

UNITARY PLAN UPDATE REQUEST MEMORANDUM

TO Celia Davison, Manager Planning - Central/South

FROM Joe McDougall, Reporting Planner

DATE 30/05/23

SUBJECT **Plan Modification to the Auckland Unitary Plan (AUP)
Operative in part (15 November 2016)**



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

Reason for update – Plan Change 77 (Private): Pakuranga Golf Club to become operative	
Chapter	AUP(OIP) GIS Viewer
Section	N/A
Designation only	
Designation #	N/A
Locations:	N/A
Lapse Date	N/A
Purpose	N/A
Changes to text (shown in underline and strikethrough)	N/A
Changes to diagrams	N/A
Changes to spatial data	Re-zone land at 199 Botany Road, Howick, (Legal Description: LOT 2 DP 541234) from Residential – Mixed Housing Suburban Zone to Open Space - Sport and Active Recreation Zone.
Attachments	Attachment 1: PC 77 Decision Attachment 2: Updated GIS viewer

Prepared by: Joe McDougall Planner	Text Entered by: Planning Technician
Signature: 	Signature: N/A
Maps prepared by: Natalia Liana Geospatial Specialist	Reviewed by: Craig Cairncross Team Leader Planning - Central/South
Signature: 	Signature: 
Signed off by: Celia Davison Manager Planning - Central/South	
Signature:	

Attachment 1: PC 77 Decision

Decision following the hearing of a Plan Change to the Auckland Unitary Plan under the Resource Management Act 1991



Proposal

To re-zone land at 199 Botany Road, Howick, from Residential – Mixed Housing Suburban Zone to Open Space - Sport and Active Recreation Zone.

This plan change is **APPROVED**. The reasons are set out below.

Private Plan Change:	77 – 199 Botany Road, Howick
Applicant:	Pakuranga Golf Club
Hearing commenced:	22 November 2022, 9:30am
Hearing Panel:	Richard Blakey (Chair) Trevor Mackie
Appearances:	<u>For the Applicant:</u> Richard Brabant, Consultant Sam Abela, General Manager – Pakuranga Golf Club Tania Richmond, Planning <u>For the Submitters:</u> No appearances <u>For the Council:</u> Marc Dendale, Team Leader Joe McDougall, Planner Sidra Khan, Hearings Advisor
Hearing adjourned	22 November 2022, 10:45am
Commissioners' site visit	17 November 2022
Hearing Closed:	24 November 2022

INTRODUCTION

1. This decision is made on behalf of the Auckland Council (**the Council**) by Independent Hearing Commissioners Richard Blakey (Chairperson) and Trevor Mackie, appointed and acting under delegated authority under ss.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 77 (**PC 77**) to the Auckland Council Unitary Plan (Operative in Part)

(**AUP(OP)**) after considering all the submissions, the s.32 evaluation, the s.42A report prepared by the officers for the hearing and evidence presented during the hearing.

3. The private plan change request was made by the Pakuranga Golf Club (**Applicant** or **PGC**) under cl.21 of Schedule 1 to the RMA and was accepted by the Council under cl.25(2)(b) of Schedule 1 to the RMA (the plan change is not the result of an alternative, 'streamlined' or 'collaborative' process as enabled under the RMA). In short, the plan change seeks to re-zone the PGC land from Residential – Mixed Housing Suburban (**MHS**) to Open Space – Sport and Active Recreation (**OS-SAR**).
4. The plan change was publicly notified on 8 July 2022 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. Submissions closed on 5 August 2022. The 'Summary of Decisions Requested' was notified for further submissions on 9 September 2022 and closed on 23 September 2022. One further submission was received.

SITE DESCRIPTION

5. The subject site is located at 199 Botany Road, Howick, and is bounded by Botany Road on its eastern side, Cascades Road to its north, the Pakuranga tidal inlet and associated esplanade reserve to the west, and suburban development to its south that is comprised of single or two-storey dwellings. Access to the site is obtained from Botany Road via a controlled intersection with Millhouse Drive and the carpark at the site entry accommodates 135 spaces, with additional spaces having been recently formed to accommodate peak parking demands. The land is comprised mainly of a grassed fairway with landscaped trees and vegetation. The s.42A report notes that less than ten per cent of the land is comprised of buildings, paths, parking areas and driveways, which are related to the operation of the golf course.
6. The Applicant's s.32 Evaluation Report and the evidence of Sam Abela (General Manager of the PGC) details the history of the site and its ownership and development for golfing purposes which has continued to the present day. In summary:
 - The PGC was formed in 1969 with the acquisition of 41.6ha of land within the present grounds of the golf course, and by 1971 it accommodated 18 holes, and the club had approximately 690 members. The former farm house that had been used for many years as the clubroom was replaced with a purpose-built clubhouse in 1979. An extension and renovation of this building was completed in 1999.
 - A significant upgrade of the course was undertaken in 1989-90, with further work occurring in the 2000s, and the present greenkeepers complex was built in 2006.
 - In 2009, the club sold 1.24ha of land adjoining the Pakuranga tidal inlet to the former Manukau City Council (as an esplanade reserve). The sale of this land enabled the Manukau City Council to complete a continuous coastal and stream walkway from Burswood to Pakuranga Road. It secured the maintenance and enhancement of public open space qualities and recreational opportunities of this coastal environment.

