

# IHP Recommendations

Key changes recommended by the Independent Hearings Panel to council's position (at close of hearings) for zoning, precincts, Rural Urban Boundary and heights. These are summarised by Local Board and ordered alphabetically as follows:

- Albert Eden
- Devonport Takapuna
- Franklin
- Henderson Massey
- Hibiscus and Bays
- Howick
- Kaipātiki
- Māngere-Ōtāhuhu
- Manuwera
- Maungakiekie-Tāmaki
- Ōrākei
- Ōtara-Papatoetoe
- Papakura
- Puketāpapa
- Rodney
- Upper Harbour
- Waitākere Ranges
- Waitematā
- Whau

Auckland Council has not prepared summaries for Great Barrier Island and Waiheke Island.

For more information on the reports and recommended planning maps and text, please visit:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

# Albert-Eden Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for zoning as at close of hearings in the Albert-Eden Local Board area:

#### Balmoral

- Single House zoned areas not affected by the Special Character Overlay rezoned as Mixed Housing Suburban. This includes some sites affected by flooding constraints.

#### Mount Eden

- Where pre-1944 building demolition control overlay has been removed (Single House), sites rezoned to Mixed Housing Suburban or Mixed Housing Urban zones or, in a few cases, Terrace Housing and Apartment Buildings zone.

#### Mount Albert

- Increase in Mixed Housing Urban zone west of Carrington Road, including some areas where the pre-1944 building demolition control has been removed (formerly Single House or Mixed Housing Suburban zones).
- South of Unitec, sites affected by flooding constraints or where the pre-1944 building demolition control has been removed, are rezoned from Single House or Mixed Housing Suburban zones to Mixed Housing Suburban or Mixed Housing Urban zones.
- Increase in Mixed Housing Urban and Terrace Housing and Apartment Building zones south of New North Road, close to Mount Albert Town Centre.
- Most residential sites south/west of Richardson Road zoned from Single House and Mixed Housing Suburban to Mixed Housing Urban zones.
- Extension of Terrace Housing and Apartment Building zone around parts of Hendon Ave close to the Stoddard Road Town Centre.

#### Point Chevalier

- Increase in Mixed Housing Urban and Terrace Housing and Apartment Building zones around Town Centre and to the west of Town Centre/ Point Chevalier Road.

#### Epsom

- Where pre-1944 building demolition control overlay is removed (Single House), sites have been rezoned to Mixed Housing Suburban or Mixed Housing Urban zones.

#### St Lukes

- Increase in Terrace Housing and Apartment Building and Mixed Housing Urban zones near intersection of New North and St Lukes Roads (west of St Lukes Mixed Use area).
- Increase in Terrace Housing and Apartment Building zone along Sandringham Road.
- Increase in Mixed Housing Urban zone (from Single House zone) east of Sandringham Road and south of Eden Park, where the pre-1944 building demolition control has been removed and/ or where flooding constraints were identified.
- Increase in Mixed Housing Urban zone (from Mixed Housing Suburban zone) east and south-east of Mt Albert Grammar.

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# Albert-Eden Local Board

## Key changes recommended by the Independent Hearings Panel

**Key changes recommended by the Independent Hearings Panel to council's position for the precincts, zoning and height controls as at close of hearings in the Albert-Eden Local Board area:**

### **Morningside**

- Light Industry zone south of the motorway and east of Gordon Road rezoned to Mixed Use zone.
- Rezoning from Single House to Mixed Housing Suburban zone where sites not subject to the Special Character overlay and where the Pre-1944 building demolition control overlay has been removed.

### **Greenlane East**

- Greenlane East centre rezoned from Local Centre, Mixed Use, Terrace Housing & Apartment Buildings zones to Town Centre zone
- Increase in Terrace Housing and Apartment Building zone north of Town Centre where the pre-1944 building demolition control has been removed.

### **Epsom Precinct (University of Auckland – Epsom Campus)**

- Most of site rezoned from Mixed Housing Urban to Terrace Housing Apartment Buildings zone.

### **Wairaka Precinct (Unitec)**

- Some alteration of rules to avoid access for vehicles and parking from southern residential streets (Springleigh Ave area).

### **St Lukes Precinct**

- Amended to include new objective and policy, amendments to criteria, and changes to the height provisions sought by the submitters (Scentre), being:
  - Increase from 30m to 32.5m at the intersection of Saint Luke's Road and Morningside Drive (Height Area 2)
  - Increase from 20m to 32.5m within the majority of the (Height Areas 1 and 3), and
- Increase in height at the sensitive interfaces with adjoining residential land to the north and east respectively being – increase from 15m to 20m in Height Area 4, and 12.5m to 16m in Height Areas 5 and 6 adjacent to Aroha Avenue.

### **Additional Zone Height Control (now Height Variation Control)**

- New maximum height controls over Greenlane Hospital site (25m to 50m) and over Greenlane East Town Centre (24m).

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# Devonport-Takapuna Local Board

Key changes recommended by the Independent Hearings Panel

**Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Devonport-Takapuna Local Board area:**

## Overall

- General intensification of residential zones (Mixed Housing Urban and Terrace Housing and Apartment Buildings) along corridors and around centres.
- General increase of Mixed Housing Suburban zone in various areas.
- Generally retained Single House zone along the coastal edge.
- Centre and business zones largely retained.

## Devonport

- Retained Single House zone under special character overlay area.
- Changed Light Industry zone to Town Centre zone west side of Wynyard Street .
- Height Variation Control (formerly known as the Additional Zone Height Control) retained in Town Centre zone at 13m height limit across a number of blocks but reduced to 9m on key street frontages (including Victoria Rd and parts of Clarence Street).

## Belmont

- New Mixed Use zone around the centre, new Terrace Housing and Apartment Buildings zone area east of the centre, and Mixed Housing Urban zone extended east and west.
- Volcanic view shafts reduce achievable height across a majority of the centre and Terrace Housing and Apartment Building zone area.

## Takapuna

- Changed all Light Industry zone to Mixed Use zone in Barrys Point Road area.
- Deleted Takapuna 2 precinct – Anzac Street West area now has Terrace Housing and Apartment Buildings zoning only.
- Changed some Single House sites east of Hurstmere Road north of the centre to Mixed Housing Suburban and Mixed Urban Housing zones.

