

**TO** Celia Davison, Manager, Central/South

**FROM** Jimmy Zhang, Senior Policy Planner, Planning – Central/South

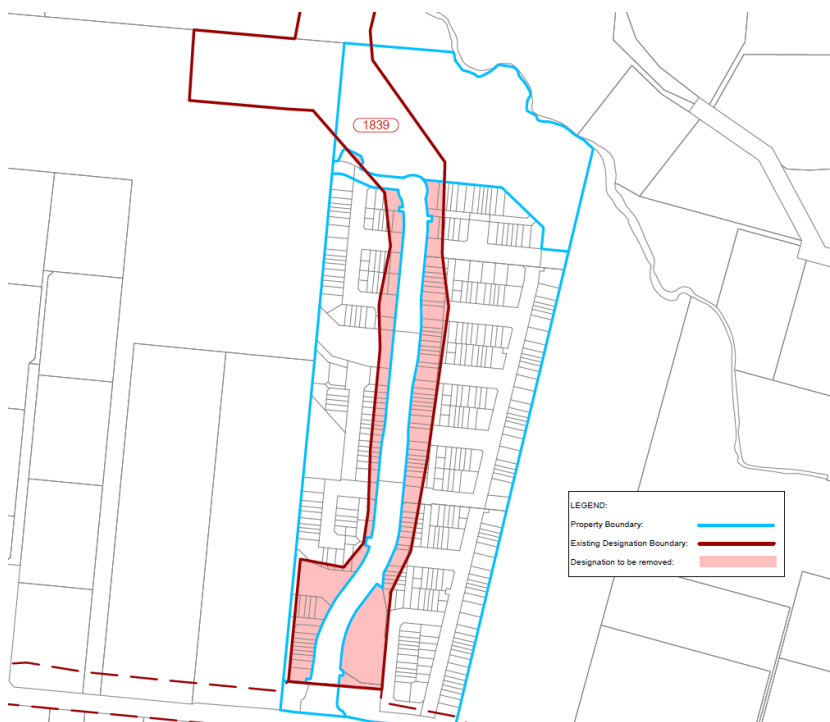
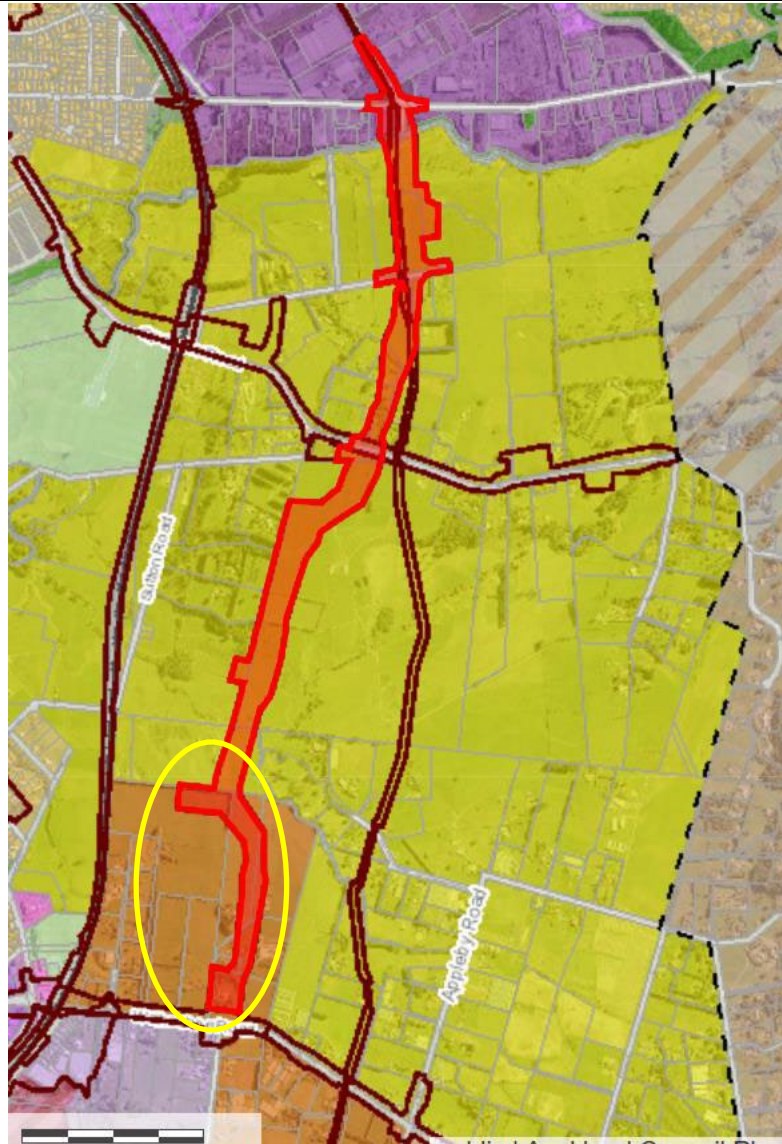
**DATE** 24 July 2025

