

Memo

Date 30 August 2022

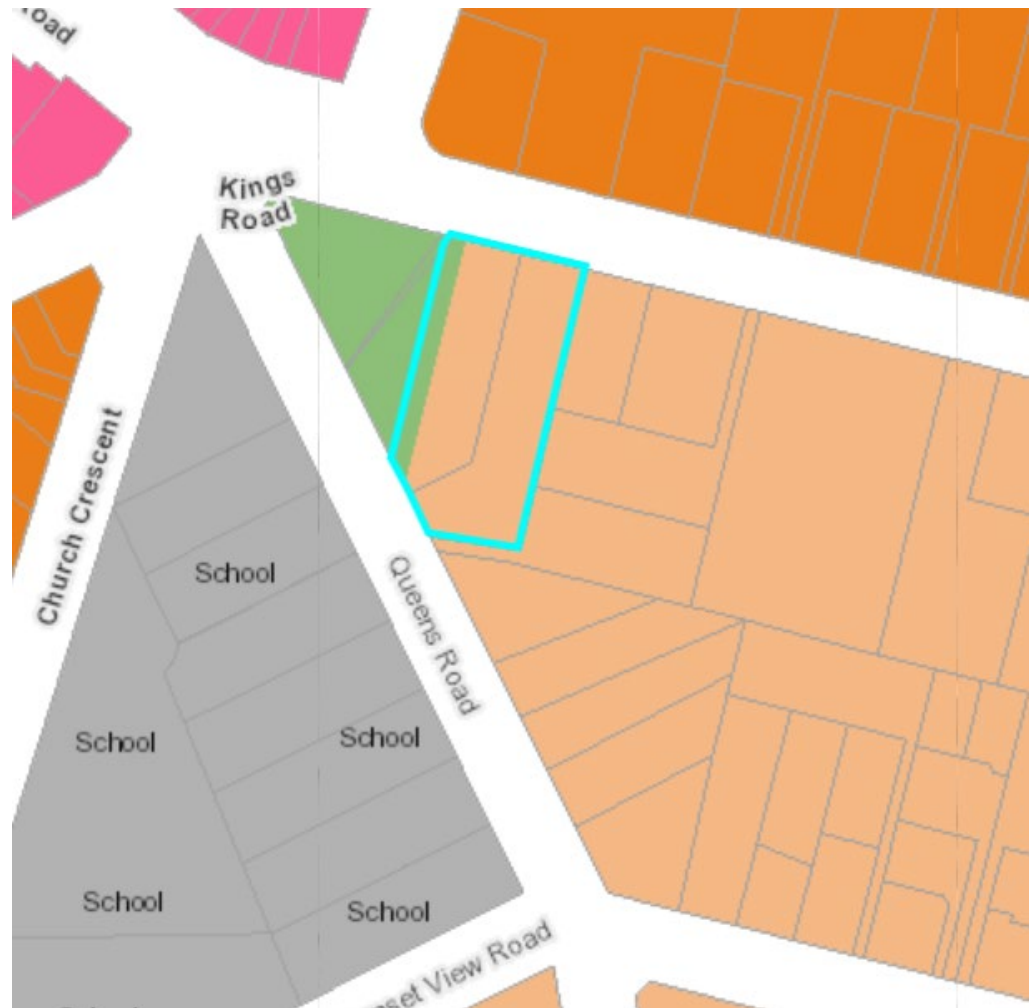
To: Phill Reid, Auckland-wide Manager
 From: **Tony Reidy – Senior Policy Planner**

Subject: **Plan Modification: Clause 20A Amendment to the Planning Maps of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