## Milford

- Milford 2 precinct on mall site deleted.
- Height Variation Control (ex Additional Zone Height Control) retained but modified across mall site.

## Devonport Peninsula Precinct

- Retained precinct and accepted the position of Ngati Whatua Orakei Whai Rawa Ltd on four height areas and precinct plans – less restrictive on heights permitted across roads from sub-precincts.

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# Franklin Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Franklin Local Board area:

#### Pukekohe

- Extension of Future Urban zoning (approx. 230 ha) north / east of Grace James Drive with a consequential reduction in the Runciman Countryside Living zone.
- Expanded extent of Terrace Housing and Apartment Buildings zone in the central residential area east and west of the railway line (comprising parts of Harris Street, Victoria Street, West Street, Dublin Street, Seddon Street, Edinburgh Street, Prospect Terrace, Station Road, Carlton Road, and Matatea Avenue)
- New Mixed Housing Urban zoned area north of Kennelly Crescent (previously Mixed Housing Suburban and Single House).
- Mixed Use zone rezoned to Terrace Housing and Apartment Buildings zone between Albert Street and Blair Avenue on western side of Edinburgh Street.
- New area of Terrace Housing and Apartment Buildings zone on eastern side of Edinburgh Street between Hall Street and Hamilton Place. (previously Single House, Mixed Housing Suburban and Mixed Housing Urban)
- Single House zone replaces approx. 84 ha of Large Lot zone within the Pukekohe Hill precinct (the new Single House zoned area being bounded to the south by Foy Road, Calcutta Road, Jellicoe Road, then 'cross country' from Upper Queen Street to Kitchener Road behind the hospital).

#### Waiau Pa

- Rural and Coastal Settlement zone expanded by approx. 5ha (was Mixed Rural zone).

#### Glenbrook

- Additional area (approx. 25 ha) of Heavy Industry zone north of the Steel Mill included within a new precinct (was Rural Coastal zone).

#### Karaka South (centred on Karaka School / Blackbridge Road & Karaka Road)

- Approx. 26ha rezoned from Single House zone and Special Purpose zone (which applied to the school) to Rural and Coastal Settlement zone.

#### Maraetai

- Area east of Carlton Crescent (approx. 14 ha) rezoned from Mixed Rural and Rural Coastal zones to Single House zone.
- Area south of Maraetai Drive (approx. 17 ha) rezoned from Mixed Rural zone to Single House zone.
- New area (approx. 58 ha) of Future Urban zoned land to the south of Rewa Road (was Mixed Rural zone).

# Franklin Local Board

## Key changes recommended by the Independent Hearings Panel

**Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Franklin Local Board area:**

### **Waiuku**

- Block (approx. 6ha) bounded by Kitchener Road, Brights Road and James Bright Lane now fully Mixed Housing Suburban zone rather than Mixed Housing Suburban and Large Lot zones.

### **Kingseat Precinct**

- No change to extent of the Kingseat Precinct but change of zoning of the core residential area from Single House zone to Mixed House Suburban zone.
- Deletion of the proposed Rural Urban Boundary around the whole precinct.

### **Karaka North Precinct** (centred on Linwood Road and Dyke Road)

- Expand precinct to the north and west to include an additional 59 ha (approx.) of Rural Coastal zoned land.

### **Clevedon Precinct**

- Extension of approx. 200ha of Countryside Living zone to the north east over land which was to be zoned Rural Coastal and Rural Production.
- Deletion of proposed Rural Urban Boundary around the urban extent of the precinct.

### **Pukekohe Hill Precinct**

- Large Lot zone changed to Single House zone.

### **Franklin Precinct**

- Grahams Beach, Karaka South and Te Toro precincts were recommended for deletion.

### **Clevedon Waterways Precinct**

- Introduction of new Clevedon Waterways precinct comprising a change of zoning from Rural Coastal zone to Rural and Coastal Settlement, Neighbourhood Centre and Open Space Conservation zones.

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# Henderson-Massey Local Board

Key changes recommended by the Independent Hearings Panel



**Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Henderson-Massey Local Board area:**

## Overall

- Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Building zones replace the Single House zone. This occurred because the non-statutory flood layer and the pre-1944 demolition control overlay have been removed
- There is a predominance of Mixed Housing Suburban and Mixed Housing Urban in the Local Board area
- Single House zones are identified in close proximity to Heavy Industry zones and where an existing large pattern of single house building form exists (such as Henderson Heights)
- The Heavy Industry and Light Industry zones have remained relatively unchanged in line with the closing statements of Council

## Te Atatu Peninsula & Te Atatu South

- A strip of Mixed Use zone (starting at the Te Atatu Peninsula Town Centre zone interface and heading north) replaces Terrace Housing and Apartment Building zoned land along Te Atatu Road up to Hereford Street
- Out of scope changes on a block of residential land in School Road from Mixed Housing Suburban to Mixed Housing Urban

## Red Hills

- Future Urban zone replaced with urban zones including Mixed Housing Suburban, Mixed Housing Urban, Terraced Housing and Apartment Buildings, Single House and Local Centre zones
- A new precinct to guide development within the Redhills area

## Westgate

- Metropolitan Centre zone expanded onto private property east of Gunton Drive along the motorway (previously zoned Open Space)
- More height allowed for buildings in Westgate in the General Business zone (from 22.5m to 32.5m)

## Henderson

- Corban Estate Precinct removed and a recommendation for Council to initiate a plan change rezoning the site to Open Space and Terraced Housing and Apartment Buildings zone

## Additional Zone Height Control (now Height Variation Control)

- Heights of 50m and 30m added to the Waitakere Hospital site

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# Hibiscus and Bays Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Hibiscus and Bays Local Board area:

#### Rural Urban Boundary Extensions

- Hatfields Beach (north of the Otanerua Stream) (approx. 56ha) zoned Future Urban
- Okura (north of Vaughans Road) (approx 186ha)
- Dairy Flat around East Coast Bays Road and Penlink designation (approx. 250ha) zoned Future Urban
- Areas adjoining the Hibiscus and Bays Local Board area west of the motorway around Pine Valley Road and the Grand Drive interchange - zoned Future Urban.

#### Zoning General

- Centres and business zones largely retained
- Single House zone largely retained over the Hibiscus Coast area.