**SUBJECT** **Update requested to the Auckland Unitary Plan  
(Operative in Part 2016) (AUP)**





I request an update to the AUP as outlined below:

<b>Reason for update</b>	RMA Section 182 Removal of designation confirmed
<b>Chapter(s)</b>	Auckland Unitary Plan GIS Viewer
<b>Designation only</b>	
<b>Designation # 1839</b>	Ōpāheke North-South FTN Arterial (Auckland Transport)
<b>Locations:</b>	Land between Hunua Road and Waihoehoe Road
<b>Lapse Date</b>	In accordance with section 184(1)(c) of the RMA, this designation shall lapse if not given effect to within 20 years from the date on which it is included in the AUP.
<b>Purpose</b>	Construction, operation and maintenance of an arterial transport corridor.
<b>Changes to text (shown in underline and strikethrough)</b>	Not applicable
<b>Changes to diagrams</b>	Not applicable
<b>Changes to spatial data</b>	Designation 1839 to be removed from 136, 132, 128, 116 and 122 Waihoehoe Road, Drury.



## Attachments

Attachment A: s182 Report  
Attachment B: Updated Auckland Unitary Plan GIS Viewer

<b>Maps prepared by:</b> Aching Konyak Geospatial Specialist	<b>Text Entered by:</b> Planning Technician
<b>Signature:</b> 	<b>Signature:</b> N/A
<b>Prepared by:</b> Jimmy Zhang Policy Planner	<b>Reviewed by:</b> Craig Cairncross Team Leader
<b>Signature:</b> 	<b>Signature:</b> 
<b>Authorised by:</b> Celia Davison Manager Planning – Central/South	
<b>Signature:</b> 	

**Attachment A**  
**s182 partial removal report**

# Partial removal of a designation under section 182 of the Resource Management Act 1991



**To:** Craig Cairncross, Team Leader, Planning Central/South

**From:** Ben Kildare, Policy Planner, Planning Central/South

**Date:** 26 May 2025

**Subject:** Partial removal of approximately 26,300m<sup>2</sup> of land within Designation 1839 Opaheke North-South FTN Arterial in the Auckland Unitary Plan (Operative in Part) - 136, 132,128, 116 and 122 Waihoehoe Road, Drury 2113

## Summary

Auckland Council has received a request from Auckland Transport (**AT**) under section 182 of the Resource Management Act 1991 (**RMA**), dated 10 December 2024, to remove approximately 26,300m<sup>2</sup> of land in Designation 1839 Opaheke North-South FTN Arterial in the Auckland Unitary Plan (Operative in Part) (**AUP**). The addresses for partial designation removal are 136, 132,128, 116 and 122 Waihoehoe Road, Drury 2113.

A section 182(1) request is required to uplift the existing designation in part from land which has been deemed surplus by AT.

Auckland Council, as the territorial authority, is required to amend its district plan, without using the process in Schedule 1, as soon as reasonably practicable after receiving a section 182 request unless it considers that the effect of the removal of part of the designation on the remaining designation is more than minor.

It is recommended that the partial removal be accepted.

## Recommendation

1. That the section 182 request from AT for the partial removal of Designation 1839 Opaheke North-South FTN Arterial in the Auckland Unitary Plan (Operative in Part) be **accepted** for the following reasons:
  - The extent of Designation 1839 that applies over land that has been subdivided for urban development. The extent of the designation for partial removal apply to 116, 122, 136, 132,128 Waihoehoe Road, Drury 2113.
  - Total existing area of the designation over these five sites is approximately 55,000m<sup>2</sup>. The area of the land no longer required is approximately 26,300m<sup>2</sup>.
2. That Designation 1839 Opaheke North-South FTN Arterial be partially removed, as soon as reasonably practicable, in the Designation Management Layer in the Auckland Unitary Plan (Operative in Part).