- In 2015, 2.4ha of land in the south-eastern corner of the site was sold to Elim College. The stated intention at that time was to establish new sports fields associated with the school. This use of the land did not eventuate, and Elim College sold the land to Metlifecare for the development of a retirement village. To enable the 'urban village' design vision for its proposed retirement village, Metlifecare acquired a further 1ha of land from PGC and this sale was completed in 2020.
 - In 2019 the PGC celebrated its 50th anniversary of continuous golfing activity on the land, and membership of the PGC currently stands at 1,134.
7. It is noted that the Metlifecare village is recently under development, with some residences already completed and occupied. That land is not included in the plan change and will continue to be subject to the MHS Zone under the AUP(OP).

SUMMARY OF PLAN CHANGE

8. The plan change seeks the rezoning of golf course land that is owned by the PGC located in Howick, as described above. The land has a legal description of Lot 2 DP 541234 (and record of title number 909033), and an area of 38.8999ha. The land has a present zoning of MHS under the AUP(OP) and this is proposed to be changed to OS-SAR, with this requiring a change to the zone maps that form part of the AUP(OP) GIS Viewer (as shown in **Attachment 1** to this decision).
9. The land is subject to the following controls and designations:
- Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise;
 - Macroinvertebrate Community Index – Native and Urban; and
 - Airspace Restriction Designations - ID 1102, Protection of aeronautical functions – obstacle limitation surfaces, Auckland International Airport Ltd.
10. None of these controls or designations are proposed to be changed as part of the plan change request.
11. The Council's GIS also identifies that overland flow paths traverse the land and floodplains affect lower lying parts of the property.
12. Interests on the land are covenants between PGC and Metlifecare, consent notices, encumbrances and a statutory land charge for postponement of rating. None of these interests prevent rezoning the land as sought in the plan change requests.

RELEVANT STATUTORY PROVISIONS CONSIDERED

13. The RMA sets out an extensive set of requirements for the formulation of plans and changes to them. These requirements were set out in the Applicant's Plan Change Request that included an evaluation pursuant to s.32 (May 2022) and in section 5 of the Council's s.42A report. We do not need to repeat these again in any detail, as we accept that the appropriate requirements for the formulation of a plan change have been comprehensively addressed in the material before us.

14. We also note that s.32 clarifies that analysis of efficiency and effectiveness of the plan change is to be at a level of detail that corresponds to the limited scale and significance of the potential effects that are anticipated from the implementation of the proposed re-zoning. Having considered the evidence and relevant background documents, we are satisfied that PC 77 has been developed in accordance with the relevant statutory requirements.
15. Clause 10 of Schedule 1 also 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 submissions, with that evaluation to be undertaken in accordance with s.32AA. However, no changes were proposed as a result of submissions and so no further such evaluation was necessary.
16. Section 32(1)(a) requires an assessment of whether the objectives of a plan change are the most appropriate way for achieving the purpose of Part 2 of the RMA. Section 72 also states that the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of the RMA. In addition, s.74(1) provides that a territorial authority must prepare and change its district plan in accordance with the provisions of Part 2. While this is a private plan change, these provisions apply as it is the Council that is approving the private plan change, which will in turn change the AUP(OP).

SUMMARY OF EVIDENCE

Introduction

17. The Council's s.42A report (dated 4 November 2022) was prepared by Joe McDougall, the Council's Planner (Central and South Planning, Plans and Places). His report addressed the relevant statutory requirements, the relevant environmental effects and the issues raised by submissions. Mr McDougall's conclusion was that "*the provisions proposed by PPC77 are the most appropriate way of achieving the objectives of the AUP(OP) and the purpose of the RMA*".¹
18. The evidence presented by the Applicant at the hearing responded to the assessment provided in the s.42A report, the application itself and the submissions made on the application. Overall, we consider that we have sufficient information on which to consider this plan change request.
19. Given the information received and the point where we ended up prior to the hearing (i.e., with no areas of contention between the Applicant and the Council, and no evidence having been adduced by any submitter) and in order to reduce repetition and noting our obligations under the RMA to reduce delays, we do not propose to provide a detailed summary of the evidence we received. All the information, evidence and submissions are available on the Council's internet site using the plan change reference and site address listed above. However, for completeness, and to provide context for the decision we have reached, we provide a brief overview of the Applicant's evidence that we heard below.