#### Orewa / Red Beach

- Area around Riverside Road and Hibiscus Coast Highway in Orewa rezoned to Terrace Housing and Apartment Buildings zone from Mixed Housing Urban zone.

#### Whangaparaoa

- Small area north of Whangaparaoa Town Centre rezoned to Terrace Housing and Apartment Buildings from Mixed Housing Urban zone (part of the rezoning is 'out of scope')
- Gulf Harbour (areas around Nautilus Drive / Anchorage Way) rezoned to Terrace Housing and Apartment Buildings zone from Mixed Housing Suburban zone.

#### Waiwera

- Waiwera (area around and including the hot pools complex) rezoned to Mixed Use zone from Neighbourhood Centre zone.

#### Silverdale

- Forge Road area rezoned to Heavy Industry from Light Industry zone
- Flexman Place area rezoned to Light Industry/Heavy Industry from Mixed Use zone
- Land south of Peters Way rezoned to Large Lot from Light Industry zone
- Highgate area rezoned to Light Industry from General Business and Local Centre zones reduced in size and rezoned to Neighbourhood Centre zone.

#### East Coast Bays

- Various rezoning to Mixed Housing Suburban zone from Single House zone (areas with flood plain constraints)
- Most of new Okura area (Todd Properties land) rezoned to urban zones (Mixed Housing Suburban, Large Lot, Open Space) from Countryside Living zone (approximately 156ha) and a part included in the Okura Precinct.

#### Precincts

- Weiti Precinct accepted and limits development to 550 dwellings
- Silverdale North precinct removed
- Gulf Harbour precinct removed (means no development cap or specific development controls)
- Pinewood Precinct added (motor camp at Red Beach)
- Hatfields Precinct (Chin Hill) added (approximately 158 ha, allows 58 clustered rural residential sites).

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# Howick Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Howick Local Board area:

#### Pakuranga

- Greater extent of Mixed Housing Urban zone along both sides of the Pakuranga Road corridor, between Greenhill Crescent and Cascades Road.
- Dale Crescent residential rezoned from Mixed Housing Suburban zone to Mixed House Urban zone.
- A number of residential sites rezoned from Single House zone to Mixed Housing Suburban zone in areas subject to flooding constraints
- Ti Rakau Drive industrial area is subject to an Identified Growth Corridor overlay.

#### Highland Park

- A number of residential sites rezoned from Single House zone to Mixed Housing Suburban zone in areas affected by flooding constraints.
- Rezoning from Mixed Housing Suburban zone to Mixed Housing Urban zone north-east of Pakuranga College and south of Casuarina Road.

#### Half Moon Bay, Eastern Beach and Bucklands Beach

- A number of residential sites rezoned from Single House zone to Mixed Housing Suburban zone in areas affected by flooding constraints.

#### Pukewairiki Precinct (formerly named Waiouru Precinct)

- Precinct remains largely unchanged apart from sub-precinct C which has allowance to increase the height to 45 metres.

#### Howick

- Rezoning from Single House zone to Mixed Housing Urban zone north of the Howick centre.
- Rezoning from Single House zone and Mixed Housing Suburban zone to Mixed Housing Urban zone along the northern side of Ridge Road.
- A number of residential sites rezoned from Single House zone to Mixed Housing Suburban zone in areas affected by flooding constraints.

#### Flat Bush

- Green Infrastructure corridor zone deleted
- Extension of Mixed Housing Suburban zone east of McQuoids Rd (previously Single House zone).

#### Howick Village Precinct

- The Howick Village Precinct has been deleted and replaced with a Special Character Overlay.

#### Flat Bush Precinct

- Extensive restructuring and redrafting of precinct and additional sub-precincts introduced.

# Kaipātiki Local Board

## Key changes recommended by the Independent Hearings Panel



### Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Kaipātiki area:

#### Overall

- General intensification of residential zones (Mixed Housing Urban and Terrace Housing and Apartment Buildings) along corridors and around centres.
- General increase of Mixed Housing Suburban in various areas.
- Centre and business zones largely retained.
- Height Variation Control (ex Additional Zone Height Control) retained around town centres - Glenfield, Northcote, Birkenhead.
- Largely retained Single House zone along the coast and in bush gully areas.

#### Birkenhead

- Re-zoning from Single House and Mixed Housing Suburban zones to Mixed Housing Suburban and Mixed Housing Urban zones on a number of streets north and south of Onewa Road.
- Extended Terrace Housing and Apartment Buildings zone in some local streets near the town centre.

#### Beach Haven

- Extended Mixed Housing Urban zone to areas along both sides of Beach Haven Road and Rangitira Road.

#### Totaravale and Unsworth Heights

- Rezoned Single House to Terrace Housing and Apartment Buildings zone in Tawavale Crescent (north of Sunnynook Road).
- Extended Mixed Housing Urban zone westwards along Sunset Road to Girrahween Drive.

#### Wairau Valley

- Retained Light Industry zone in Wairau Valley
- Extended Identified Growth Corridor (IGC) northwards into Target Road and north of View Road.

#### Akoranga 1 Precinct (AUT)

- Deleted precinct across AUT campus, retained designation and Mixed Use zoning.

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# Māngere-Ōtāhuhu Local Board

Key changes recommended by the Independent Hearings Panel

**Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Māngere-Ōtāhuhu Local Board area:**

## **Māngere Bridge**

- Mixed Housing Suburban zone replaces the Single House zone across Māngere Bridge and up to McKenzie Rd, south of Māngere Mountain. This is an out of scope change.