## 1. Description

### 1.1. References

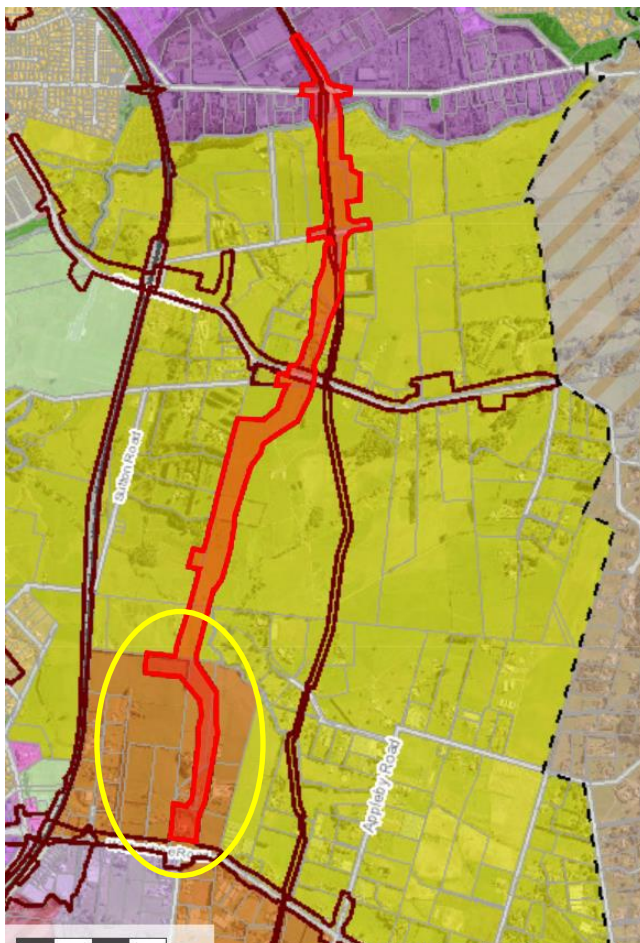
<b>Designation number:</b>	1839 Opaheke North-South FTN Arterial
<b>Lodgement date:</b>	7 April 2025
<b>Requiring authority:</b>	Auckland Transport
<b>Reporting officer:</b>	Ben Kildare
<b>Site address:</b>	116-140 Waihoehoe Road, Drury 2113
<b>UP Zoning:</b>	Residential - Terrace Housing and Apartment Building Zone

## 2.0 Background

### 2.1 Details of designation

Chapter K of the AUP identifies that Designation 1839 Opaheke North-South FTN Arterial applies to 116-140 Waihoehoe Road, Drury. The designation is for the construction, operation and maintenance of the arterial road corridor and the partial removal applies to 136, 132, 128, 116 and 122 Waihoehoe Road, Drury. Figure 1 shows the existing extent of the designation in the AUP maps. The section subject to this s182 request is circled in yellow.

*Figure 1: Existing extent of Designation 1839, area subject to this s182 is the area circled in yellow. (Source: AT)*



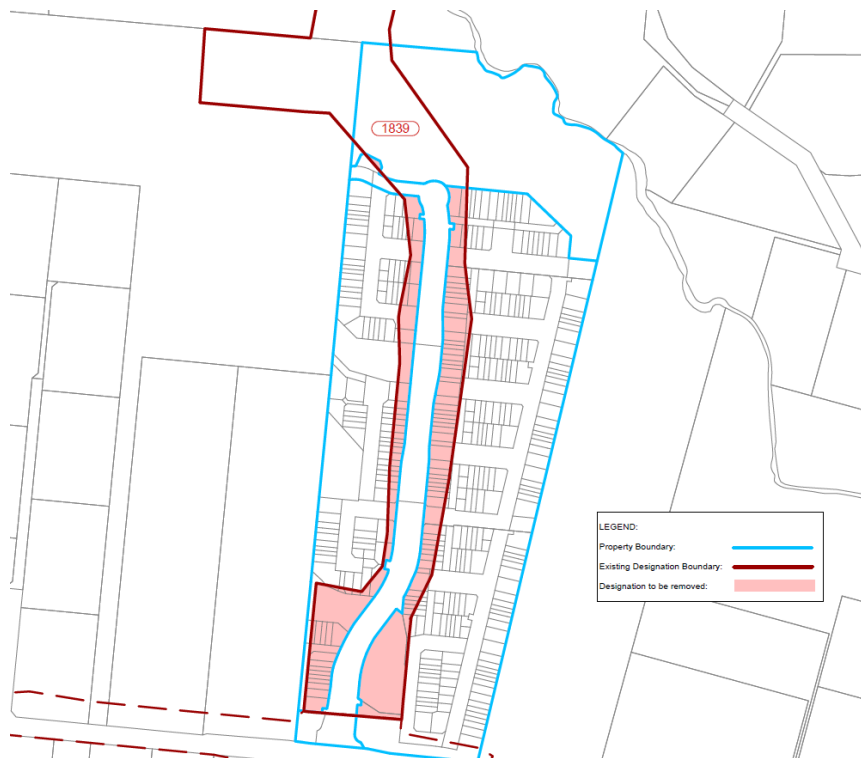


## 2.2 Land affected by removal

AT advises that part of Designation 1839 that currently applies to 136, 132, 128, 116 and 122 Waihoehoe Road, Drury is no longer required for future transport purposes. See Attachment A.