¹ Section 42A report, at [10]

Applicant

20. Richard Brabant, consultant adviser for PGC, outlined that the basis of the private plan change request was to change the zoning for the private golf course owned by the Club and that “[t]he requested [OS-SAR] would better recognise, protect and enhance the natural and physical values on the course and at its margins and most importantly provide for the activity being carried out on the land”.²
21. He noted that, from a legal and planning perspective:³
- the primary issue for the Golf Club with the current residential MHS zoning controlling land-use activities is that the primary activity on the land (playing golf), any course development, modifications, or improvements, many regular maintenance activities on the land, and the development and use of golf-related facilities (e.g. clubhouse, driving range and greenkeeper’s depot) are not provided for in the residential zone activity table that currently applies to the Golf Club land.*
22. The result of the plan change would resolve this situation because:⁴
- the recreational activities, the facilities which support them, and essential activities or works involved in maintaining and improving the golf course facility are permitted rather than non-complying. This is a key consideration when determining whether the plan change should be approved.*
23. He also noted that there is no loss of potential residential development, because the land is not available for such use. This is because the land is owned by an incorporated society on behalf of its members, who are obliged to use and manage the land in accordance with the objectives of the Society, which have a singular single purpose, being:⁵
- to provide and maintain a high standard of facilities for the playing and the control of the amateur game of golf, encourage the growth of the game of golf (and any other recreational activity), and provide social, recreational and other facilities for the members of the Club, their families and the public.*
24. Therefore, “[i]n relation to foreseeable future use of the land (relevant to making a correct and sensible zoning choice), there is unchallenged evidence of a very significant commitment to that”.⁶
25. Mr Brabant noted the outcome of Plan Change 57 (**PC 57**) (decision dated 17 August 2021), where the Royal Auckland and Grange Golf Club was successful in obtaining a change of zoning to OS-SAR, and the change confirmed as part of the broader re-zoning. We also discussed with Mr Brabant the outcome of the Council-initiated Plan Change 60 which incorporated the same change to the zoning of the Whangaparaoa Golf Course. The decision was made more recently, on 1 August 2022, and that change in zone has not yet been made to the AUP(OP) maps. In this regard, we note that the AEE includes a table that illustrates the zoning of the 18 public and private golf courses in the Auckland Region, with only four

² Brabant, at [2]

³ Ibid, at [27]

⁴ Ibid, at [29]

⁵ With reference to Abela, at [10]

⁶ Brabant, at [31]

(including the Pakuranga and Whangaparaoa clubs) having a residential zoning.⁷ All six Council-owned courses have an Open Space zoning.⁸

26. We queried with Mr Brabant whether a decision in the Club's favour could be undermined by the separate plan change proceedings underway in terms of Plan Change 78 (**PC 78**), which is a Council-initiated plan change in response to the National Policy Statement on Urban development (**NPS-UD**), wherein the land is shown as Residential – Mixed Housing Urban. In Mr Brabant's view, and as supported by Marc Dendale, the Council's Team Leader, a decision on the present plan change would precede the hearings and eventual decisions on PC 78, and so would be taken into account as part of that process.

27. Sam Abela is the General Manager and PGA Professional at the PGC, and his evidence provided an overview of the Club's history, present activities, membership and current and proposed investment that the Club has and continues to make in the land. He noted that:⁹

The extensive development work to create the golf course and its facilities over more than 50 years has "locked down" the long-term presence of this golf course at Botany as an active recreation facility. By reference to the Objects of the Club, this was and is in keeping with and indeed promotes the objects I have referred to.

28. Mr Abela also highlighted the attributes of the golf course to the area, noting that "*the open space aspect of the facility provides environmental, biodiversity, and amenity values for the environment within which the course is located and the community that adjoins it*".¹⁰

29. Tania Richmond, consultant planner for PGC, provided a statement of evidence that described the plan change request and purpose and the existing and planned environment, and provided a statutory analysis as well as a response to submissions and the Council's s.42A report.