## **Māngere**

- Mixed Housing Urban zone replaces the Single House zone and Mixed Housing Suburban zone in the block between McKenzie Rd, George Bolt Dr, Kirkbride Rd and the South Western motorway - approximately 119ha
- Terraced Housing and Apartment Buildings zone replaces Mixed Housing Urban zone and some Mixed Housing Urban zone between Massey Rd, George Bolt Dr and the South Western motorway – approximately 133ha
- Mixed Housing Urban zone replaces the Single House zone and Mixed Housing Suburban zone east of Robertson Rd, along Buckland Rd and north west of Massey Rd - approximately 187ha
- Mixed Housing Suburban zone replaces the Single House zone in the strip between Massey Rd and Pukaki Crater – approximately 11ha
- Single House zone replaces Mixed Housing Suburban zone in Naylor Drive, Jaylo Place, Shah Lane and Waldos Way – approximately 10ha

## **Māngere East**

- Mixed Housing Urban zone replaces the Mixed Housing Suburban zone between Massey Rd, Hain Ave and the railway line, except for the Rosella Rd precinct which is Single House zone – approximately 43ha
- Mixed Housing Urban zone replaces the Single House zone and Mixed Housing Suburban zone between Massey Rd, Henwood Rd, Winthrop Way and Buckland Rd – approximately 24ha

## **Ōtāhuhu**

- Mixed Housing Urban zone replaces the Light Industry zone along a strip west of Walmsley Rd and Māngere Rd – approximately 8ha
- Mixed Housing Urban zone replaces the Single House zone along Sturges Ave and Tāmaki Ave. This is an out of scope change – approximately 15ha
- Mixed Housing Urban zone replaces Single House zone between Nikau Road and Awa Road – approximately 4ha
- Terraced Housing and Apartment Buildings zone replaces Single House zone and Mixed Housing Suburban zone between Hall Ave and Park Ave – approximately 3ha
- Mixed Housing Urban zone replaces the Mixed Housing Suburban zone east of Hutton St up to Albert St and Water St –approximately 26ha

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# Māngere-Ōtāhuhu Local Board

Key changes recommended by the Independent Hearings Panel

Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Māngere-Ōtāhuhu area:

## Puhinui Precinct

- Supported by the Panel subject to recommended amendments listed below:
  - Pukaki peninsula and Crater Hill recommended to be included within the RUB
  - Future Urban zone recommended for Pukaki peninsula
  - Urban zones recommended for portions of Crater Hill, ie Single House zone, Mixed Housing Suburban zone and Open Space – Conservation zone
  - Deletion of Sub-precinct C and rezoning to Future Urban zone
  - Deletion of Sub-precinct H and inclusion of Sub-precinct I
  - Consequential deletion of the special information requirements for cultural impact assessments and the stormwater management controls

## Mangere Gateway Precinct

- Supported but recommended to remove indicative Public Open Space zone in sub-precinct C.

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# Manurewa Local Board

Key changes recommended by the Independent Hearings Panel



**Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Manurewa Local Board area:**

## **Manurewa Town Centre**

- Mixed Housing Urban zone replaces Single House zone west of the town centre
- Extension of Mixed Housing Urban zone north of the town centre along the Great South Road corridor
- Extension of Mixed Housing Urban zone north of Jutland Road
- Extension of Mixed Housing Urban zone south-west of the town centre, adjacent to Mountfort Park
- Change of zone from Neighbourhood Centre zone to Terrace Housing and Apartment Buildings zone on the corner of Great South Road and Mc Annalley Street.

## **Hill Park**

- The Special Character Overlay has been re-introduced .

## **Clendon Park**

- Additional Mixed Housing Urban zone around the Local Centre, particularly towards the east and the west.

## **Alfriston**

- Countryside Living zone north of Ranfurly Road, and west of Mill Road, has been rezoned to Future Urban and included within the Rural Urban Boundary (extension of Takanini Future Urban zone).

## **Homai**

- Additional Mixed Housing Urban zone adjacent to Terrace Housing and Apartment Buildings zone south of Browns Road.

## **Mill Road Precinct**

- Precinct recommended for deletion. Mill Road corridor is being shifted northwards.
- Change of zone from Single House zone to Mixed Housing Suburban zone.

## **Matukutūruru (Wiri Mountain) Precinct**

- Precinct recommended for deletion.

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# Maungakiekie-Tāmaki Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for zoning and precincts as at close of hearings in the Maungakiekie-Tāmaki area:

#### Onehunga

- Increase in areas zoned Mixed Housing Urban around the town centre to the west of Selwyn Street
- Increased areas of Terrace Housing & Apartment Buildings zone in parts of Arthur Street, Grey Street, Wade Avenue and Cameron Street, particularly where the pre-1944 building demolition control overlay has been removed
- Mixed Housing Suburban zone replaces Single House zone at Forbes Street and Norman Hill Road
- Mixed Housing Urban zone replaces Mixed Housing Suburban zone at Heretaunga Avenue, Grotto Street and Arthur Street, particularly where the pre-1944 building demolition control overlay has been removed
- Increase to Mixed Housing Urban zone north of Mount Smart Road
- Area of Light Industry rezoned to Mixed Use zone at Captain Springs Road triangle

#### Royal Oak

- Some increase to Terrace Housing & Apartment Buildings zone off Campbell Road and Mount Smart Road near town centre
- Zoning under areas affected by flooding constraints changed from Single House zone to a higher residential density zone

#### Panmure

- General rezoning east of town centre to Terrace Housing & Apartment Buildings zone north of Kings Road and Mixed Housing Urban at Armein Road

#### Glen Innes

- Change from Mixed Housing Urban zone to Terrace Housing & Apartment Buildings zone east of Waddell Avenue
- General rezoning from Mixed Housing Suburban to Mixed Housing Urban zone around Castledine Crescent and Leybourne Circle

#### Mount Wellington

- Area of Light Industry rezoned to Heavy Industry zone at Leonard Road (Fulton Hogan)
- Area of Mixed Use rezoned to Mixed Housing Suburban zone at Panorama Road
- General rezoning east of Barrack Road (Mixed Housing Urban zone) and south of Panama Road (Terrace Housing & Apartment Building zone)
- Changes to Mixed Use zone east of Mount Wellington Highway and General Business zone to west of Mount Wellington Highway
- Area of Light Industry rezoned to General Business zone along Lunn Avenue

#### Great South Road (near Ellerslie town centre)

- General change from Light Industry zone to Mixed Use zone at intersection of Great South Road and Main Highway

# Maungakiekie-Tāmaki Local Board

Key changes recommended by the Independent Hearings Panel

**Key changes recommended by the Independent Hearings Panel to council's position for zoning and precincts as at close of hearings in the Maungakiekie-Tāmaki area:**

## **Mount Wellington 1 Precinct**

- The precinct has been renamed to Gabador Place Precinct

## **Onehunga 3 (Onehunga Port) Precinct**

- Deleted

## **Sylvia Park Precinct**

- Deleted

## **Tamaki (Redevelopment) Precinct**

- Deleted

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# Ōrākei Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for the precincts, zoning and height controls as at close of hearings in the Ōrākei Local Board area:

#### Ōrākei

- Mixed Housing Suburban zone replaces Single House zone on Tuhaere Street and Paritai Drive
- Mixed Housing Urban zone replaces Mixed Housing Suburban zone generally throughout the Ōrākei suburb, all the streets off Coates Ave, and on Kupe Street.