AT has provided Figure 2 (refer below) showing the portion of Designation 1839 to be removed from 136, 132, 128, 116 and 122 Waihoehoe Road, Drury.

*Figure 2: Aerial map showing portion of Designation 1839 to be removed (in pink) from the properties on Waihoehoe Road (Source: AT)*



## 2.3 Consultation

AT advises that the developer has requested part of the designation be removed from their land, as required by section 182(1)(b) of the RMA. Only one land owner owns the designated land. See Attachment C.

## 3.0 Delegated authority to consider alterations to designations

The Team Leader – Planning Central/South (Planning and Resource Consents Department Tier 5) has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive's Delegations Register, Version 1.7, updated October 2024, to exercise the Council's functions, powers, duties and discretions under the RMA in relation to section 182 to approve a removal of a designation.

Accordingly this section 182 request to partially remove Designation 1839 can therefore be considered by the Team Leader – Planning Central/South (Planning and Resource Consents Department Tier 5).

#### 4.0 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.

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.

It is considered that AT have provided sufficient justification for the partial removal of Designation 1839 Opaheke North-South FTN Arterial for the following reasons:

- The extent of Designation 1839 that applies to 136, 132, 128, 116 and 122 Waihoehoe Road, Drury (LOT 1 DP 371528, LOT 2 DP 173904, LOT 3 DP 173904, LOT 1 DP 146189 and LOT 2 DP 146189) is no longer required for future transport purposes.
- The effect of the partial removal on the remaining designation will be no more than minor.

#### 5.0 Recommendation

That pursuant to section 182 of the RMA that the partial removal of Designation 1839 Opaheke North-South FTN Arterial be **accepted** and the AUP Designation Management Layer be amended accordingly.

**Prepared by:** Ben Kildare  
Policy Planner  
Planning Central/South

**Accepted** Craig Carincross  
Team Leader  
Planning Central/South

**by:**

**Signature:**



**Signature:**



Date: 26/05/2024

#### **SCHEDULE OF ATTACHMENTS:**

- Attachment A:** AT s182 Notice of Partial Removal of Designation 1839
- Attachment B:** Partial Removal Plan of Designation 1839
- Attachment C:** E-mail correspondence from landowner requesting removal of designation