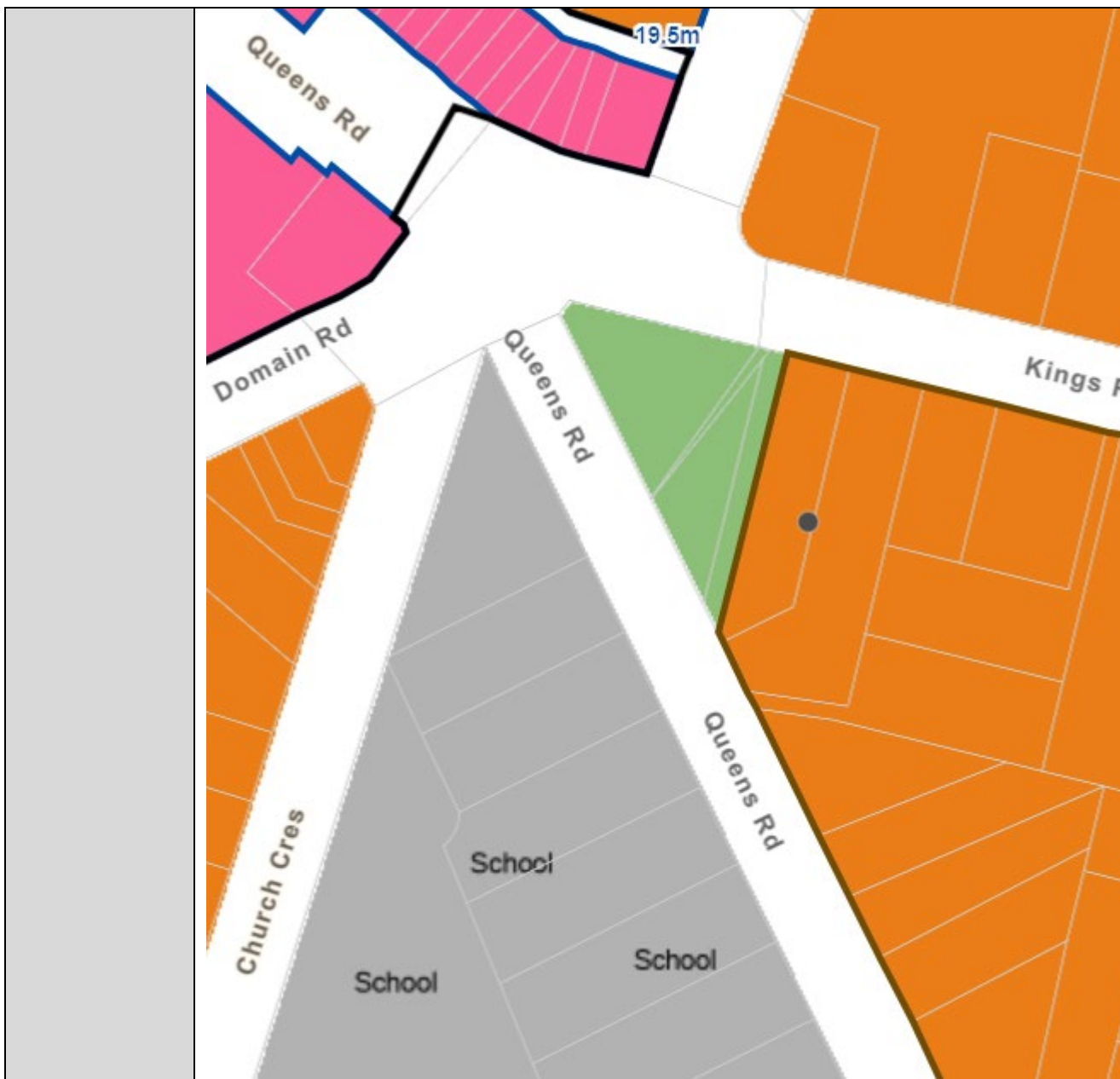
This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

Rule or Section of Unitary Plan	AUP Planning Maps (zoning)
Subject Site (if applicable)	1 Kings Road, Panmure and Part 3 Kings Road, Panmure
Legal Description (if applicable)	Lot 1 DP 120243 & Lot 2 DP 120243
Nature of change	<p>A zone boundary change is required between 1 Kings Road, Panmure and Part 3 Kings Road, Panmure to correct the AUP Planning Maps (Operative in Part).</p> <p>Discussion</p> <p>The zoning of Part 3 Kings Road, Panmure was subject to Plan Change 36.</p> <p>PC36 sought to change the zoning of Part 3 Kings Road from Open Space – Informal Recreation to Residential – Terrace Housing and Apartment Building zone.</p> <p>Eke Panuku had requested to rezoning as part of redevelopment in the Panmure area.</p> <p>However, there was an error in the request by Eke Panuku along the boundary between 1 and 3 Kings Road. The residential zoning was not extended far enough, and this has left a sliver of open space zone on the western edge of the carpark. The AUP planning map and the aerial photo below illustrates this. This “error” arose because the requested zone change did not follow the cadastral boundary (see Attachment 1).</p> <p>The plan change was approved by independent hearing commissioners and the decision was released on 15 January 2021 . There were no appeals.</p> <p>Auckland Council is the owner of both 1 and Part 3 Kings Road, Panmure.</p>



New Cadastral Boundary for 3 Kings Road, Showing the Misalignment of the Boundary Between Open Space and Mixed Housing Urban Zones

The proposed zoning under the IPI Plan Change (PC78) is THAB, as shown on the map below. The sliver of open space zone on the western edge of the carpark therefore needs to be also zoned THAB.