#### Kohimarama

- Mixed Housing Suburban zone replaces Single House zone generally throughout Kohimarama where sites are not subject to Special Character overlay.

#### Saint Heliers

- Increased Mixed Housing Urban zone on St Heliers Road
- Mixed Housing Suburban zone replaces Single House zone generally, apart from the western side of Dingle Dell Reserve where Single House zone is retained under the Special Character overlay.

#### Glendowie

- Mixed Housing Suburban zone replaces Single House zone throughout Glendowie, apart from the coast where there is a Significant Ecological Area Overlay and Single House zone is retained.
- Mixed Housing Urban zone replaces Mixed Housing Suburban zone on West Tamaki Road, Riddell Road and Crossfield Road.

#### Remuera

- Mixed Housing Urban zone replaces Single House zone on Stoneyroyd Gardens.
- Mixed Housing Suburban zone replaces Single House zone generally and adjacent to the coast where sites are not subject to Special Character Overlay.
- Mixed Housing Urban zone replaces Single House zone on Greenlane East
- Mixed Housing Suburban zone replaces Single House zone north of Peach Parade.

#### Ellerslie

- Rezoning to Terrace Housing and Apartment Buildings from Mixed Housing Urban zone south of Amy Street and to Mixed Housing Urban zone from Mixed Housing suburban zone on the south side of Pukerangi Crescent.
- Mixed Housing Suburban zone replaces Single House zone at Celtic Crescent and Innisfree Drive.
- Mixed Use zone replaces Special Purpose zone to the west of the Ellerslie Racecourse precinct.

#### Mission Bay

- Increased Mixed Housing Urban zone generally on Aitken Ave, Nihill Crescent, Ronaki Road, Selwyn Ave and Kohimarama Road.

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# Ōrākei Local Board

Key changes recommended by the Independent Hearings Panel

## Key changes recommended by the Independent Hearings Panel to council's position for the precincts, zoning and height controls as at close of hearings in the Ōrākei Local Board area:

### Saint Johns and Meadowbank

- Increased Mixed Housing Urban zone on Tahapa Crescent within proximity of the Meadowbank Train Station.
- Pockets of Mixed Housing Suburban zone replace Single House zone where sites are not subject to Special Character Overlay.

### Stonefields and Mt Wellington

- General Business zone replaces Light Industry zone on Lunn Ave
- Mixed Use zone replaces Local Centre zone at Stonefields
- Blocks of Stonefields Mixed Housing Suburban zone are replaced with Mixed Housing Urban zone.

### Additional Zone Height Control (now Height Variation Control)

- Height controls removed from Retirement villages at Ventnor Road and Thornhill Place. Height is now that of the underlying Mixed Housing Suburban zone.
- New height control of 22 metres at Health Facility on St Heliers Bay Road.

### New Precinct - Okahu Bay

- Underlying Coastal Mooring Zone deleted and replaced with a precinct to prohibit moorings within 12 months of the Plan being operative.
- Existing moorings to be relocated to Hobson Bay.

### Orakei Point Precinct

- Panel recommends retaining the notified precinct.

### Saint Heliers Precinct

- Panel recommends deletion of Special Character Statement and amendment of frontage control setback from 4.0m to 2.5m.

For more information on the reports and recommended planning maps and text, please visit:  
<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>



# Ōtara-Papatoetoe Local Board

Key changes recommended by the Independent Hearings Panel

## Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Ōtara-Papatoetoe Local Board area:

### Ōtara

- Mixed Housing Urban zone and Terraced Housing and Apartment Buildings zone replace Mixed Housing Suburban zone and Mixed Housing Urban zone east of the Southern Motorway, north of East Tāmaki Rd, west of Ōtara Creek and south east of the former Ōtāhuhu power station – approximately 37ha
- Mixed Housing Suburban zone replaces Single House zone generally in the area between Tyrone Street and Antrim Crescent, and between Valder Avenue and Pearl Baker Drive - north of Johnstone Road – approximately 14ha
- Mixed Housing Urban zone replaces Mixed Housing Suburban zone north of and along East Tamaki Rd and along Johnstone Rd. Additionally Mixed Housing Suburban zone replaces Single House zone generally in this locality – approximately 15ha
- Mixed Housing Urban zone replaces Mixed Housing Suburban zone in the triangle between East Tāmaki Rd, Preston Rd and SH1 – approximately 130ha
- Mixed Housing Urban zone replaces the Mixed Housing Suburban zone west of Te Irirangi Dr along Dawson Rd and Boundary Rd – approximately 59ha.

### Hunters Corner

- Mixed Housing Urban zone replaces the Single House zone and Mixed Housing Suburban zone west of Hunters Corner along Shirley Rd and Rangitoto Rd – approximately 12ha.

### Manukau

- Metropolitan Centre zone at Manukau is extended westwards across Lambie Drive up to Puhinui Creek and south of Cavendish Drive. It replaces the General Business zone that was proposed for this area – approximately 17ha.

### Puhinui Precinct

- Supported by the Panel subject to recommended amendments listed below:
  - Pukaki peninsula and Crater Hill recommended to be included within the RUB
  - Future Urban zone recommended for Pukaki peninsula
  - Live urban zones recommended for portions of Crater Hill, i.e. Single House, Mixed Housing Suburban and Open Space – Conservation zones
  - Deletion of Sub-precinct C and rezoning to Future Urban zone
  - Deletion of Sub-precinct H and inclusion of Sub-precinct I (Crater Hill)
  - Consequential deletion of the special information requirements for cultural impact assessments and the stormwater management controls.

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# Papakura Local Board

Key changes recommended by the Independent Hearings Panel

**Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Papakura Local Board area:**

## **Takanini**

- Manukau Golf Course rezoned from Mixed Housing Suburban zone to Mixed Housing Urban zone
- Manuroa, School and Station Road area rezoned from Single House zone to Mixed Housing Suburban zone
- Walters and Grove Road area rezoned from Mixed Housing Suburban zone to Mixed Housing Urban zone
- Kindergarten Drive and Waimana, Waiariri Road area rezoned from Mixed Housing Suburban zone to Mixed Housing Urban zone
- 331-347 Great South Road (south of Waka Street) rezoned from Light Industry zone to General Business zone.