30. In particular, Ms Richmond's statutory analysis noted that the Council had notified, on 18 August 2022, a suite of plan changes to give effect to the NPS-UD and the Medium Density Residential Standards (**MDRS**), which now form part of the RMA, including PC 78. These matters had also been referred to in the s.42A report, and Ms Richmond highlighted references in the s.42A to these matters, and the fact that the s.32 report for PC 78 had identified a potential margin between demand for dwellings by 2051 and capacity of approximately 1.9M dwellings.¹¹ The further point made in the s.42A report, which we understand was endorsed by Ms Richmond, was that the loss of potential capacity of the site (approximately 700-973 dwellings) would equate to only 0.03% of 'plan-enabled capacity', and thus would have little impact on potential dwelling yield across the region. We highlight here the further point made in the s.42A report that:¹²

... the site is not in walkable distance to a Rapid Transit Station nor a metropolitan, town or local centre. In addition, it is consistent with creating a well-functioning urban environment that enables people and communities to provide for their social, economic,

⁷ AEE, at [9.8]

⁸ Five of these have a zoning of OS-SAR, and one (Waitakere Golf Club) is Open Space - Conservation

⁹ Abela, at [11]

¹⁰ Ibid, at [12]

¹¹ Richmond, at [19], with reference to the s.42A report at [47]

¹² Section 42A report, at [47]

and cultural wellbeing, which necessarily includes recreational space as well as residential and commercial development.

31. In summary, Ms Richmond's evidence agreed with Messrs Abela and Brabant, noting that:¹³

Retaining [a] residential zoning will not result in the land being used for high intensity residential use, whereas rezoning the land OS-SAR is consistent with the AUP(OP) zoning framework, which is a key method to give effect to the objectives and policies of the Auckland Regional Policy Statement as zones manage the way in which areas of land are to be used, developed, or protected.

32. Ms Richmond also advised that she did not support the submission that sought to retain the existing MHS zone, as the land will not be used for this purpose in the foreseeable future. She supported the submissions in support of the plan change for the reasons set out in her application report, the s.42A report and elsewhere in her evidence. It was her overall conclusion that "[r]ezoning the land OS-SAR is the most appropriate way to achieve the purpose of the Act and is consistent with the principles in Part 2 of the Act".¹⁴

33. No submitters made appearances, and Mr McDougall, having heard the Applicant's evidence, reaffirmed the conclusions and recommendation set out in his s.42A report.

FINDINGS AND REASONS FOR APPROVING THE PLAN CHANGE

34. A report in accordance with s.32 of the RMA was prepared in support of the plan change, for the purpose of considering the appropriateness of the proposed provisions. The s.32 evaluation and associated documentation related to the plan change, the s.42A report (and addendum), and the evidence we heard, has all been considered in making our decision on PC 77.

35. As will be evident from our summary of the evidence above, there were no substantive matters of contention for us to determine as part of our decision-making process. To the extent that any issues remain, including in respect of the submission in opposition by Aaron Jensen,¹⁵ we have no difficulty accepting and adopting the assessment set out in the s.42A report and Ms Richmond's evidence in this regard. For completeness, we make the following findings with respect to the plan change:

- (a) The range of activities that may occur in the OS-SAR Zone reflect its current use and that which is envisaged for the foreseeable future, and which provides for golfing as a permitted activity (as compared to those residential development activities enabled by the MHS Zone). It will also maintain the existing amenity provided at the interface of the land with surrounding residential development and the emerging Metlifecare Village. Further, and similar to the Panel's finding in respect of PC 57, we consider that PGC has demonstrated a clear commitment to the site being retained as a golf course for the foreseeable future, as evident from the plan change request application, its evidence at the hearing, and as apparent by its substantial investment in both the development of the course and its ancillary facilities and activities.

¹³ Richmond, at [33]

¹⁴ Ibid, at [36]

¹⁵ Submission #5

- (b) We also conclude that the zoning of the site should recognise the landowner’s intentions and commitment to the ongoing maintenance and development of the site as a golf course and its ancillary activities. In this regard, it should not have to rely on the existing use right provisions of the RMA or require ongoing resource consent approvals to enable the course to operate and undertake its maintenance functions.
- (c) The proposed plan change will not have an adverse impact on the intensification envisaged by the NPS-UD and the Council’s PC 78 given the present and foreseeable use of the land, and the extent of dwelling capacity throughout the region that will be enabled by PC 78 (and in combination with the MDRS).
- (d) The proposed plan change will also give effect to the objectives and policies of the Auckland Regional Policy Statement (**RPS**), including B2 (Urban Growth and Form) as it does not constrain urban capacity and because it will maintain and enhance the existing open space amenity values provided by the current configuration and use of the site.
- (e) Any potential adverse effects associated with development of the land for more intensive recreation and sporting activities, in respect of matters such as building location and scale, noise and transportation, would be subject to particular provisions relating to the OS-SAR Zone provisions, and are able to be addressed as part of a resource consent application.
- (f) In a similar vein to the findings in the PC 57 decision, we conclude that if the PGC at some future time decides to reduce the area of its site used for golfing purposes, or dispose of the site in its entirety, then the appropriateness of the zoning of these areas can be revisited at that time.