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

**To** Auckland Council  
Private Bag 92300  
Auckland 1142

Via email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

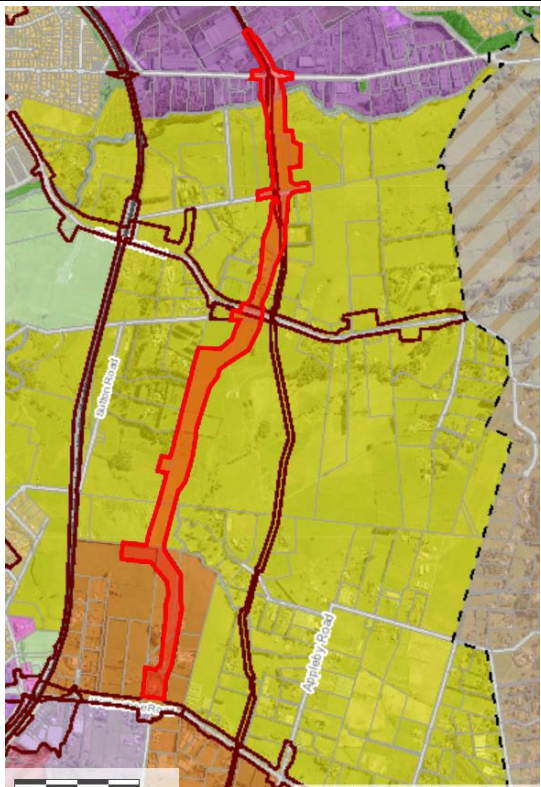
**And to**

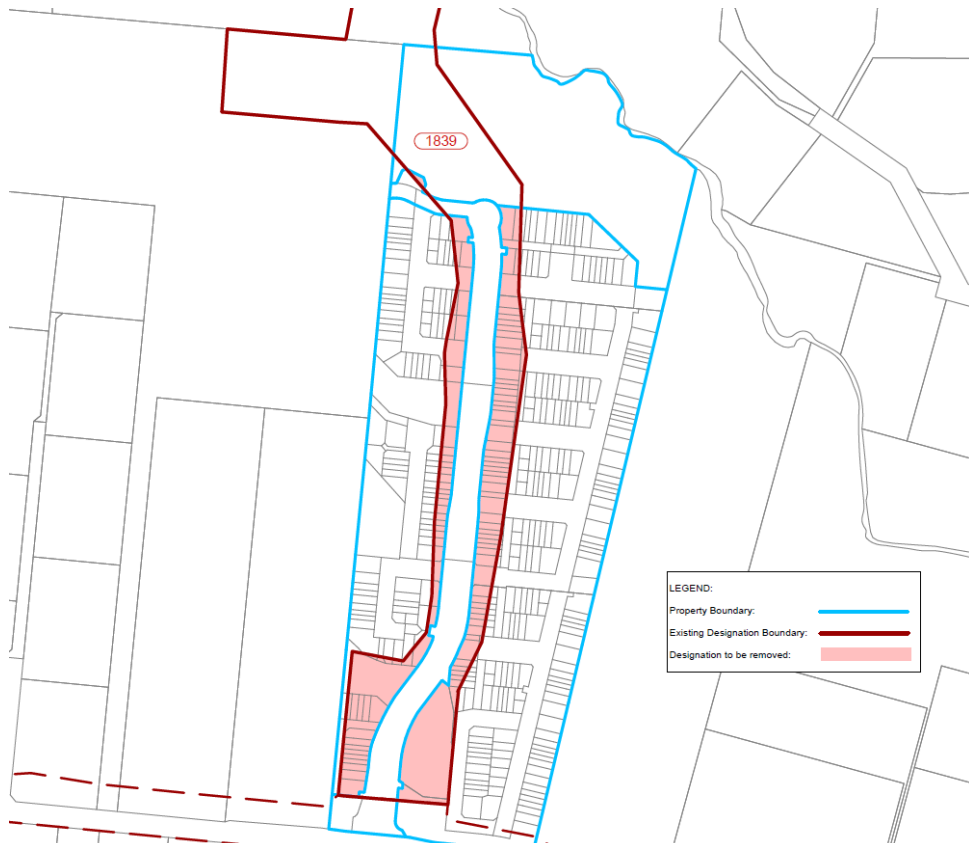
Drury Land Company Limited

Postal Address: PO Box 37846, Parnell, Auckland 1151.

Property Address: 116-140 Waihoehoe Road, Drury, 2113

Auckland Transport gives notice that it no longer requires the following part of a designation:

<b>Designation Number:</b>	1839
<b>District Plan</b>	Auckland Unitary Plan (Operative in Part) 2016
<b>Requiring Authority:</b>	Auckland Transport
<b>Location:</b>	Ōpaheke North-South, Drury
<b>Existing Designation (red):</b>	
<b>Purpose</b>	For the construction, operation and maintenance of the arterial transport corridor.
<b>Designation part not</b>	The figure below shows the area of designation that is to be removed (pink) over the newly subdivided lots adjacent to Ōpaheke Road. AT requests that the

<b>required</b>	<p>designation is pulled back to the edge of the newly formed road corridor boundary shown in blue. The existing designation is shown in red. The designation is being retained everywhere else.</p> 
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Auckland Transport requests Auckland Council amend the Auckland Unitary Plan (Operative in Part) 2016 accordingly as required by Section 182 of the Resource Management Act 1991.

Yours faithfully,

DocuSigned by:  
  
76F83A00701148F..