## **Papakura**

- A number of eastern Papakura residential sites rezoned from Single House zone to Mixed Housing Suburban, and Mixed Housing Urban zones that were subject to flooding constraints.
- Parts of Onslow Road, Pratt St, Alexander St, and Albert St area rezoned from Mixed Housing Urban zone to Terrace Housing and Apartment Buildings zone.

## **Alfriston (Manurewa Local Board Area)**

- Countryside Living zone north of Ranfurly Road, west of Mill Road rezoned to Future Urban and included within the Rural Urban Boundary (extension of Takanini Future Urban zone).

## **Pararekau and Kopuahingahinga Islands Precinct**

- Pararekau Island rezoned from Countryside Living zone to Single House zone and included within the Rural Urban Boundary.

## **Takanini Precinct**

- 30 Walters Road rezoned from Mixed Use zone to Town Centre zone (not correctly shown on maps).

For more information on the reports and recommended planning maps and text, please visit:  
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# Puketāpapa Local Board

Key changes recommended by the Independent Hearings Panel

## Key changes recommended by the Independent Hearings Panel to council's position for the precincts, zoning and height controls as at close of hearings in the Puketāpapa Local Board area:

### Three Kings/Epsom

- An increase in Terrace Housing and Apartment Buildings (Smallfield Ave) and Mixed Housing Urban (Fyvie Ave) zoned sites to the west of the quarry and south of the maunga (Te Tātua a Riukiuta/Big King) (Height Sensitive Areas retained)
- An increase in Mixed Housing Suburban zone (Dally Terrace) north of the maunga (Height Sensitive Areas retained)
- Special Character Overlay replaces Pre-1944 Building Demolition Control Overlay on Pukehana Ave, with area zoned to Single House from Mixed Housing Suburban zone.

### Mt Roskill

- Increase in Mixed Housing Urban zone (from Mixed Housing Suburban zone) south and west of maunga (Height Sensitive Areas retained)
- Increase in Mixed Housing Urban zone (from Mixed Housing Suburban zone) north of Motorway On-ramp at Dominion Rd and just south of Mt Roskill Town Centre
- Increase in Mixed Housing Urban zone (from Mixed Housing Suburban zone) east of Mt Roskill Town Centre (west of Parau St)

### Monte Cecilia Precinct

- Amended precinct boundary to exclude the park and only include Pah Homestead
- Precinct retains protection of Pah Homestead and use of the park managed by the Open Space – Conservation zone rules only.

### Hillsborough

- Increase in Mixed Housing Suburban zone (from Single House zone) along the coast where sites not affected by Significant Ecological Area overlay
- Increase in Mixed Housing Urban zone (from Mixed Housing Suburban zone) along main corridors (White Swan and Boundary Roads).

### Stoddard Road

- Change from Heavy Industry zone to General Business zone south of Stoddard Rd adjacent to the motorway
- All sites north of Town Centre (Housing New Zealand) zoned as Terrace Housing and Apartment Buildings.

### Additional Zone Height Control (now Height Variation Control)

- Additional height control removed from Hillsborough Heights and Gracedale Retirement Villages. Relevant zone heights apply.

For more information on the reports and recommended planning maps and text, please visit:  
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# Rodney Local Board

Key changes recommended by the Independent Hearings Panel

**Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning and height controls as at close of hearings in the Rodney Local Board area:**

## Rural Urban Boundary Extensions

- Warkworth (to the east around Sandspit Road and west to the proposed motorway designation. Approximately 250ha additional)
- Silverdale (west of the motorway around Pine Valley Road) and Orewa (west of the motorway at the Grand Drive interchange). Combined 563ha additional
- Kumeu-Huapai (to the north to align with the Kumeu River). 122ha additional
- Rural Urban Boundary removed from rural towns (Wellsford, Te Hana and Point Wells)

## Zoning General

- Centres and business zones largely retained
- Single House zone retained over rural towns with wastewater servicing
- Rural and Coastal Settlements zone largely retained for unserviced rural settlements
- Rural zones largely unchanged except for increase in Countryside Living zone
- Height Variation Control – no changes from Council position

## Kumeu-Huapai

- Kumeu River floodplain area around Huapai North rezoned to Future Urban from Rural Production
- Sunny Crescent, Tapu Road and Oraha Road (near the Huapai centre) rezoned to Mixed House Suburban zone from Single House zone

## Warkworth

- Goatley Road area rezoned to Light Industry zone from Future Urban zone (approximately 61ha). A small portion of the rezoning is 'out of scope'
- Hudson Road / SH1 corner rezoned from Future Urban zone to General Business zone
- Viv Davie Martin Drive area rezoned from Countryside Living zone to Future Urban zone
- Western edge of Warkworth rezoned from Rural Production zone to Future Urban zone (out to the proposed motorway designation)
- Area east of View Drive rezoned from Large Lot zone to Mixed Housing Urban zone
- Properties fronting Woodcocks Road (near Mansel Drive) rezoned from Future Urban zone to Single House zone
- One large property east of the golf course rezoned from Mixed Rural zone to Countryside Living zone

## Dairy Flat

- Wainui rezoned to urban zonings (residential and business zones) from Future Urban zone (approximately 302ha, covering a wider area than the Argent Lane – Wainui Special Housing Area)

For more information on the reports and recommended planning maps and text, please visit:  
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# Rodney Local Board

Key changes recommended by the Independent Hearings Panel

## Key changes recommended by the Independent Hearings Panel to council's position for zoning and precincts as at close of hearings in the Rodney Local Board area:

### Rural Towns and Villages

- Puhoi residential area expanded by rezoning an area (between Saleyards Road and Krippner Road) from Rural Production zoned to Rural and Coastal Settlement zone
- Point Wells has a small residential expansion in the east (around Sandpiper Avenue) from Countryside Living zone to Single House and Large Lot zones
- Waimauku residential area rezoned from Rural and Coastal Settlement to Single House zone (minimum site size still 2,500m<sup>2</sup> for unserviced sites)
- Kahikatea Flat Road commercial area (around intersection with Dairy Flat Highway) expanded by rezoning areas from Mixed Rural zone to Light Industry zone