36. Overall, therefore, we accept Mr McDougall’s recommendation that PC 77 should be adopted, and that the plan change and associated change in the zoning of the land will:¹⁶

- assist the Council in achieving the purpose of the RMA;
- give effect to the relevant national policy statements and the RPS; and
- be consistent with the Auckland Plan 2050.

37. It is also necessary for us to set out our decisions with respect to the submissions received on the plan change. We have set out our decision on the submissions, and the relief sought in those submissions, below and these are based on our findings set out above, and our overall decision to approve the plan change:

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Decision	Reason
1	Matthew Caron	Rezone the land to recognise the longstanding use of the land as a golf course.	Accept	Plan change is approved
2	Kevin Jason Hill	Amend land title and designation to recognise the facility for what it is, a golf course.	Accept	Plan change is approved

¹⁶ Section 42A report, at [115]

3	Robert Grimmer	Seeks preservation of open spaces with increasing intensification in the area. Sees the Golf Course as valuable for local bird wildlife. Concerned increased development affects available animal habitat.	Accept	Plan change is approved
4	Ru Wang	Retain the good views for surrounding residents.	Accept	Plan change is approved
5	Aaron Jensen	Seeks residential land to remain for future development, this golf course is underutilised for its location.	Reject	Plan change is approved (noting that the land is not available for residential development)
6	Randal Case	Concern that with intensification, green space is lost.	Accept	Plan change is approved
7	Angela Schneiderman	Rejects housing; wishes to keep as Pakuranga Golf Course.	Accept	Plan change is approved
8	Auckland Golf c/- Jacob Cameron	Rezone the land to recognise the longstanding use of the land as a golf course. This is a suburban golf course that caters to a diverse range of participants and is one of the busiest courses in NZ. Currently only one of three that still have the incorrect zoning for our land use. Changing the land use will make it easier for the golf course to carry out activities without resource consent. Auckland Golf supports the application.	Accept	Plan change is approved

38. As previously noted, one further submission was received in respect of the plan change. This was by the PGC in respect of the submission in opposition Mr Jensen. Because we have rejected the opposing submission, it will be evident that we have accepted the further submission. However, we set out the further submission, as summarised in the s.42A report,¹⁷ as it provides a useful summary of aspects of the Applicant's case and the overall merits of the plan change, as follows:

The reasons for [PGC]'s submission are:

- *[PGC] has demonstrated a commitment to this land being retained as a golf course for the foreseeable future;*

¹⁷ Section 42A report, at [112]

- *The zoning of the site recognises [PGC] intentions and commitment to ongoing maintenance and development of the land for golfing purposes, as demonstrated by course improvements and construction of the golf driving range;*
- *The golf course should not have to rely on the existing use right provisions of the [RMA] or require ongoing resource consent approvals to enable the course to operate and undertake its maintenance functions;*
- *There is no impact on residential intensification through [AUP(OP)] enabled capacity (including through [PC 78]) as [PGC] has no intention of using the land for any purpose other than what it has been used for in the last 50+ years;*
- *If at some future time [PGC] decides to reduce the area of its site used for golfing purposes or dispose of the site in its entirety, then the appropriateness of the zoning of these areas can be revisited at that time.*

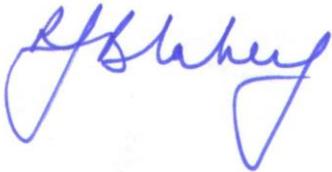
39. In conclusion, we accept the Applicant's rationale for seeking to change the AUP(OP) and rezoning of the site from MHS to OS-SAR; and to amend the AUP(OP) GIS Viewer accordingly. It is therefore our finding that the re-zoning sought by PC 77 will represent a more efficient and appropriate situation in terms of s.32 of the RMA than the current zoning provisions in the AUP(OP).
40. In reaching this finding, it will be apparent that we are satisfied the matters set out in ss.6, 7 and 8 of the RMA have been addressed by the plan change. In terms of s.5, it is our finding that the changes proposed by PC 77 are consistent with, and are the most appropriate way, to achieve the purpose of the RMA. The plan change will more efficiently provide for the continued use and enjoyment of the site for the purposes that it has continued to be used since 1969 while also avoiding, remedying, or mitigating potential adverse effects on the environment. We are also satisfied that because the land is not available for residential development, the change of zoning will have no impact on the Council's ability to achieve the residential intensification outcomes sought by the AUP(OP) generally, or those sought to be enabled by way of the more recent NPS-UD and PC 78.
41. Therefore, and having considered all the evidence and relevant background documents, we are satisfied, that PC 77 has been developed in accordance with the relevant statutory and policy matters with regard to s.32 and Part 2 of the RMA. The plan change will clearly assist the Council in its effective administration of the AUP(OP).