**Philip Lim**

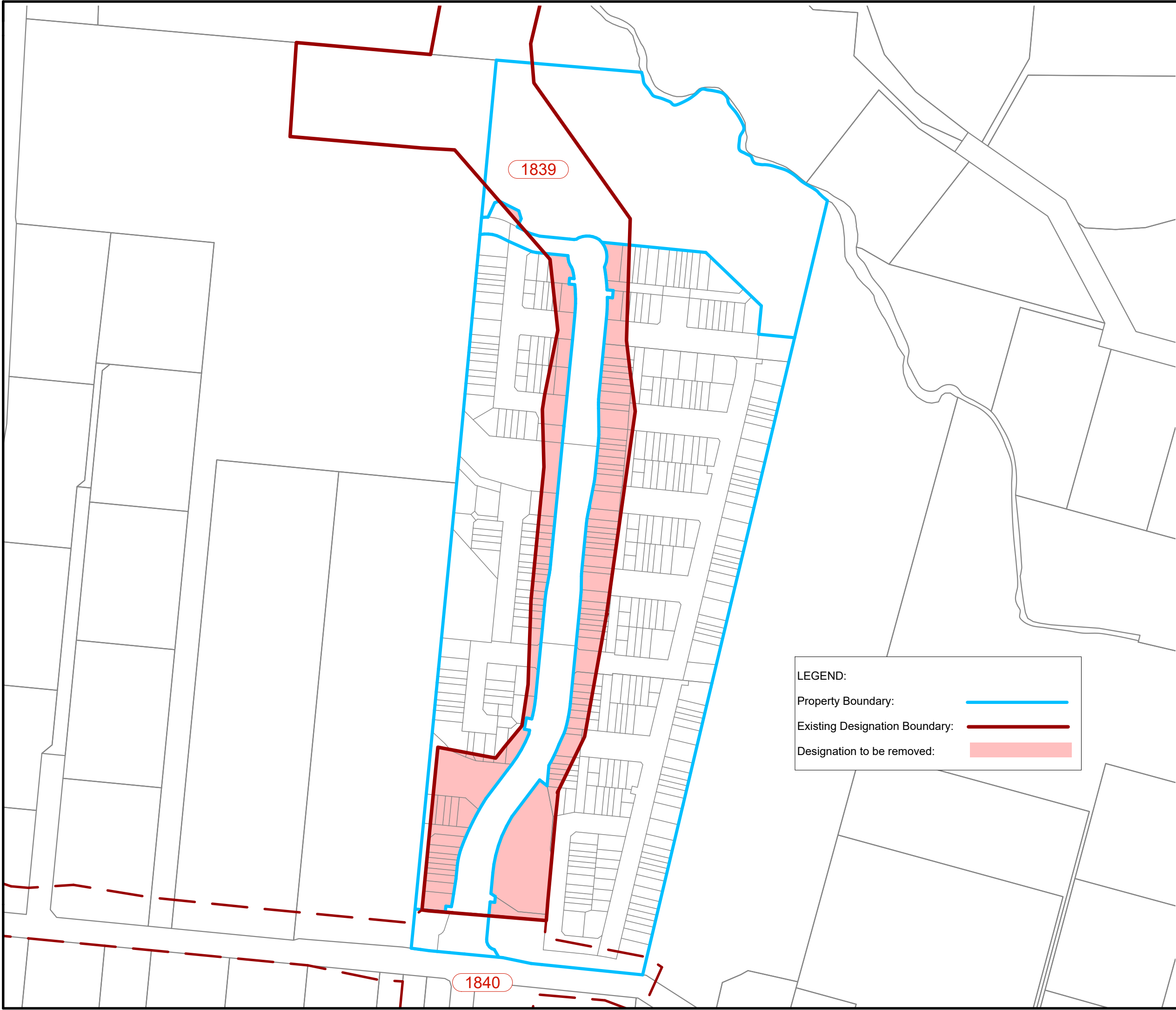
Acting Group Manager – Strategic Development Programmes and Property

Electronic address for service of requiring authority: [holly.atkins@at.govt.nz](mailto:holly.atkins@at.govt.nz)

Telephone: 021 948 924

Postal address: 20 Viaduct Harbour Avenue, Auckland 1010

Contact person: Holly Atkins, Principal Planner, Consent Planning



- NOTES:
- 1)Areas and measurements are SUBJECT TO SURVEY.
  - 3)Abutting property information from Quickmap Customs Software Limited.
  - 4)Designation 1839 has been sourced from the Auckland Council Unitary Plan Operative in part.

PREPARED FOR

OYSTER CAPITAL

PARTS OF  
DESIGNATION 1839  
TO BE REMOVED PLAN

Waihoehoe Precinct  
116, 122, 128, 132, 136, 140  
WAIHOHOE ROAD  
DRURY

LEGEND:

Property Boundary: —

Existing Designation Boundary: —

Designation to be removed:

SCALE	DATE
1:3000 (A3)	5 March 2025



**YEOMANS**  
survey solutions

Yeomans Survey Solutions Limited  
Unit 1C Level 1 29 Karaka St Newton  
PO Box 7184 Auckland  
p:(09) 309 0880 f:(09) 369 9210  
e: info@yeomanssurvey.co.nz

FILE	Revision	Drawing
8046	AT	1
of 1 Drawings		

R:\Jobs\8046-OYSTER CAPITAL LTD-WAIHOHOE ROAD-DRURY\12DAT Designation AT Designation Wed Mar 5 11:48:54 2025

**From:** [Andrew](#)  
**To:** [Holly Atkins \(AT\)](#)  
**Cc:** [Chris Freke \(AT\)](#); [Cameron](#)  
**Subject:** Re: Ōpāheke North-South FTN Arterial Designation 1839 - Letter of Undertaking  
**Date:** Friday, 21 February 2025 3:37:26 pm  
**Attachments:** [image003.png](#)  
[image001.png](#)  
[8049-Oyster-Draft STG 1-DP 605854 Title Plans-21Feb25.pdf](#)  
[SRV90122146-2 116 Waihoehoe Road Drury LT 605854 Stages 1A1B 1C SUB60414902-A](#)  
[BUN6041490060.eml.msg](#)

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Hi Holly,

Hope the week has been a good one.