### Rural

- Increase to the Countryside Living zone around Kumeu, Taupaki, Riverhead, Coatesville, and Dairy Flat (from Rural Production and Mixed Rural). Approximately 5,000ha additional
- Reduction in the Countryside Living zone around Pine Valley Road and Grand Drive (approximately 900ha). Most is now included within the Rural Urban Boundary and the balance is rezoned to Mixed Rural zone

### Precincts

- Kaipara Airfield precinct added
- North Shore Airport precinct added
- Wainui precinct added (for urban zoned area)
- Orewa Countryside precinct deleted (land is now included within the Rural Urban Boundary)
- Puhoi precinct deleted (part of the precinct is now a special character overlay)
- Riverhead 1 (Forestry Road) precinct deleted
- Riverhead 4 (Ngatai Whatua o Kaipara land in Riverhead Forest) precinct deleted
- Riverhead 2 (Te Kawerau o Maki land in Riverhead Forest) precinct deleted (part of the precinct is rezoned to Countryside Living from Rural Production)
- Riverhead South precinct deleted
- Waikauri Bay precinct deleted

For more information on the reports and recommended planning maps and text, please visit:  
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# Upper Harbour Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Upper Harbour Local Board area:

#### Overall

- General increase of Mixed Housing Suburban zone in various areas across the area
- Centres and business zones largely retained
- Apollo Drive and Constellation Drive area changed from Light Industry zone to General Business zone.

#### Greenhithe

- Retained Single House zone for Greenhithe Village area with minimum site area of 600 square meters (as per zone).
- Greenhithe Precinct largely retained, but removed sites at 84 Laurel Oak Drive and 55 Schnapper Rock Road and 52 Kyle Road from the precinct.

#### Fairview Heights

- Rezone Mixed Housing Urban to Terrace Housing and Apartment Buildings zone for land at 56 Fairview Avenue.

#### Hobsonville Point Precinct

- "The Landing" given Mixed Use zone and added to Hobsonville Point as Precinct F
- The former Marine Industry Precinct has been rezoned as Mixed Housing Urban.

#### Hobsonville Corridor Precinct

- The Precinct has been removed from the Light Industry zoned area.

For more information on the reports and recommended planning maps and text, please visit:  
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# Waitākere Ranges Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Waitākere Ranges Local Board area:

#### Rezoning

- Land previously zoned Single House south of Glen Eden has been rezoned to Mixed Housing Suburban zone as a result of the removal of the storm water overlay
- Huia store and two properties at Piha (Piha Store and Piha Café) have been rezoned to Neighbourhood Centre zone
- Two new zones are created - the Waitākere Foothills zone and the Waitākere Ranges zone. These have been created by converting the provisions of the previous Foothills Precinct and Ranges Precinct into the two new rural zones.
- Underlying Open Space zones now apply to all public open space, which means that the Regional Park Precinct previously proposed by the Council has been removed
- Two sites (one at Parrs Cross Road and one at Simpson Road) have been rezoned Single House with a consequential extension of the Rural Urban Boundary
- One site at Christian Road has been rezoned Large Lot with a consequential extension of the Rural Urban Boundary

#### Waitākere Ranges Heritage Area

- Inserts a new Waitākere Ranges Heritage Area Overlay that applies to the whole Waitākere Ranges Heritage Area. The Overlay has a mix of global objectives and policies and site specific rules for land use and subdivision
- Where subdivision was a prohibited activity, it is now recommended to be non-complying
- In particular the overlay includes subdivision standards for sites identified in Subdivision Scheduled Areas/Sites (Schedule 16) which includes Oratia (Foothills), Swanson South (Foothills), Rural Bush Living (Ranges), Oratia (Ranges), and Titirangi Laingholm North, South and West
- Retains the Oratia Village Precinct, Te Henga Precinct, Bethells Precinct and Wainamu Precinct
- Removes the Coastal Settlements Precinct and applies Rural & Coastal Settlement Zone to that land. Applies a subdivision variation control (shown in planning maps) over coastal villages and recommends that the minimum lot size be 4000 square metres
- Removes the Titirangi Laingholm Precinct and applies the Large Lot zone to that land
- Removes the Titirangi Village Precinct and applies the Local Centre zone and Large Lot zone to all of that land
- All infrastructure rules have been relocated to the Auckland Wide Rules in the new Infrastructure Chapter, but infrastructure in the Waitākere Ranges Heritage Area are still subject to the Waitākere Ranges Heritage Area Overlay

For more information on the reports and recommended planning maps and text, please visit:  
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# Waitākere Ranges Local Board