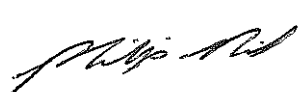
Proposed Zoning Under the IPI Plan Change (PC78)



Aerial Photo of 3 Kings Road, Panmure With New Cadastral Boundary

<p>Effect of change</p>	<p>The effect of the Clause 20A change is to move the boundary of the THAB zone (proposed under the IPI Plan Change) approximately 5m to the west so that it coincides with the cadastral boundary.</p> <p>As Auckland Council owns both 1 and Part 3 Kings Road, and the strip of land requiring rezoning relates to an area of parking (the rezoning of which has been approved by the hearing commissioners), the effect is neutral / it is a change that would not be something that anyone would reasonably seek to submit on.</p>
<p>Changes required to be made (text/in-text diagrams)</p>	<p>n/a</p>
<p>Changes required to be made (maps)</p>	<p>Amend the zone boundary between 1 and Part 3 Kings Road, Panmure in the GIS Viewer so that the zone boundary between the Open Space – Informal Recreation zone and the Residential – Terrace Housing and Apartment Building zone is aligned with the cadastral boundary (See Attachment 2).</p>
<p>Attachments</p>	<p>Attachment 1: Original Cadastral Boundary Between 1 and 3 Kings Road, Panmure</p> <p>Attachment 2: Corrections to Planning Map</p>

Attachment 3: Updated GIS Viewer

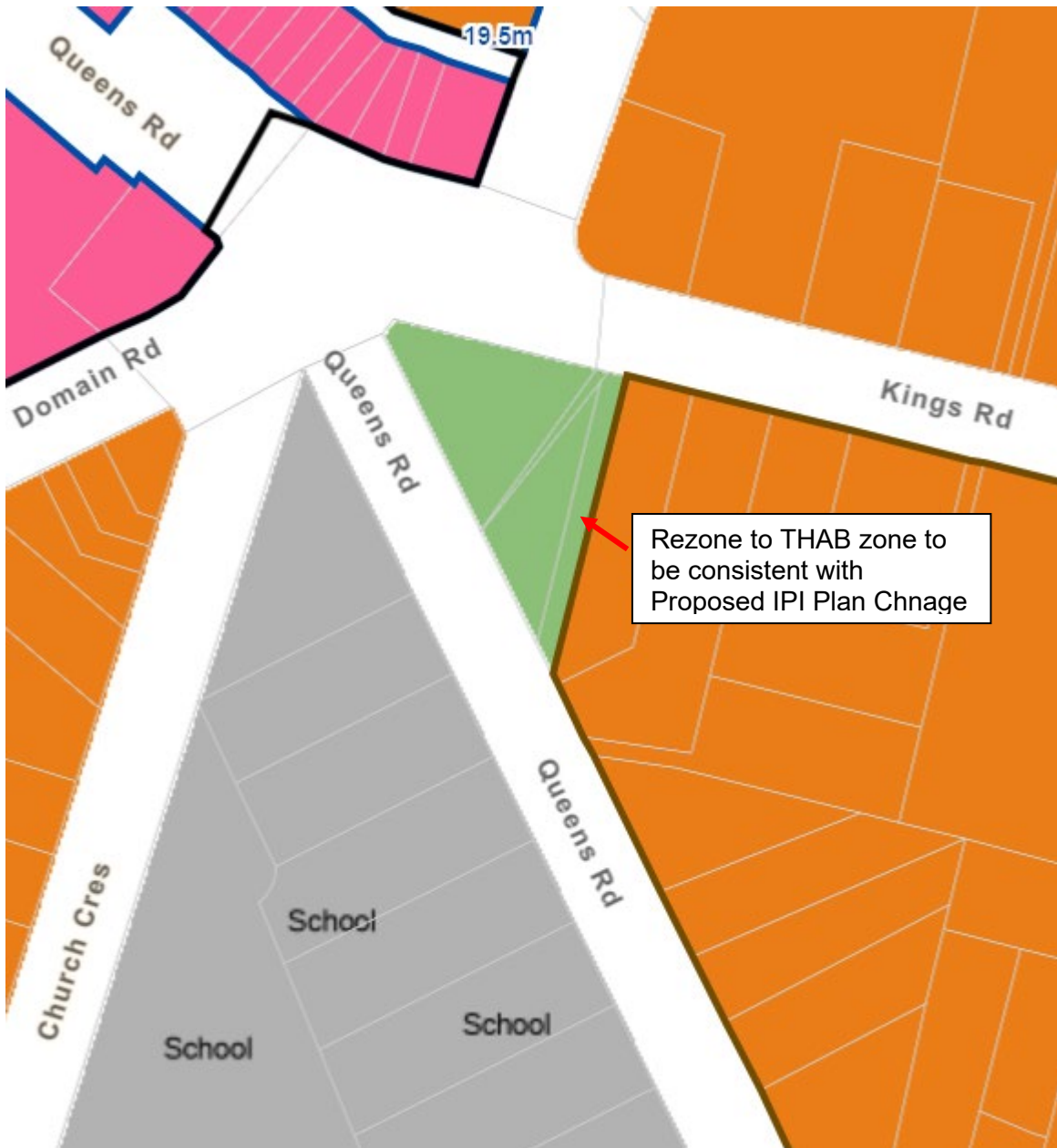
<p>Prepared by: Tony Reidy Senior Policy Planner</p>	<p>Signature:</p> 
<p>Signed off by: Phill Reid Auckland-wide Planning Manager, Plans and Places</p>	<p>Signature:</p> 