I'm getting in touch as we have completed the Stage 1 works at our 116 Waihoehoe Road site, and have now lodged LT Plans for s.223 approval (refer attached PDF along with acknowledgement email from Council which provides the Council SRV number).

Are we please able to request that AT now undertake a review of the extents of Designation 1839, with a view to reducing it to its operational extents now the road has been constructed and is about to vest?

Please let me know if there is any formal paperwork we need to fill out to progress this request.

We are also happy to provide shape files to assist in updating Council's AUP maps / GIS. Might be best if we were put in touch with the relevant person at Council so we can ensure the information provided is fit for purpose. Could you please advise who would be best for us to liaise with on that matter?

Thank you.

Have a good weekend.

Regards,  
Andrew

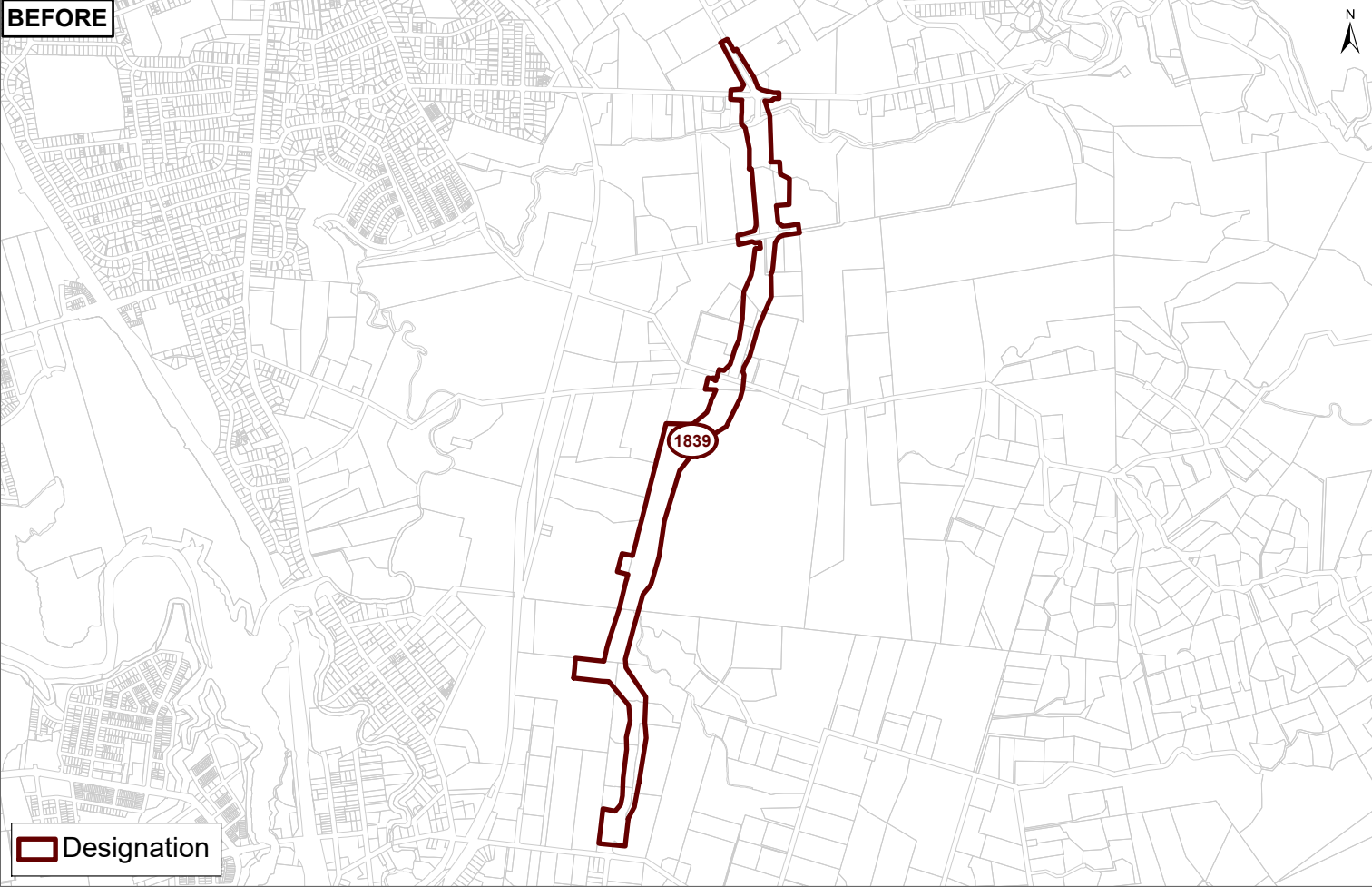
**Andrew McCarthy**  
Planning and Development Manager  
[andrew@oystercapital.co.nz](mailto:andrew@oystercapital.co.nz)  
[+64 21 403 328](tel:+6421403328)