Key changes recommended by the Independent Hearings Panel

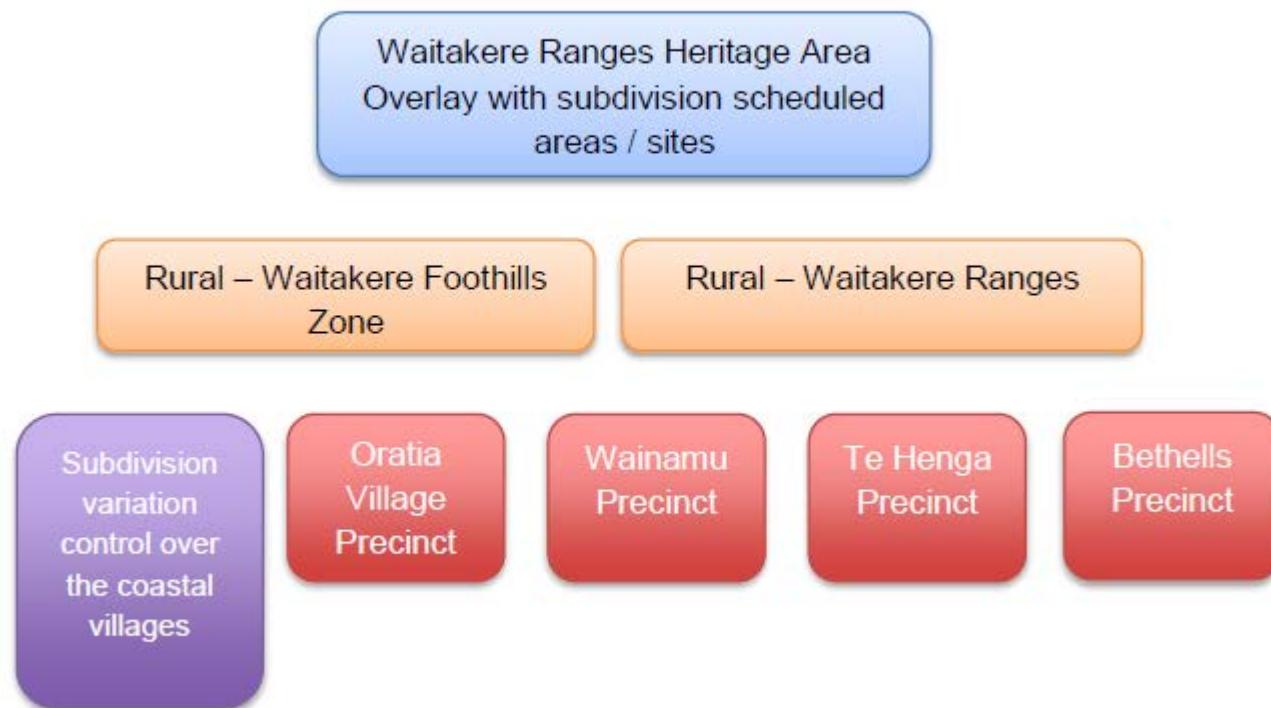


Figure 4 IHP proposed structure

This is the recommended structure for the Waitākere Ranges Heritage Area.

For completeness, also refer to the following zones that apply:

- Open Space (various zones)
- Local Centre zone (Titirangi Village)
- Neighbourhood Centre zone (other commercial sites)
- Large Lot zone (Titirangi/Laingholm area)
- Rural and Coastal Settlement zone (Tasman Sea and Manukau Harbour settlements)
- Rural Conservation zone (underlies the three Precincts in the Bethells Valley)

Also refer to the relevant Auckland Wide Rules and Overlays

# Waitematā Local Board

## Key changes recommended by the Independent Hearings Panel

### Key changes recommended by the Independent Hearings Panel to council's position for zoning, precincts and height controls as at close of hearings in the Waitematā Local Board area:

#### Grey Lynn

- Mixed Housing Urban zone and some Terrace Housing & Apartment Building zone replaces Mixed Housing Suburban zone around Tuarangi Road and Mixed Housing Urban zone replaces Mixed Housing Suburban zone around Ivanhoe Road
- Mixed Housing Urban zone replaces Mixed Housing Suburban & Single House zone around Sherwood and Wellpark Avenues, Stanmore Road, and Tawariki Street
- Mixed Housing Suburban zone replaces Single House zone on Sackville Street
- Some pockets of Mixed Housing Urban zone replaces Single House zone around Allen Road, Dryden Street and Dickens Street.

#### Westmere

- General increase in Mixed Housing Suburban zone from Single House zone, around Westmere Park Avenue and Rawene Avenue
- Increase of Mixed Housing Urban zone on streets to the west of Garnet Road and Westmere Crescent and the Edgars Road, Weber Street, Livingstone Street block.

#### Ponsonby

- Small area of Terrace Housing & Apartment Building zone replaces Mixed Housing Suburban zone at Ponsonby Terrace
- Mixed Use zone replaces Terrace Housing & Apartment Building zone at Jervois Road and Curran St
- Mixed Use zone replaces Terrace Housing & Apartment Building zone for school at College Hill
- Mixed Housing Urban zone replaces Single House zone around Emmett and Sarsfield Streets.

#### Newton and Grafton

- Some Light Industrial north of Boston Road changed to Mixed Use.

#### Parnell

- Mixed Use zone replaces Light Industry zone at Augustus Terrace and The Strand
- Increase to Terrace Housing & Apartment Building zone west of Parnell Road
- Mixed Housing Suburban zone replaces Single House zone in places along Takutai Street, Ayr Street and Judges Bay
- Mixed Housing Urban zone replaces Mixed Housing Suburban zone at Taurarua Terrace & Gladstone Road
- Single House zone replaces Mixed Use zone on the corner of Ruskin St and St Georges Bay Road.

#### Newmarket

- Increase to the Metropolitan Centre zone from Mixed Use zone along Khyber Pass Road, Carlton Gore Road, Gillies Avenue and north of St Marks Road.

#### Additional Zone Height Control (now Height Variation control)

- Increases to Mixed Use site height in Parnell, Newton and Grey Lynn – varies from 21m in Newton and parts of Parnell, to 32.5m at Carlaw Park.
- Height controls removed from Newmarket Metropolitan Centre where the volcanic viewshafts apply. Areas in-between viewshafts have additional control, e.g. between Carlton Gore Road and Suiter Street ranging from 28m to 55m.

#### Precincts

- Newmarket 2 Precinct (University of Auckland) has been deleted and the extent of the Metropolitan Centre has increased over the university site and adjoining blocks.
- Newmarket 1 and Carlaw Park have been deleted; Grafton precinct added

For more information on the reports and recommended planning maps and text, please visit:

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# Whau Local Board

## Key changes recommended by the Independent Hearings Panel

**Key changes recommended by the Independent Hearings Panel to council's position for RUB, zoning, precincts and height controls as at close of hearings in the Whau Local Board area:**

### **Overall**

- Land previously zoned Single House (subject to flooding constraints and pre-1944 demolition control) has been rezoned to Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing & Apartment Building zones
- There is a small number of properties zoned Single House in the local board area.
- Mixed Housing Urban and Terrace Housing & Apartment Building zones have been identified on main corridors such as Rosebank Road, Blockhouse Bay Road, Richardson Road, New North Road, and Great North Road.

### **Blockhouse Bay, Green Bay, Kelston, New Lynn & Avondale**

- Predominance of Mixed Housing Suburban and Mixed Housing Urban zones replacing Single House zones away from the retail centre zoned areas.
- Pre-1944 demolition control removed from residential area near Avondale town centre with Terrace Housing & Apartment Building now replacing the Mixed Housing Suburban zoning.

### **Avondale Precincts**

- The Avondale Precincts have been retained. Changes have been made to remove the indicative roading and intersections.

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