Attachment 1 – Original Cadastral Boundary between 1 and Part 3 Kings Road, Panmure

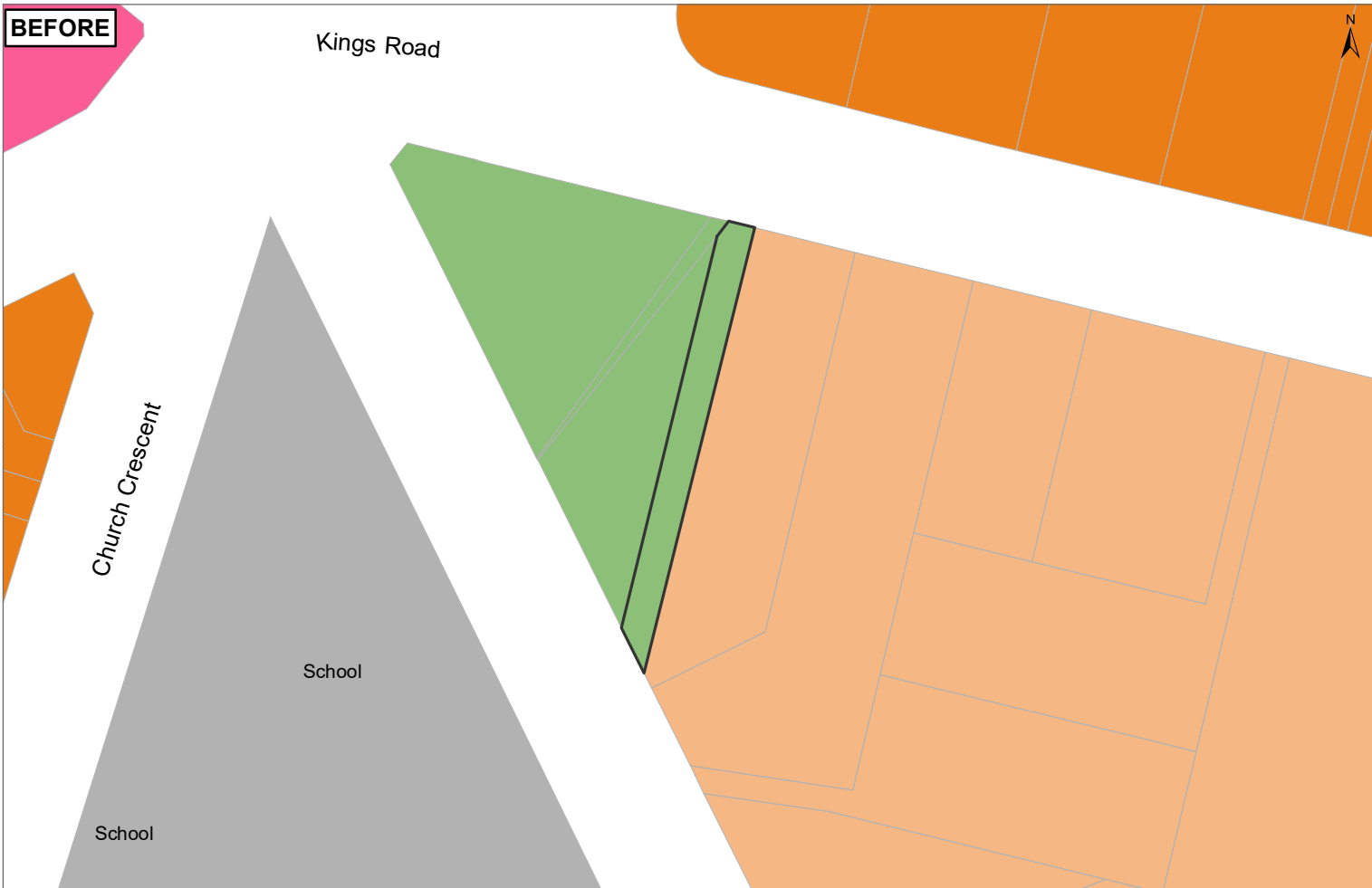


Attachment 2 – Amendments to Planning Map

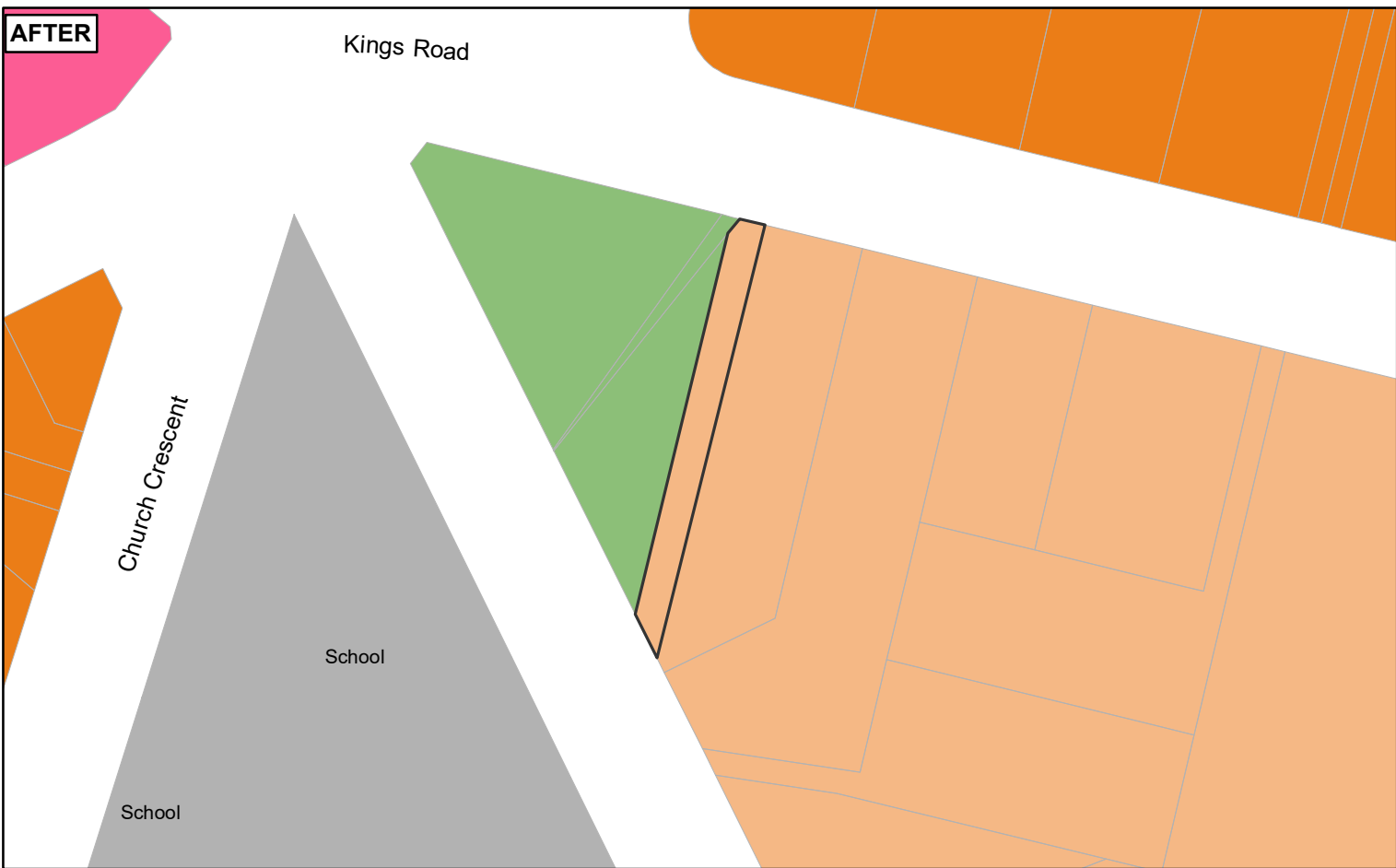


Attachment 3: Updated GIS Viewer

BEFORE



AFTER



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: 5/10/2022

Clause 20A
3 Kings Road, Panmure
Rezoning of Open Space Informal Recreation Zone
to Mixed Housing Urban Zone