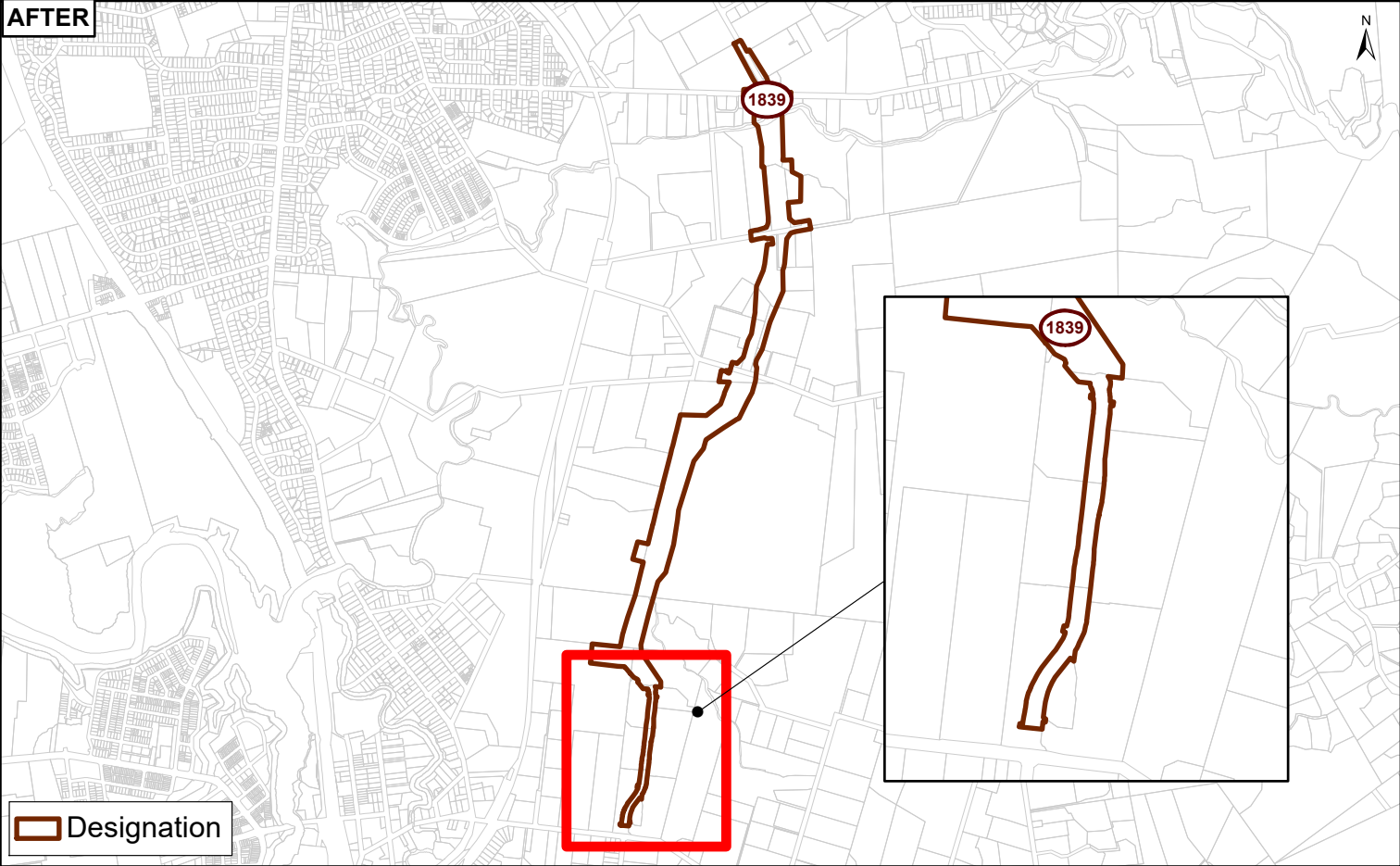
**Attachment B**  
**Updated AUP GIS Viewer**



BEFORE



AFTER



0 230 460 920 M

### Designation – 1839 partial uplift

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: 31/07/2025