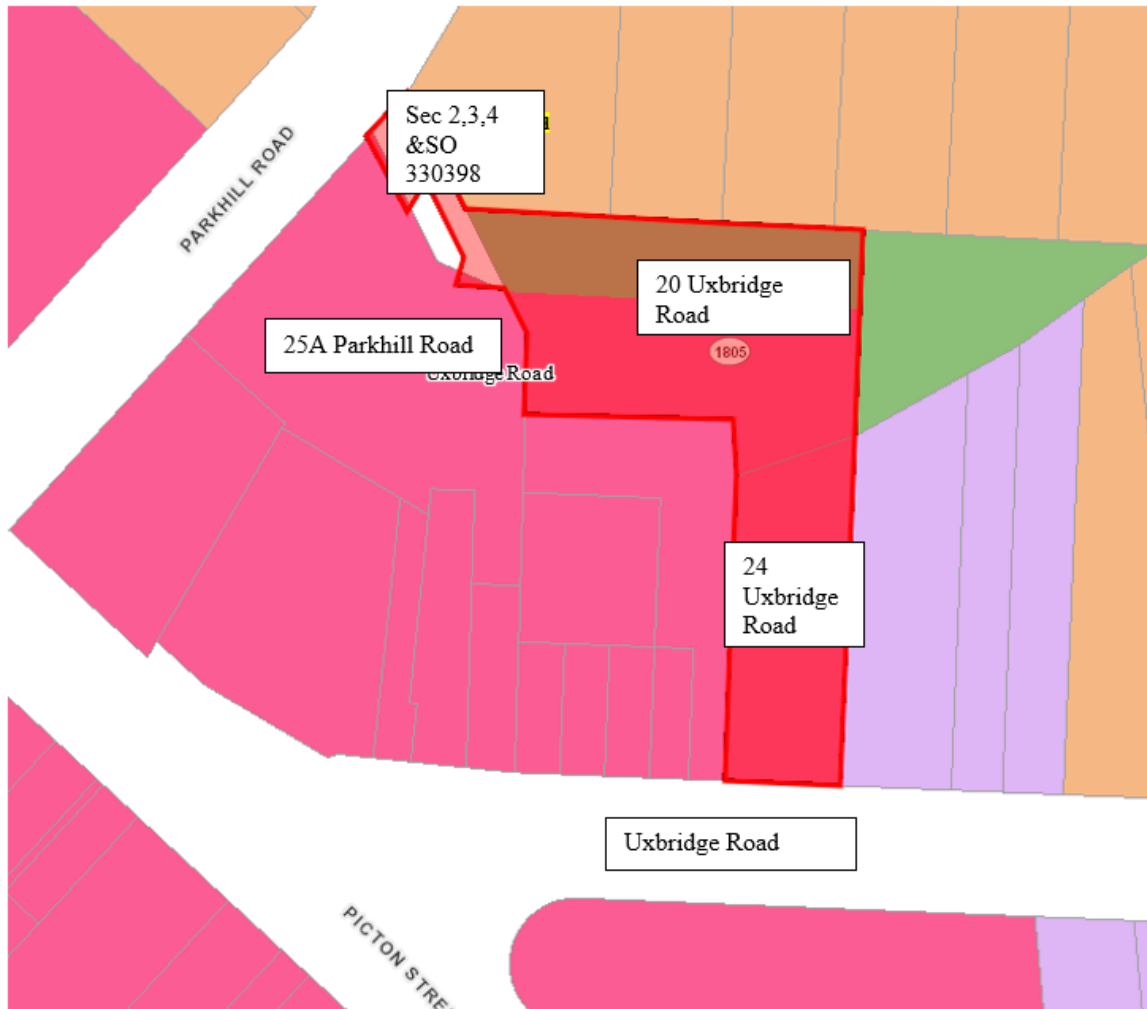
Drawing Status: <b>SCHEME PLAN</b>		
Drawing Date: 3/12/2019		
A1 Scale: 1:250	A3 Scale: 1:500	
Contract Number: C.00000.00		
Drawing No. 2019-S1-0100_G020		Revision <b>A</b>