DECISION

42. That pursuant to cl.10 of Schedule 1 to the Resource Management Act 1991, that Proposed Plan Change 77 to the Auckland Unitary Plan (Operative in Part) be approved, so that the site at 199 Botany Road, Howick, being that land with a legal description of Lot 2 DP 541234 and record of title number 909033 is rezoned from 'Residential – Mixed Housing Suburban Zone' to 'Open Space –Sport and Active Recreation Zone'; as set out in this decision and in Attachment 1.
43. The reasons for the decision are that Plan Change 77:
- (a) is consistent with the relevant National Policy Statements;

- (b) gives effect to the Auckland Regional Policy Statement and is consistent with the general provisions of the AUP(OP);
- (c) is consistent with the provisions of Part 2 of the RMA;
- (d) is supported by necessary evaluations in accordance with s.32 RMA; and
- (e) will assist the Council with the effective implementation of the AUP(OP) and in achieving the purpose of the RMA.

- 44. Submissions on the plan change are accepted and rejected in accordance with this decision.
- 45. That the AUP(OP) be amended in accordance with Attachment 1, Plan Change 77 - Pakuranga Golf Club.



Richard Blakely

Chairperson

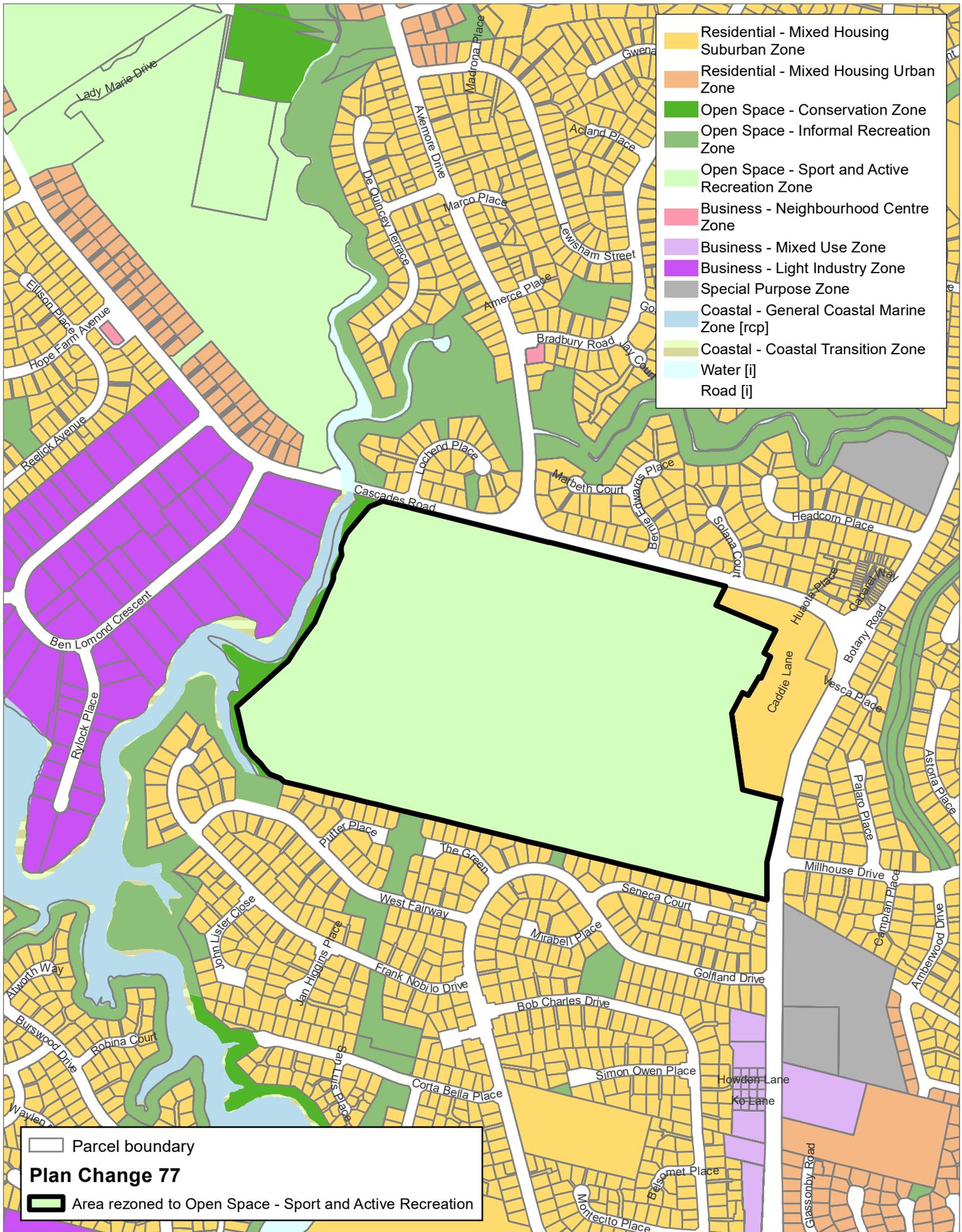


Trevor Mackie

Date: 2 December 2022

ATTACHMENTS

Attachment 1 PC 77 Zone Map



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: 9/12/2022

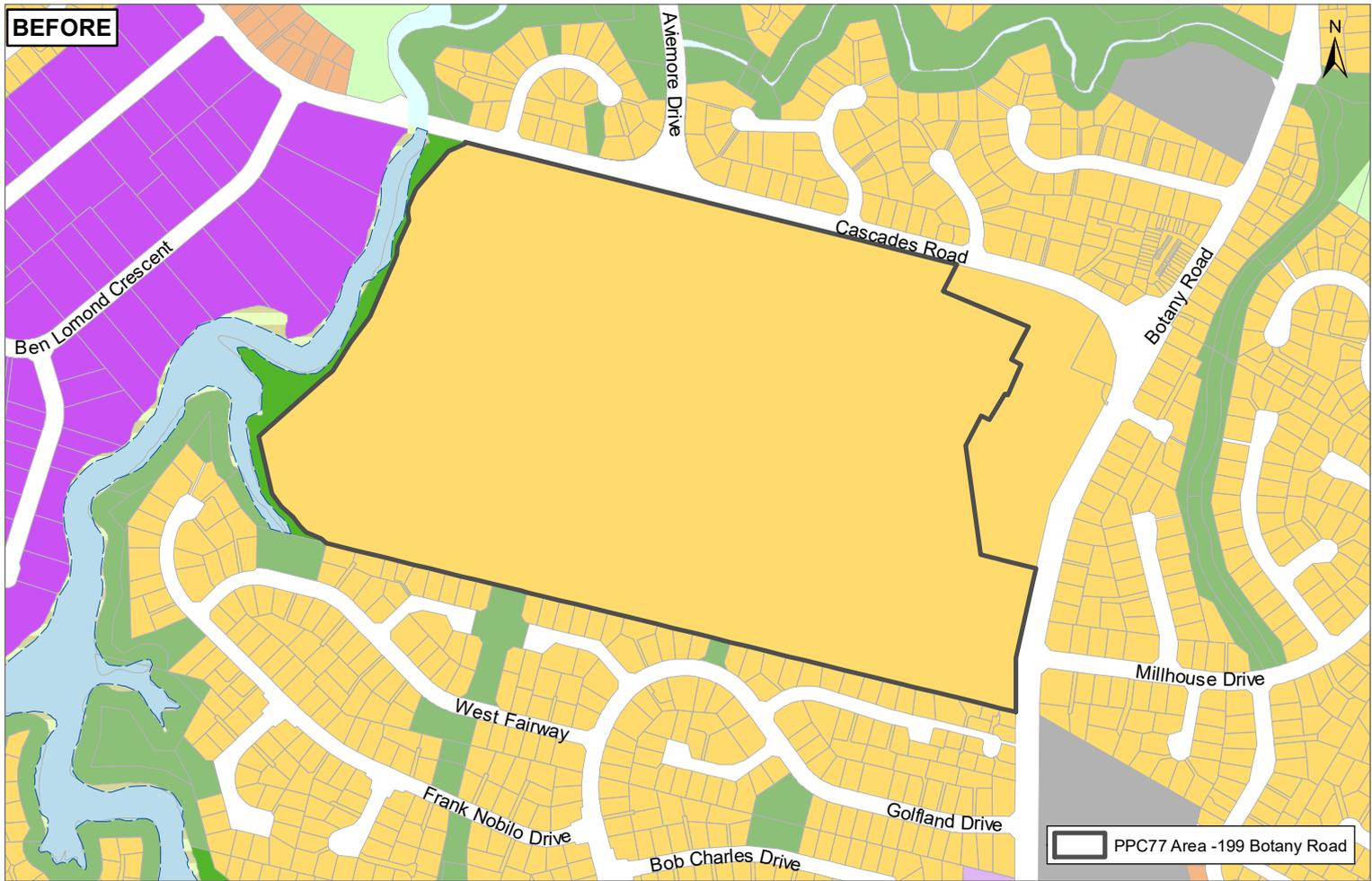
Private Plan Change 77 Pakuranga Golf Club Zone Change