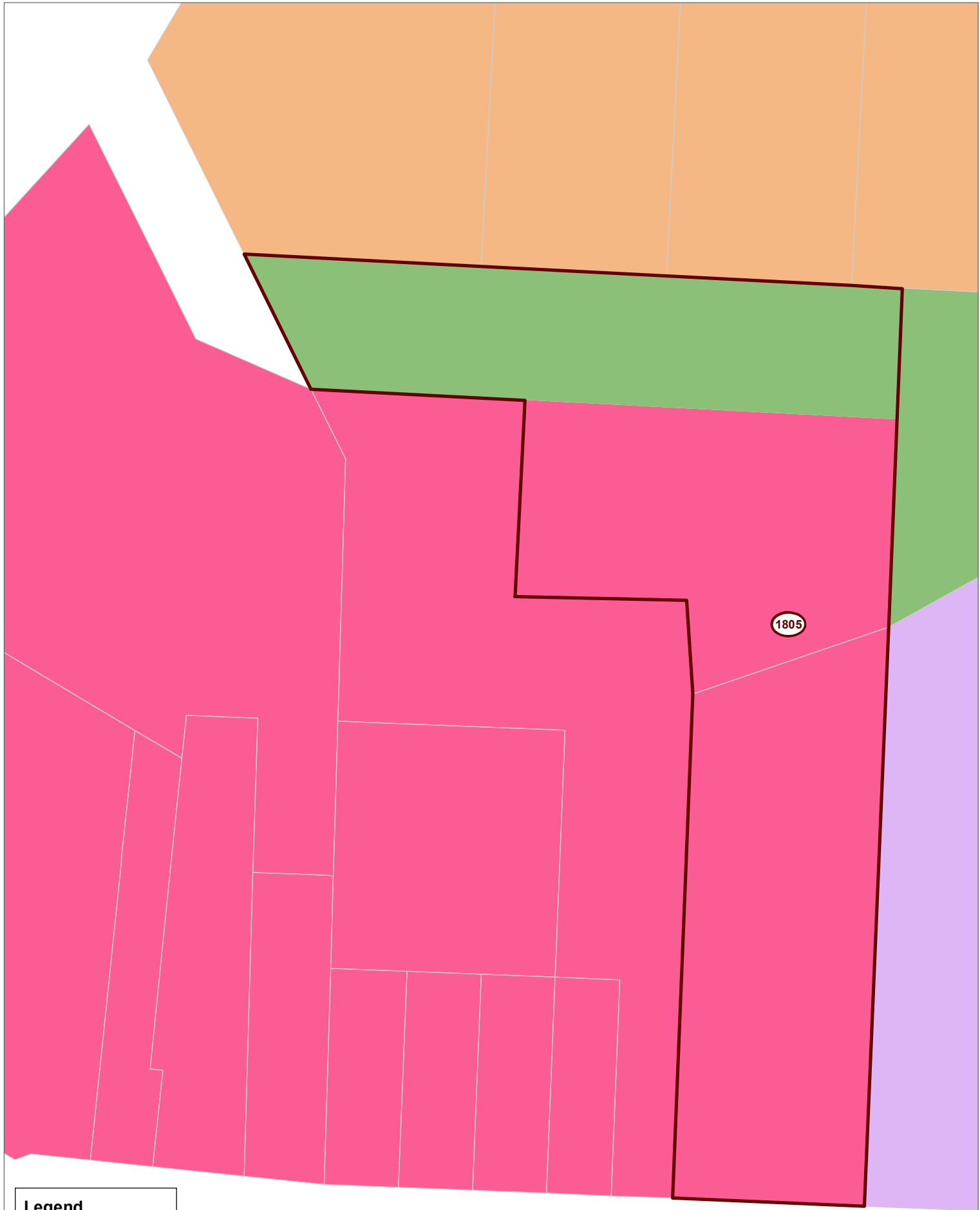
Attachment 2: Listing one of  
Designation 1805

# Zoning of existing Designation 1805

- Business – Town Centre Zone
- Open Space – Informal Recreation Zone



Attachment : Updated GIS Viewer  
of Designation 1805



**Legend**

 Designations



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.

Date: 8/06/2020

## BAU Update - 1805



*Plans and Places*

# Attachment 4: Updated Text for Designation 1805

## 1805 Car Park and Service Lane - Parkhill Road

Designation Number	1805
Requiring Authority	Auckland Transport
Location	20 and 24 Uxbridge Road, Howick
Rollover Designation	Yes
Legacy Reference	Designation 265, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

### Purpose

Car parking asset.

### Conditions

No conditions.

### Attachments

No attachments.