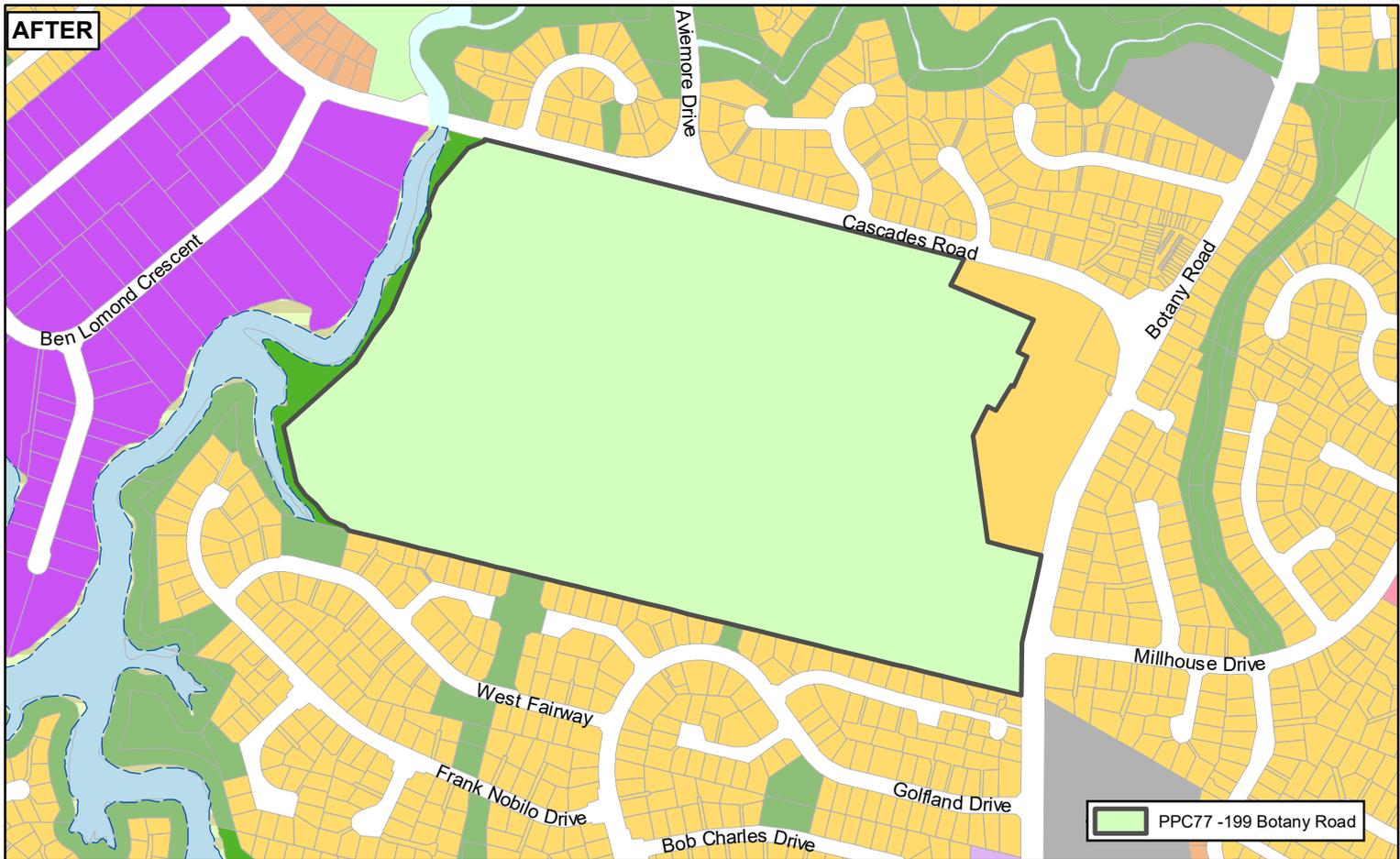
Plans and Places

Attachment 2: Updated GIS viewer

BEFORE



AFTER



0 75 150 300 Metres

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: 31/05/2023

PPC77 Operative 199 Botany Road



Plans and Places